

GLOVSKY

Counselors-at-Law

Miranda P. Gooding
mgooding@glovsky.com
Direct Dial (978) 720-3122

January 24, 2018

BY HAND DELIVERY

Darlene Wynne, Assistant
Planning Director
Planning Board
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Re: *Site Plan Review Application*
268B Cabot Street
Overlook Cabot, LLC

Dear Darlene:

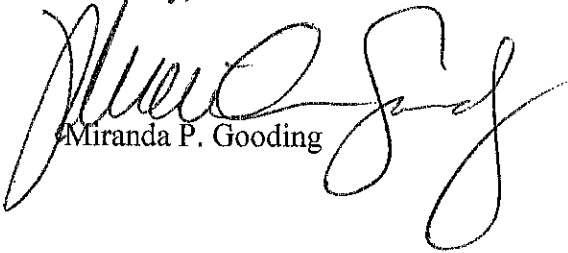
On behalf of Overlook Cabot, LLC, I enclose for the Planning Board's review copies of the following materials in connection with a proposed project at 268B Cabot Street:

1. Site Plan Review Application (10 copies);
2. Combined site plan and architectural plan set, entitled "Site Development Plans, 268B Cabot Street", prepared by The Morin-Cameron Group, Inc. and Seger Architects, dated January 24, 2018 (containing 21 sheets) (10 copies each @ 24 X 36 and 12 @ 11 X 17);
3. Drainage Report prepared by The Morin Cameron Group, Inc., dated January 24, 2018 (4 copies);
4. Certified Abutters List; and
5. Site Plan Application Fee (\$495), payable to the City of Beverly, based on approximate gross floor area of 13,300 square feet.

Planning Board
January 24, 2018
Page 2

Please place this project on the Board's next meeting agenda and schedule the public hearing from February 27, 2018. Please note that the applicant's conforming Inclusionary Housing Application will be timely filed in order to be heard on or before the Board's public hearing date for this Application.

Sincerely,



Miranda P. Gooding

MPG/
Enclosures

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

January 24, _____, 20 18 _____, 20 _____
(date) (date received)

Name of owner *(please print)*: Overlook Cabot, LLC

Address of owner: c/o Miranda Gooding, Esq, Glovsky & Glovsky, 8 Washington Street, Beverly

Telephone number (H): _____ (W): _____

Name of applicant *(please print)*: Same as Owner

Address of applicant: _____

Telephone number (H): _____ (W): 978-720-3122

Address of property: 268B Cabot Street

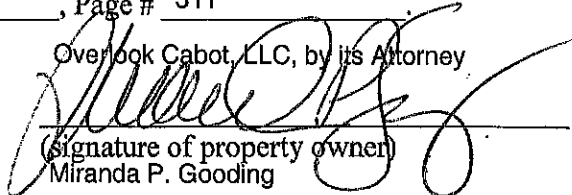
Assessors' Map #: 11 lot#: 304 zoning district: CC

Total Area of Land: 5,057 square feet

Description of project: See attached Addendum for full project description.

The deed for this property is recorded in Essex South District Registry

Registry of Deeds, Book # 35984, Page # 311

Overlook Cabot, LLC, by its Attorney

(signature of property owner)
Miranda P. Gooding

(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.

Project Summary:

Applicant /owner, Overlook Cabot, LLC requests Site Plan Review approval for the construction of a 5-story, mixed use addition to the rear and above the existing commercial building situated at 268B Cabot Street (Map 11 Lot 34), currently occupied by Atomic Café. The expanded building will feature the following components:

- Two (2) floors of new commercial space accessed from the rear of the building, which is intended to support an expansion of Atomic Café (including an exterior deck) and the Moon and Mat yoga studio; the commercial space will be located on the ground and first floors of the improved building, and access will be from the rear of the building, off of the municipal parking lot;
- Nine (9) upper-story residences which are intended to be maintained as rental units, consisting of two (2) 1-bedroom units, and seven (7) 2-bedroom units; and
- An incidental benefit will be façade improvements to the adjacent property at 270 Cabot Street, which is also owned by the applicant.

Parking:

Conforming, off-street parking for the nine (9) residential units (16 spaces in total) will be provided by permanent easement at a private off-street parking area located at #5 Knowlton Street, which is currently owned by the applicant and is located within 500 feet of the project, in accordance with the Zoning Ordinance's off-street parking regulations. The parking requirements for the commercial space are satisfied by the proximity to the municipal parking lot and parking within the frontage. See Site Plan Set for Off-Street Parking Plan.

Zoning:

The site has a land area of 5,087 square feet and is situated in the Central Business (CC) zoning district. The project fully conforms to the CC Zoning District regulations. No Special Permit relief is required. The property's frontage of 54 feet exceeds the minimum 50 feet required. The proposed height of the addition, 50 feet 7 inches, is less than the maximum allowed of 55 feet.

Inclusionary Housing:

One (1) on-site 1-bedroom affordable rental unit (or 8% of the total units) is proposed at 60% AMI. The Inclusionary Housing Application with supporting materials will be submitted for review prior to the public hearing for Site Plan review.

Attachments:

1. Combined site plan and architectural plan set, entitled "Site Development Plans, 268B Cabot Street", prepared by The Morin-Cameron Group, Inc. and Seger Architects, dated January 24, 2018 (containing 21 sheets)
2. Drainage Report prepared by The Morin-Cameron Group, Inc., dated January 24, 2018



5160®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

Go to avery.com/templates
Use Avery Template 5160

268 B CABOT ST 11-304
LUC: 328
OVERLOOK CABOT LLC
500 CUMMINGS CTR SUITE 1550
BEVERLY, MA 01915

266 CABOT ST 1 11-304A-1
LUC: 343
PELHAM GROUP LLC
266 CABOT ST U1
BEVERLY, MA 01915

266 CABOT ST 2 11-304A-2
LUC: 343
BRICKLES STEPHEN
BRICKLES REBECCA
P O BOX 296
PRIDES CROSSING, MA 01965

266 CABOT ST 3 11-304A-3
LUC: 343
266 CABOT ST RLTY TR
LETIEN WALTER CARY
7 CRESTLINE CIR
BEVERLY, MA 01915

266 CABOT ST 4 11-304A-4
LUC: 343
266 CABOT ST UNIT 4 RLTY TR
GOUGH GREGORY D
266 CABOT ST U4
BEVERLY, MA 01915

266 CABOT ST 5 11-304A-5
LUC: 343
MARCUS CHESTER B
MARCUS DEBORAH B
465 WASHINGTON ST
GLOUCESTER, MA 01930

266 CABOT ST 6 11-304A-6
LUC: 343
ARCHER KATHLEEN G
2 DICKINSON WAY
BEVERLY, MA 01915

266 CABOT ST 7 11-304A-7
LUC: 343
MARBECK LLC
266 CABOT ST U7
BEVERLY, MA 01915

266 CABOT ST 8 11-304A-8
LUC: 343
HEALING ARTS REALTY LLC
266 CABOT ST U8
BEVERLY, MA 01915

266 CABOT ST 9 11-304A-9
LUC: 343
VALUATION REALTY TRUST
MURPHY ROBERT ETAL TR
34 APPLETON RD
BEVERLY, MA 01915

270 -276 CABOT ST 11-305
LUC: 031
OVERLOOK CABOT LLC
500 CUMMINGS CTR SUITE 1550
BEVERLY, MA 01915

10 POND ST 11-306
LUC: 930
CITY OF BEVERLY
PARKING LOT
191 CABOT ST
BEVERLY, MA 01915

269 CABOT ST 1 11-454-1
LUC: 343
MULBERRY CHAPMAN REALTY LLC
PO BOX 7042
BEVERLY, MA 01915

269 CABOT ST 2 11-454-2
LUC: 343
ARCHER JOHN C
10 NORTH ST
DANVERS, MA 01923

265 CABOT ST 11-455
LUC: 013
PADILLA LEODEGARIO A
PADILLA EDNA P
3 WHITFIELD RD
DANVERS, MA 01923

11/10/18
Certified Abutters List
J. DeBlasio
Assessors Office
268B Cabot St
Parcel 11-304
Site Plan Review
