

**SPECIAL MEETING OF THE PEABODY CITY COUNCIL**  
**DECEMBER 5, 2013**

PRESENT: COUNCILLORS: GARABEDIAN, LIACOS, GRAVEL, OSBORNE, MANNING-MARTIN, DRISCOLL, ATHAS, GAMACHE, SINEWITZ, AND GOULD

ABSENT: COUNCILLOR MELLO

Special Meeting of the Peabody City Council opened with a moment of silent prayer after being called to order by City Council President, Thomas L. Gould.

Salute to the American Flag.

The public hearing regarding Tax Classification for Fiscal Year 2014 was postponed until Thursday evening, December 12, 2013.

A public hearing was duly held on the application from Cove Outdoor Advertising LLC, 200 Jubilee Drive, Peabody, MA for a Special Permit to construct a digital billboard. Appearing on behalf of the application were Attorney David Ankeles, 246 Andover Street, Peabody, MA and Mr. Peter McCleary of Cove Advertising. No one appeared to speak in favor. No one appeared to speak in opposition.

P902-13 COUNCILLOR GAMACHE – BE IT ORDERED by the City Council of the City of Peabody that the application from Cove Outdoor Advertising LLC, 226 Commonwealth Avenue, Chestnut Hill, MA for a Special Permit to construct a digital billboard sign located at 200 Jubilee Drive, Peabody, MA as filed in accordance with Sections 4.1, 11.6 and 15.7 of the Peabody Zoning Ordinance be approved based on the following reasons:

REASON: Owing to the fact that the use as approved 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. (Carried 10-0, 1 absent)

A public hearing was duly held on the application from Norman Lee and James A. Gebo, 314 Clark Street, North Andover, MA for property at 98 Main Street. Appearing to speak on behalf of the application was Attorney Athan Vontzalides. Appearing to speak in favor of the application were Ms. Nora MacNeil, Executive Director of North Shore Community Action Program (NSCAP), 98 Main Street, Peabody, MA; Mr. Michael Senn, 115 Lowell Street; and Ms. Susan Fletcher, Board of Director of NSCAP. Appearing to speak in opposition were Mr. Tim Barry, 2 Ledgewood Way, Unit 2, Peabody, MA; Mr. William A. Toomey, 33 Abington Avenue, Peabody, MA; Mr. Billy McDonald, 98 Rear Main Street, Peabody, MA; Mrs. Tracey McDonald, 98 Rear Main Street, Peabody, MA; and Mr. Thomas Holleran, 56 Outlook Avenue, Peabody, MA.

P903-13 COUNCILLOR ATHAS – BE IT ORDERED by the City Council of the City of Peabody that the application from Norman Lee and James A. Gebo, 314 Clark Street, No. Andover, MA for a Special Permit to allow for a multi-family dwelling containing a total of eight (8) residential units at 98 Main Street, Peabody, MA as filed in accordance with Sections 1.5, 4.2.1, 11.6 and 15.7 of the Peabody Zoning Ordinance be approved based on the following reasons:

REASON: Owing to the fact that the use as approved 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. (Failed 5-5, 1 absent; Councillors Garabedian, Gravel, Osborne, Sinewitz and Gould opposed)

A public hearing was duly held on the application from 47 Newbury World Realty Trust, 47 Newbury Street, Peabody, MA for a special permit to construct a billboard sign. Appearing on behalf of the application was Attorney John R. Keilty, 40 Lowell Street, Peabody, MA. No one appeared to speak in favor. Appearing to speak in opposition on behalf of Mr. Gregory Monasteiro was Attorney Mahmood R. Firouzbakht, Nixon, Peabody LLP, 100 Summer Street, Boston, MA.

P904-13 COUNCILLOR GAMACHE – MOVE TO recess the public hearing regarding the Special Permit application from 47 Newbury World Realty Trust, 47 Newbury Street, Peabody, MA to Thursday evening, December 12, 2013. (Unanimous)

A public hearing was duly held on the application from JAM Enterprises, LLC, 55 Newbury Street, Peabody, MA for a Special Permit to construct a billboard sign. Appearing to speak on behalf of the application was Attorney Athan Vontzalides, 246 Andover Street, Peabody, MA. No one appeared to speak in opposition. No one appeared to speak in favor.

P905-13 13 COUNCILLOR GAMACHE – MOVE TO recess the public hearing regarding the Special Permit application from JAM Enterprises LLC, 55 Newbury Street, Peabody, MA to Thursday evening, December 12, 2013. (Unanimous)

MOVED: MOVE TO adjourn. Regular meeting of the Peabody City Council adjourned at 9:45 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, DECEMBER 6, 2013  
RETURNED BY HIS HONOR THE MAYOR, DECEMBER 6, 2013

ATTEST   
(Timothy E. Spanos, City Clerk)