



# PEABODY CITY COUNCIL

Special Permit #30

## Ward Councillors

Jon G. Turco, Ward 1  
Peter M. McGinn, Ward 2  
James Moutsoulas, Ward 3  
Edward R. Charest, Ward 4  
Joel D. Saslaw, Ward 5  
Barry C. Sinewitz, Ward 6

## Councillors at Large

Michael V. Garabedian  
Thomas L. Gould  
David C. Gravel  
Anne M. Manning-Martin  
Thomas P. Walsh

## Clerk of Council

Timothy E. Spanos

## City Council Stenographer

Allyson Danforth, RPR

City Hall  
24 Lowell Street

978-538-5900  
FAX (978) 538-5985

**Map 59 Lot 81X**  
**Map 70 Lot 03**  
**Map 72 Lot 01**

December 14, 2016

Building Inspector  
City Hall  
Peabody, MA

Dear Sir:

At a Regular Meeting of the Peabody City Council held on Thursday evening, December 8, 2016, the following Special Permit was approved:

P875-16 COUNCILLOR GRAVEL – BE IT ORDERED by the City Council of the City of Peabody that the application from Salem Country Club, 133 Forest Street, Peabody, MA, for a Special Permit/Special Event to host the 2017 USGA Senior Open Championship at said 133 Forest Street, Peabody, MA, as filed in accordance with Sections 6.1, 6.12.1, and 15.7 of the Peabody Zoning Ordinance be approved based on the following reason and subject to the following conditions:

Reason: The City Council has determined that the application as submitted and approved meets the general requirements of Section 6.1 of the Peabody Zoning Ordinance, specifically 6.1.2 which satisfies a desirable local need, that its design and appearance will not be injurious to the established or future character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody.

### CONDITIONS:

1. That the petitioner agrees that all incremental costs of operations reasonably incurred by the City of Peabody as a result of the conduct of this event shall be the sole responsibility of the Salem Country Club, and that no public funds from the City of Peabody are expected to be utilized to support the additional burden on City services as a result of the event being sponsored by both the Salem Country Club and USGA.
2. That the petitioner agrees at its sole expense to adhere to all instructions and requirements put forth by the Peabody Police Department to ensure both the safe conduct of the planned event as well the protection of the citizens of Peabody's rights to the quiet enjoyment of their property. This shall include but not be limited to:
  - a. The assignment of detail officers at all locations and in the quantity as reasonably specified by the Chief of Police or his designee at the sole expense of Salem Country Club at the prevailing hourly detail rates for the officers assigned from the Peabody Police Department.
  - b. That areas of protection shall include at the event site, the surrounding neighborhoods, and at all potential traffic locations, as well as the protection of the rights of commercial property for unauthorized parking. The staffing requirements and ancillary expenses shall be provided to the USGA and Salem Country Club by the Chief of Police or his designee.
  - c. Any costs associated with the requirement of the Chief of Police or his designee to engage the services of adjoining City or Town Police Departments to fully staff the requirements of the plan.





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- d. The coordination of effort of any private security group hired with the understanding that the Peabody Police requirements for access to the event and coordination of emergency efforts in the event of a disaster fall under the command of the Peabody Police Department.
  - e. That Salem Country Club, in coordination with Bruno Event Team and the USGA, will work with the Peabody Police Department on a plan to detail any and all potential disasters and the corresponding plans to mitigate risk and to provide an effective and coordinated response.
3. That the petitioner agrees at its sole expense to adhere to all instructions and requirements put forth by the Peabody Fire Department to ensure both the safe conduct of the planned event as well the protection of the citizens of Peabody and their property. This shall include but not be limited to:
- a. The assignment of Firefighters at all locations and in the quantity as specified by the Chief of the Fire Department or his designee at the sole expense of Salem Country Club at the prevailing hourly detail rates for the firefighters assigned from the Peabody Fire Department.
  - b. That areas of protection shall include the event site, the surrounding neighborhoods. The staffing requirements and ancillary expenses shall be provided to the USGA and Salem Country Club by the Chief of the Fire Department or his designee.
  - c. Any costs associated with the requirement of the Chief of Fire Department or his designee to engage the services of adjoining City or Town Fire Departments to fully staff the requirements of the plan.
  - d. The coordination of effort of any private group hired with the understanding that the Peabody Fire Department requirements for access to the event and coordination of emergency efforts in the event of a disaster fall under the command of the City of Peabody.
  - e. That Salem Country Club, in coordination with Bruno Event Team and the USGA, will work with the Peabody Fire Department on a plan to detail any and all potential disasters and the corresponding plans to mitigate risk and to provide an effective and coordinated response.
  - f. That a full-time fire detail will be maintained on the event site and stationed as reasonably necessary in gathering/ticketed areas, (Club House etc.) areas to ensure that the occupancy provisions of all venues is strictly adhered.



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4. That the petitioner agrees at its sole expense to adhere to all instructions and requirements as specified by the Director of Health and Human Services to ensure the safety of the participants and visitors of the event to include but not be limited to:
  - a. Permitting and inspections of all food vendors, whether associated with Salem Country Club or with individual sponsors. Permit applications must be submitted to the Health Dept no later than 30 days prior to the event. Inspections will occur prior to the event (for food trucks) and during the event. Applicants must submit copies of menus and food manager certifications along with the application.
  - b. Health Department staff will need unrestricted access to the food vendors and all areas of the site associated with food storage, preparation, and service, for the duration of the event. This includes access for Health Dept staff vehicles to the site.
  - c. The Petitioner will pay for the cost of contracted additional inspectors as reasonably necessary for the duration of the event as well as costs for the 2 Health Department staff inspectors at their prevailing hourly pay.
  - d. The Petitioner must provide an adequate number of portable toilets and adjacent portable hand wash stations to accommodate maximum crowds. Stations must be provided both at the tournament site as well as at off-site parking areas. Any vendors providing portable toilets must ensure they have an Offal Permit from the Health Department.
  - e. Food waste must be removed from the premises daily or at a frequency so as to prevent nuisance odors and/or the attraction of pests. The Petitioner will also be responsible for surveying passage routes to the event on a daily basis for the purpose of removing waste left on streets and in neighborhoods from spectators attending the event (or pay for a daily DPS detail to ensure this happens).
  - f. The Petitioner must provide for effective rodent control in the neighborhoods adjacent to construction activities associated with the "village."
  - g. In the event that the petitioner will be offering any ancillary attractions associated with this event, the Health Department may have additional permitting and inspection functions.
  - h. That Salem Country Club, in coordination with Bruno Event Team and the USGA, will work with the Peabody Health and Human Services Department on a plan to detail any and all potential disasters and the corresponding plans to mitigate risk and to provide an effective and coordinated response.
  
5. That the petitioner agrees at its sole expense to adhere to all instructions and requirements as specified by the Director of Public Services to ensure the safety of the participants and visitors of the event to include but not be limited to:
  - a. Payment for any support as reasonably needed to maintain the roadways and any public parking areas free of trash and any discarded items from event visitors at their prevailing hourly pay.
  - b. Payment for any road or sidewalk improvements requested by Salem Country Club for the event
  - c. Payment for any ancillary equipment and services that may be required to meet the needs of the petitioner's event.
  - d. That Salem Country Club, in coordination with Bruno Event Team and the USGA, will work with the Peabody Public Services Department on a plan to detail any and all potential disasters and the corresponding plans to mitigate risk and to provide an effective and coordinated response.



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6. Use of City parking spaces at the Peabody Veterans Memorial High School or any other school building, as well as use of any school building must be approved by the Peabody School Committee.

7. The petitioner will either post a License and Permit Bond, or add the City of Peabody as an Additional Loss Payee to its insurance policy for potential losses due to property damage. The petitioner also agrees to pay all amounts due to the city as invoiced for services incurred as a result of the above mentioned conditions.

8. There will be no administrative fee added to the manpower costs billed by the City to Salem Country Club.

**NOTICE OF DECISION:** *IN ACCORDANCE WITH CHAPTER 40A, SECTION 17 OF THE MASSACHUSETTS GENERAL LAWS, AN APPEAL OF THIS DECISION MUST BE FILED WITHIN TWENTY (20) DAYS FROM THE DATE OF FILING OF SAID DECISION WITH THE APPROPRIATE COURT AND OFFICE OF THE CITY CLERK.*

*IF SAID SPECIAL PERMIT WAS APPROVED, YOU MUST OBTAIN A CERTIFIED COPY OF THE SPECIAL PERMIT FROM THE OFFICE OF THE CITY CLERK, AND A BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED BY THE INSPECTOR OF BUILDINGS AFTER THE TWENTY DAY APPEAL PERIOD HAS EXPIRED. IF THE 20<sup>TH</sup> DAY FALLS ON A WEEKEND DAY (SATURDAY OR SUNDAY), THE NEXT BUSINESS DAY IS CONSTITUTED AS THE 20<sup>TH</sup> DAY. SAID SPECIAL PERMIT MUST BE EXERCISED WITHIN TWO YEARS FROM THE DATE OF TIME STAMP WITH THE OFFICE OF THE BUILDING INSPECTOR. IF NOT, SAID SPECIAL PERMIT SHALL EXPIRE.*

**THERE SHALL BE NO TRANSFER OF THIS SPECIAL PERMIT UNTIL WRITTEN APPROVAL OF THE SAME IS OBTAINED FROM THE SPECIAL PERMIT GRANTING AUTHORITY, OR ITS DESIGNEE**

**A COPY OF YOUR SPECIAL PERMIT MUST BE POSTED UPON THE BUSINESS PREMISES IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AT ALL TIMES.**

**THE LAST DAY TO FILE AN APPEAL IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 17 IS JANUARY 3, 2017**

**IF THE SAID SPECIAL PERMIT WAS APPROVED, YOU CAN OBTAIN A BUILDING/OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR ON JANUARY 4, 2017 IF NO APPEALS ARE FILED. IT IS REQUIRED THAT SAID PERMIT BE OBTAINED FROM THE BUILDING INSPECTOR, AND A CERTIFICATE OF BUSINESS BE OBTAINED FROM THE CITY CLERK IN ORDER TO COMPLETE THE SPECIAL PERMIT REQUIREMENTS.**

PEABODY CITY COUNCIL  
COUNCILLOR PETER M. MCGINN  
CITY COUNCIL PRESIDENT

Timothy E. Spanos  
City Clerk

cc: Planning Board, Community Development Department, Police Department,  
Human Services Department, Fire Department, Public Services Department  
School Department

