

# GLOVSKY

*Counselors-at-Law*

Miranda P. Siemasko  
[msiemasko@glovsky.com](mailto:msiemasko@glovsky.com)  
Direct Dial (978) 720-3122

August 8, 2022

**BY HAND**

Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915  
Attn: Darlene Wynne, Planning Director

**Re: Site Plan Review – 350-354 Rantoul Street**

Dear Darlene:

I am pleased to submit the following application materials in connection with the above-referenced project:

1. Ten (10) copies of Site Plan Review Application and Addendum;
2. Ten (10) sets each of full and reduced size Planning Board Site Plan Set issued August 8, 2022, consisting of combined civil, architectural and landscape drawings (consisting of 12 sheets in total), as indexed on cover sheet;
3. Four (4) copies of Stormwater Letter prepared by GPI dated August 8, 2022;
4. Certified Abutter List (2 copies); and
5. Filing Fees in the amount of \$216 for Site Plan Review.

Please schedule the public hearing for this matter for the Board's September 13 meeting date.

Sincerely,



Miranda P. Siemasko

MPS/Enclosures

**CITY OF BEVERLY**  
**SITE PLAN REVIEW APPLICATION, or**  
**MODIFICATION OF SITE PLAN REVIEW APPLICATION**  
*(please type or print clearly)*

August 8, 2022 \_\_\_\_\_, 20\_\_\_\_  
(date) (date received)

Name of owner (please print): 350-354 Rantoul Street LLC

Address of owner: c/o Glovsky & Glovsky LLC, 8 Washington St. Beverly, MA 01915

Telephone number (H): \_\_\_\_\_ (W): 978-720-3122

Name of applicant (please print): Same as owner

Address of applicant: \_\_\_\_\_

Telephone number (H): \_\_\_\_\_ (W): \_\_\_\_\_

Address of property: 350-354 Rantoul Street

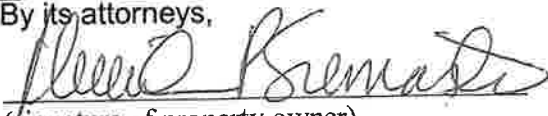
Assessors' Map #: 11 lot#: 42 zoning district: CC

Total Area of Land: \_\_\_\_\_

Description of project: Proposed demolition of existing 3-story building and reconstruction of 2-story building in the same footprint. The new building will be used for a recreational marijuana dispensary.

The deed for this property is recorded in Essex South Registry of Deeds

Registry of Deeds, Book # 39609, Page # 467

By its attorneys,  
  
(signature of property owner)

\_\_\_\_\_  
(signature of applicant if not owner)

\*\* See attached copy of zoning ordinance for plan and filing requirements and procedure\*\* Also, please file an electronic copy (PDF preferred) of all material by application deadline.

***Addendum to Site Plan Review Application  
350-354 Rantoul Street***

This application is submitted on behalf of Reverie 73 Beverly, LLC, formerly known as Fresh Fields LLC (“Reverie 73”), which has been previously selected and approved to operate an adult-use recreational marijuana retail establishment (the “Marijuana Establishment”) pursuant to Sections 300-91 and 300-122 of the Beverly Zoning Ordinance at 350-354 Rantoul Street (the “Property”). As detailed below, the Applicant proposes to demolish the existing mixed-use building and construct a smaller, two-story building in the same footprint of the existing building.

The Property is currently improved with a three-story, mixed-use clapboard building. Reverie 73 had originally intended to rehabilitate and renovate the existing structure to include a first-floor retail area with associated storage and office space on the second and third floors. However, after the final existing tenant vacated the Property earlier this year, Reverie 73 discovered extensive structural damage at the Property, some of which is the result of a past fire. Reverie 73 now intends to raze the existing structure and construct a new, two-story building in the same style and in the same location on the lot.<sup>1</sup>

Reverie 73 presented its plan to demolish the existing structure to the Beverly Historic District Commission, which determined that the Property is not subject to demolition delay under the Beverly Zoning Ordinance by decision dated June 1, 2022.

The Applicant now requests Site Plan Review for its proposed construction of a new, two-story structure with 6,167 SF of gross floor area to house the Marijuana Establishment, including the following components:

- First floor retail area, including a sales floor with display case, check-out area, employee area, restroom, and dedicated entrance and exit areas.
- Second floor area dedicated to management, security and storage.
- A total of 19 exclusive use parking spaces and 8 shared parking spaces located either on site, on street, or at 380 Rantoul Street via easement, conforming with the requirements of Section 300-59(E) of the Beverly Zoning Ordinance.

Note that there is a pending application before the ZBA to approve the reconstruction of the building as a modification of the previously issued Special Permit. That modification request is scheduled for hearing at the ZBA’s August 24, 2022 meeting.

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<sup>1</sup> Note that the design of the new building façade is substantially identical to the façade treatments previously proposed for the renovated building. That design received unanimous support from the Design Review Board during the original ZBA Special Permit process.

CREEK ST 11-39

LUC: 401

DCR PROPERTIES OF MA LLC  
1127 SOUTH MAIN ST  
PALMER, MA 01069

346 RANTOUL ST 11-40-101

LUC: 343

I P W REALTY TRUST  
YAZDANSETTA KIANOUSH TR  
P O BOX 817  
NEEDHAM, MA 02494

348 RANTOUL ST 11-40-201

LUC: 102

SIDERI THOMAS  
348 RANTOUL ST U201  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-202

LUC: 102

SHAW DEBORAH J  
348 RANTOUL ST U202  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-203

LUC: 102

OLIVE GROVE PROPERTIES LLC  
8 HAWTHORNE BLVD  
SALEM, MA 01970

348 RANTOUL ST 11-40-204

LUC: 102

BALDASSARRE CATHERINE M  
348 RANTOUL ST U204  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-205

LUC: 102

SAUVAGEAU BRIAN  
348 RANTOUL ST U205  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-206

LUC: 102

GILLIGAN BERNADETTE PATRICIA  
348 RANTOUL ST UNIT 206  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-207

LUC: 102

MCHUGH NICOLA  
807 SUMMER ST U4  
MANCHESTER, MA 01944

348 RANTOUL ST 11-40-208

LUC: 102

LOVATT JAMES E  
348 RANTOUL ST U208  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-301

LUC: 102

DAVIS GENE  
348 RANTOUL ST U301  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-302

LUC: 102

SANTORELLI NICOLE  
348 RANTOUL ST UNIT 302  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-303

LUC: 102

MURPHY LISA E  
348 RANTOUL ST U303  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-304

LUC: 102

GUIBAS CHRISTINA M  
348 RANTOUL ST UNIT 304  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-305

LUC: 102

PORZIO ROBERT L  
348 RANTOUL ST U305  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-306

LUC: 102

BURGESS JENNIFER DEBRA  
348 RANTOUL ST U306  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-307

LUC: 102

ROSS RICHARD P  
348 RANTOUL ST U307  
BEVERLY, MA 01915

348 RANTOUL ST 11-40-308

LUC: 102

KAVENSKY HANNAH  
348 RANTOUL ST U308  
BEVERLY, MA 01915

350 RANTOUL ST 11-42

LUC: 013

350-354 RANTOUL STREET LLC  
1700 SHAWSHEEN ST  
TEWKSBURY, MA 01876

356 RANTOUL ST 11-43

LUC: 392

WAYNE REALTY TRUST OF BEVERLY  
BRITTON DENNIS & WAYNE TR  
128 PARK ST  
BEVERLY, MA 01915

355 RANTOUL ST 11-46

LUC: 326

RANTOUL STREET RLTY TRUST  
KELLY SUSAN TR  
355 RANTOUL ST  
BEVERLY, MA 01915

393 RANTOUL ST 20-262-1

LUC: 343

WEAVER DAVID B  
WEAVER JEAN C  
22 SOMERSET AVE  
BEVERLY, MA 01915

375 RANTOUL ST 20-262-2

LUC: 102

TPNVR 375RAN LLC  
1101 WORCESTER RD 4TH FL  
FRAMINGHAM, MA 01701

8/3/2022  
 Certified Address List  
 Assessor Office  
 Mr. Bravo  
 350 Rantoul St  
 Parcel ID 11-42  
 Site Plan Review (113)

**GLOVSKY & GLOVSKY LLC**  
DISBURSEMENT ACCOUNT

13745

CHECK

DATE	DESCRIPTION	INVOICE #	AMOUNT	DEDUCTION	NET AMOUNT
08/04/2022	2024 CITY OF BEVERLY FILING FEE FOR SITE PLAN REVIEW (njo)	29060.001	216.00		216.00

CHECK DATE	CONTROL NUMBER	TOTALS ▶	Gross:	Ded:	Net:
08/04/2022	13745		216.00	0.00	216.00

13745

**GLOVSKY & GLOVSKY LLC**  
DISBURSEMENT ACCOUNT  
8 WASHINGTON STREET  
BEVERLY, MA 01915



DATE	CHECK	AMOUNT
08/04/2022	13745	****\$216.00

**PAY**  
TO THE ORDER OF  
CITY OF BEVERLY  
CABOT STREET  
P.O. BOX 124  
BEVERLY, MA 01915

\*\*\* TWO HUNDRED SIXTEEN & 00/100 DOLLARS

GLOVSKY & GLOVSKY LLC

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈013745⑈ ⑆221172186⑆ 2800015470⑈

Security features. Details on back.