

Mr. Bettencourt: A regular meeting of the Planning Board was called to order on May 17, 2018 at 7:40 P.M. by Chairman Thomas Bettencourt. The meeting was held in the lower level conference room, City Hall, 24 Lowell Street., Peabody, MA.

A. Approval of Minutes:

Motion: To approve the minutes of the regular meeting of April 19, 2018. Motion Carried: Unanimous

B. ANR'S – Land Court: None.

C. Site/Building Permit Plan Reviews: 210 Andover Street – Simon Property Group: Atty. David Ankeles, 246 Andover Street, representing Simon Property Group for site plan review and expansion, rehabilitation and other matters in the reconstruction layout of the northern section of the mall (Sears to route 114). Steve Salvo will give idea of water and sewer, Jocelyn Mayer traffic expert from Vanesse Hangen Brustlin is present to talk about access, egress and traffic flow. The Board is aware of how the mall is laid out. Attorney Ankeles explained that Sears is having economic difficulties and will be closing soon, and that the mall has terminated their lease and will demolish the building. The current Sears building sits 12' out and slopes toward route 114. The mall will have to regrade the parking area between Sears and the Container Store, similarly to the project ten years ago when they demolished Jordan Marsh. There will be coordination of utilities, police and fire, and traffic will be redirected with improved traffic flow in mind. Everything is subject to peer review (traffic, water pressure, sewer, and construction of new buildings). Atty. Ankeles explained that he plans on coming before the Board anytime there are any changes, he will also update the Board monthly. They'll be bringing waste water up to the trunk line along the railway line. Lifetime Fitness Club will be building a 3-story, 114, 000 square foot building with two outdoor pools, in addition there is a proposal as well for 2 pads abutting the proposed fitness center that will be for retail, there will be additional restaurant and entertainment being proposed for the newly created façade of the mall, where the Sears building was. Attorney Ankeles explained that retail can no longer support the value of real estate due to the competition created by the internet, continuing that the mall needs to adapt and change. Attorney Ankeles explained that the project includes adding entertainment space and hope to make it a “downtown” destination and a nice place for people to socialize. Mr. Mark Whiting (Northshore Mall Manager): Thanked the board and appreciates their support. Mr. Whiting explained that Tesla is opening a sales and service department in the former Sears Automotive building. Mr. Whiting continued to state that the North Shore Mall is a first-class shopping center in Simon's portfolio, and that Simon owns the Burlington Mall and the South Shore mall. Mr. Whiting mentioned that he invites the board to visit one of these malls, reiterating Attorney Ankeles' comments about retail being in a state of transition. Mr. Whiting explained that Simon has brought in Tesla, Tony C's, Bancroft, and that the proposed promenade being created as part of this project, will wrap around the mall to Legal's and extend to Macy's, softening the shell along Route 114. Mr. Whiting continued that Lifetime Fitness' build out will be first class, and something residents can be proud of, adding that Tesla is ready to submit construction plans and move forward. Mr. Whiting explained that Tesla will maintain the building as it is, and will have 15-20 cars on site, adding that most are sold on-line. Mr. Whiting continued to state that there is plenty of parking. Mr. Steve Glowacki, civil engineer with R.J. O'Connell: Reiterated Atty. Ankeles' comments. Mr. Glowacki explained the phases of the project, beginning with the first phase which begins with the demolition of Sears, giving them the opportunity to add improvements to the mall, including the interior road to improve moving traffic. Mr. Glowacki stated that the plan is to regrade the parking areas, and add the proposed new fitness center, adding that the proposed restaurant row will be an enhanced experience. Mr. Glowacki explained that the proposed project will displace 330 parking spaces, but that the property will still maintain a 4.61 ratio. Mr. Glowacki continued that improvements include building a retaining wall, lengthening islands, enhancing & improving traffic flow, adding a state-of-the-art storm water collection system, adding better landscaping, and utility improvements. Mr. Glowacki explained that the sanitary flow was improved back in 2007, and this project plans on continuing the pattern (the fitness center will have its own pumps). Improvements to infrastructure include the fire prevention loop, new electrical system, and the relocation of gas lines. Ms. Jocelyn Mayer, VHB: explained that they've taken inventory, observed traffic flows at fifteen intersections, completed comparisons with empirical data, with the focus of their analysis on route 114 congestions. Ms. Mayer continued that Mass DOT is proposing a better strip & adjusting signal times on Route 114. Ms. Mayer stated that added a stop sign at the three-way intersection (by the Container Store) and signage, additional medians

for fire flow and prevented a left-hand turn, and have added way-finding signage to direct traffic. Scott Ferguson, Development Manager, Lifetime Fitness: stated the company started in 1992 and now have 135 clubs, including a new club in Burlington, Massachusetts. Mr. Ferguson stated that Lifetime Fitness is viewed as a world-class healthy living fitness destination and feel the mall is a good fit for them, adding that he does not expect a lot of traffic, stating they're open between 4:00 a.m. – Midnight with the average stay at 1 hour, 45 minutes. Atty Ankeles then summed up the presentation: explaining that this was an overview of the project and that this will be a long process and a lot of work coordinating traffic flow, the demolition of Sears, construction, police, fire, utilities. Mr. Whiting added that the mall will maintain the police substation, but it will move to another location, next to Macy's Men's & Furniture store, and will be accessible 24/7. Attorney Ankeles ended by stating that he will give regular updates and come before the board any time there is a change.

Planning Board: Chairman Bettencourt: Is there an estimated time frame? (Mr. Glowacki: Approximately two years depending on approvals. Mr. Whiting: We've reached out to the police and fire departments to let them use Sears once we have it back.). Chairman Bettencourt: Is there a plan to seal off the site and maintain traffic flow? (Mr. Glowacki: Yes, plans are to fence off areas of construction and demolition, coordinate with police and fire.). Dr. Otto: Are there sidewalks on Andover Street? Is it possible to add sidewalks on the all side? (Mr. Glowacki: Sidewalks are on the Kappy's side only, their intent is to maintain pedestrian access once the two pads are on-line. There are no plans to add sidewalks although it's been explored. Atty. Ankeles: Topography makes it almost impossible. They hope to improve crossings and work with the state.). Ms. Mizioch: (To Ms. Mayer) DOT has two pending alternatives with sidewalks and a bike lane (in regards to Route 114). Your plan doesn't include the signals at Loris Road which affects traffic. DOT is looking at changes to lights, widths of islands and crossing at Loris Rd. Mr. Simoes: The Jordan Marsh building was built in the 1950s of poured concrete, Sears is all steel, the demo won't be the same. (Mr. Whiting: the disassembly of Sears will be easier). Mr. Gagnon: will hazardous materials be remediated? (Mr. Whiting: Simon will do a full test, remediate and handle materials on property, Tesla will remediate before they move in. Simon tests every time a tenant moves out and remediates if needed. Atty. Ankeles: There will be a complete 21E before the demo is started.). Mr. Levin: Are there any drawings of the retaining wall? (Mr. Ferguson: It will be a modular wall to compliment the building and landscaping and will be aesthetically pleasing.) Mr. Levin: Any thought to adding a bike lane and bike racks to access restaurants? (Atty. Ankeles: We aren't sure a bike path is something to do with traffic. They can try to address it but it is not a priority.). Dr. Otto: Anything that can be done to improve pedestrians and cyclists is a plus. Chairman Bettencourt thanked them for the presentation.

D. Appointments: None.

E. Appointments:

1. Proposed Stonegate Subdivision Application received: Mr. Levin: The public hearing is June 7th.

Motion: Move to receive the proposed plan for Stonegate Subdivision (applicant A&W Realty Trust II). Motion carried: unanimous.

F. Correspondence:

1. Zoning Board of Appeals Agenda – June 18th, 2018: No action.
2. Regional Notices: No action.
3. Mass DEP Letter: No action.
4. Other: No action

G. City Council:

1. Request for Comments:
 - a. 25 Newbury Street – Medical Marijuana Facility: No action.
 - b. 25 Newbury Street – Off-Site Medical Marijuana Facility: No action.
 - c. Other:
 1. 598 Lowell Street – Proposal for East Boston Savings Bank with ATM (not drive up): Mr. Levin: any thoughts on the proposed East Boston Savings Bank with ATM? He provided comments, it is a small lot, the ATM is not a drive up. They'll need pedestrian safety measures, perhaps bollards.
 2. 635-637 Lowell Street – Dentist office in former TJ Maxx space: No action.
 3. 635-637 Lowell Street – Business that serves food for off premise consumption in portion of former TJ Maxx space: No action.

H. Other Matters Properly Before the Board: Mr. Simoes: Is the recreational marijuana meeting going to be a joint meeting?

Mr. Bellavance: No but it will be held in the Wiggin.

Mr. Levin: I will be sending weekly emails to keep everyone updated, no files, just general updates.

Mr. Simoes: Boulderwood looks good, the developer did what he said.

I. Adjournment: Motion: Meeting adjourned at 8:05 P.M. Motion carried: unanimous.