

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Planning Board
DATE: January 13, 2026
LOCATION: Beverly City Hall, 191 Cabot Street, 3rd Floor Council Chambers
MEMBERS PRESENT: Chair Derek Beckwith; Ellen Flannery; George Gomes; Wayne Miller; Sarah Bartley
MEMBERS ABSENT: Judy Ashkenaz
STAFF PRESENT: Assistant Planning Director Kenneth Clawson
RECORDER: Kristan Patenaude

Call to Order

Chair Beckwith called the meeting to order at 7:02 p.m.

1. Subdivision Approval Not Required Plans

a. 28R and 32 Ober Street – Anthony Graves

Clawson explained that this property has frontage on Ober Street via a variance granted in 1962 giving it a 15’ right of way. The proposal is for a land swap between the two parcels. This meets all of the qualifications for an ANR.

Flannery: Motion to endorse the Subdivision Approval Not Required Plan for 28R and 32 Ober Street, applicant Anthony Graves. Gomes seconds. Motion carries unanimously (5-0).

2. Recess for Public Hearings – None at this time.

3. Reconvene Meeting – N/A

4. Modification request for Site Plan Review #161-23 – 103 Cabot Street – Glovsky & Glovsky LLC o/b/o Cabot Park, LLC, 8 Washington Street, Beverly, MA 01915.

a. Ongoing development to convert the property to a mixed-use building with eleven (11) residential units and one (1) office unit. Modification request is for the approval of the relocation and redesign of a proposed retaining wall along the sides and rear of the proposed parking area.

Conor Walsh, Glovsky & Glovsky, explained that the applicant is seeking the Board's approval for further modification to the approved Site Plan from what was discussed at December's meeting. This request relates to the proposed reconfiguration of a retaining wall around the parking area on the property from what was originally contemplated. The wall was originally proposed to wrap around the side and rear of the parking area. It was discovered that this could be better accomplished by having a 30’ length jogged out towards the property line between 103 Cabot Street and 91 Cabot Street. The rest of the area will rely on utilizing the natural grade of

the site. The intention is that this change will be less impactful on the neighborhood than the larger and lengthier retaining wall that was originally proposed and can thus be deemed minor. There should not be any impacts to neighboring properties. The applicant was able to obtain permission from the owner of 91 Cabot Street for purposes of constructing the wall. The height of the wall will be the same as originally proposed. This will not include any changes to the stormwater design for the site.

Beckwith asked if there is a reason that the wall needs to go directly up to the property line. This could have more of a visual impact. He expressed concern that it appears some of the work has already been completed. The applicant team stated that the wall is proposed in this location in order to work with the existing grades of the site. An engineered slope with the wall along the lot line will reduce the wall construction and reduce the required ground supports. As the work was underway, the possibility was explored and a permit was pulled for the work. The applicant was then notified by Clawson that the work would require a modification to the Site Plan.

Miller asked if a major change has taken place on the site. Beckwith stated that the site is in the middle of the construction. He did not see the site prior to the changes. Miller stated that it appears this could be a minor modification. Beckwith stated that the scale of the overall project seems significant to the neighbors.

Bartley asked if this change has anything to do with the neighbor's complaints that were previously expressed. The applicant team stated that this dealt with a separate area of the site.

Flannery stated that the staff report noted that the changes to the retaining wall do not affect the overall size and scope of the project. The building and parking are not impacted. She stated that she believes the changes are a minor modification.

Flannery: Motion to deem the modification to Site Plan Review #161-23 for the project at 103 Cabot Street, as Minor. Gomes seconds. Motion carries unanimously (5-0).

Flannery: Motion to grant the modification to Site Plan Review #161-23 for the project at 103 Cabot Street. Gomes seconds. Motion carries unanimously (5-0).

5. Set Public Hearings

a. Special Permit #204-25 – 371 Cabot Street – Glovsky & Glovsky LLC o/b/o 371 Cabot Street LLC, 8 Washington Street, Beverly, MA 01915.

i. Ongoing development to convert the property to a mixed-use building with six (6) residential units and one (1) commercial unit. A Special Permit under Section 300-59(D) is being sought to authorize ten (10) off-street parking spaces where twelve (12) would be required and a Special Permit under Section 300-59(D) and 300-64(B)(1) is being sought to allow for a reduction in the aisle width for the portion of the aisle next to the garage to nineteen (19) feet where twenty-four (24) feet would be required.

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92 Flannery: Motion to set a Public Hearing for Special Permit #204-25 at 371 Cabot Street for
93 February 10, 2026. Miller seconds. Motion carries unanimously (5-0).
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95 **6. Approval of Minutes (as available):**
96 **a. December 16, 2025**
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98 Flannery: Motion to approve the December 16, 2025, meeting minutes, as amended. Gomes
99 seconds. Motion carries unanimously (5-0).
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101 **7. Adjourn**
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103 Flannery: Motion to adjourn. Gomes seconds. Motion carries unanimously (5-0).
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105 Meeting adjourns at 7:34 p.m.