

**CITY OF BEVERLY  
PUBLIC MEETING MINUTES**

CITY OF BEVERLY  
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CITY CLERK'S OFFICE  
2023 MAR 27 P 12: 03

COMMISSION: Planning Board  
DATE: February 13, 2023  
LOCATION: Google Meet joining info:  
<https://meet.google.com/arm-idyy-iaa>  
Or dial: (US) +1 406-948-2161 PIN: 190 672 331#  
Social Media Platform: N/A  
MEMBERS PRESENT: Ellen Hutchinson (Chair), Derek Beckwith (Vice-Chair), Ellen Flannery, Rodney Sinclair, George Gomes, Sarah Bartley, Wayne Miller  
MEMBERS ABSENT:  
STAFF PRESENT: Darlene Wynne, Director of Planning  
OTHERS PRESENT:  
RECORDER: Sharlyne Woodbury

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This meeting is remote participation only. Miller joined the meeting late.

**Call to Order**

Chair Hutchinson calls the meeting to order at 7:01 pm.

The meeting was taken out of order to wait for full attendance for election of officers.

**1. Subdivision Approval Not Required Plans**

There are none.

**2. Continued Public Hearings: Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC**

**Motion:** Beckwith moves to recess for Public Hearing. Sinclair seconds. Motion carries 6-0. Miller absent.

Chair presents that the item will not be discussed at this meeting. A new Public Hearing to be set.

**Motion:** Beckwith moves to close the Public Hearing on 128 Boulder Lane. Flannery seconds. Motion carries 6-0. Miller absent.

**Motion:** Flannery moves to reconvene regular meeting. Beckwith seconds. Motion carries 6-0. Miller absent.

**3. Set Public Hearings**

**a. Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC**

Wynne explains that a new Public Hearing needs to be set due to deficiency in the abutter notifications.

**Motion:** Beckwith moves to set the Public Hearing for March 7, 2023. Flannery seconds. Motion carries 6-0. Miller absent.

**b. Special Permit #184-23, Site Plan Review #160-23, and Inclusionary Housing Application #24-23 – Barnat Beverly LLC – 100 Rantoul Street**

Proposal to use air rights above the MBTA Parking Garage to build a three-story, 70,000 sq ft addition to the Holmes Beverly building containing seventy (70) residential apartments. At least eight (8) of which will be affordable housing units (“Holmes Phase II”).

**Motion:** Beckwith moves to set the Public Hearing for March 7, 2023. Flannery seconds. Motion carries 6-0. Miller absent.

**c. Site Plan Review #161-23 – 103 Cabot Street – Cabot Park LLC**

Redevelopment of and addition to the existing 4-unit residential structure and convert the property to a mixed-use structure. Will contain a total of eleven (11) residential units and one (1) office unit.

**Motion:** Beckwith moves to set the Public Hearing for March 7, 2023. Sinclair seconds. Motion carries 6-0. Miller absent.

Miller has arrived in the meeting at 7:15pm.

**4. Election of Officers**

Flannery moves to nominate Ellen Hutchinson as Chair of the Beverly Planning Board. Beckwith seconds. There are no other nominations.

**Motion:** Flannery moves to close nominations for Chair. Miller seconds. Motion carries 6-0-1. Hutchinson abstains.

**Motion:** Flannery moves the nomination for Chair by acclamation. Miller seconds. Motion carries 6-0-1. Hutchinson abstains.

Flannery moves to nominate Derek Beckwith as Vice-Chair of the Beverly Planning Board. Hutchinson seconds. There are no other nominations.

**Motion:** Flannery moves to close nominations for Vice-Chair. Sinclair seconds. Motion carries 6-0-1. Beckwith abstains.

**Motion:** Flannery moves the nomination for Vice-Chair by acclamation. Miller seconds. Motion carries 6-0-1. Beckwith abstains.

**5. Approval of minutes**

**a. October 4, 2022**

Beckwith requests the board review minutes at the next meeting based off additional edits.

**b. October 25, 2022**

**Motion:** Flannery moves to accept the minutes as amended. Beckwith seconds. Motion carries 7-0.

**6. New/Other Business**

There are none.

**7. Adjournment**

**Motion:** Beckwith moves to adjourn. Miller seconds. The motion carries 7-0.

**Meeting adjourned 7:25 pm. Next meeting scheduled on 03/07/23.**