



CITY of BEVERLY PLANNING BOARD

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MEETING NOTICE

Tuesday, October 6, 2026, at 7:00 pm
City of Beverly Police Department Community Room
175 Elliott Street, Beverly, MA 01915

• Call to Order

1. Recommendation to City Council for acceptance of a portion of Millbrook Road between 15 and 51 Millbrook Road as a public way
2. Subdivision Approval Not Required Plans
 - a. 23 Cressy Street – Louis J. Muggeo
3. Recess for Public Hearings
4. Reconvene Meeting
5. Adopt Fiscal Year 2027 Fee in Lieu of Affordable Housing Units – Update Table 1 per Chapter 315 Inclusionary Housing Regulations
6. Set Date for Future Public Hearings
 - a. Site Plan Review #171-26, Special Permit #207-26, and Inclusionary Housing Application #31-26 – 37 Enon Street – Beverly Tre LLC c/o Alexander & Femino, One School Street, Beverly, MA 01915
 - i. Applicant will demolish the existing supermarket at the property and construct a new building containing 179 residential apartments. 60% of the new apartments will be one-bedroom apartments and 40% will be two-bedroom apartments. Twenty-two (22), or 12%, of the new apartments will be affordable to households with income at or below 60% of the area median income (AMI) that applies to subsidized housing in the City of Beverly, as reported annually by the U.S. Department of Housing and Urban Development (HUD) adjusted for household size. The new building will also contain approximately 2,600 square feet of retail space. The Applicant is seeking a Special Permit from Sections 300-59D and 300-59E of the City of Beverly Zoning Ordinance to allow 281 parking spaces where the Zoning Ordinance requires 367 parking spaces. This reduction results in 1.5 parking spaces per residential unit.

- b. Public Hearing on City Council Order #TBD – Proposed Amendments to the City of Beverly Zoning Ordinance – Institute a Temporary Moratorium on Data Center Use

7. Approval of Minutes (as available):

- a. September 15, 2026

- Adjournment