



**Peabody Planning Board Minutes
FOR MAY 2, 2024, MEETING
APPROVED MAY 16, 2024**

Planning Board Minutes

May 2nd, 2024

Time: 7:00—7:15p.m.

Location: The Wiggin Auditorium and simulcast on Peabody Access TV.

Members Present: Mr. Thomas Bettencourt, Mr. John Ford, Attorney Peter Arvanites, Mr. Sean Walsh, Mr. Tom French

Others Present: Andrew Levin, Attorney John Keilty

► Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00 p.m.

A. Approval of Minutes: None.

B. ANR/Land Court:

- i. 8 Elm Street and 8 Elm (R) C/D, Peabody, MA 01960 {Parcel ID: 075-193 & 075-193A}—Applicant and Owner: Mr. George M. Zolotas of 4 Post Gate Road, Danvers, MA 01923. Plan to create a new Lot out of the 3 existing Lots to have enough s.f. to build a home. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

●Mr. Andrew Levin made the Board aware that he reached out to the City's Legal Team—and they're currently in meetings about this Form A application and having discussions. Mr. Levin also informed the Board that a memo from Attorney John Keilty on behalf of the applicant has been provided to the Board for review.

●Attorney John Keilty {40 Lowell Street, Peabody, MA} representing the applicant informed the Board that he has agreed to continue this matter to the Board's meeting of May 16th, 2024, to provide time to get a response memorandum from the City's Legal Team—providing guidance.

→**Motion:** Mr. John Ford—In the matter of 8 Elm Street, move to receive a communication from Attorney John Keilty dated April 29th, 2024, a memo that appears to be eight pages in length in regard to 8 Elm, move to receive.

→**Seconded:** Mr. Sean Walsh
Unanimously approved.

→**Motion:** Mr. John Ford—In the matter of 8 Elm Street, move to grant the extension of time just requested by Attorney John Keilty for the meeting of May 16th, 2024.

→**Seconded:** Mr. Sean Walsh
Unanimously approved.

- ii. 0 Blaney Ave., Peabody, MA 01960 {Parcel ID: 94-90}—Applicant: Attorney John Keilty of 40 Lowell Street, Peabody, MA 01960. Owner: Dennis E. McHugh, Esq., Partitioner Commissioner, Land Court #23-Misc. 000205 (MDV), 2 Chelmsford Street, Chelmsford, MA 01824. Underdeveloped area on Easterly side of Blaney Ave., being 32,320 s.f., being 5 Lots on 1928 Plan. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

●Attorney John Keilty {40 Lowell Street, Peabody, MA} representing the applicant provided the Board with a synopsis on the standing of this Form A application—a “re-subdivision” of a Plan Attorney Keilty

submitted a couple of months ago. Attorney Keilty then respectfully requested that the Board sign the Plan. Mr. Andrew Levin interjected and requested that Attorney Keilty briefly explain what the changes to the Plan are...Attorney Keilty explained that there is a change in the Lot Lines, and he proceeded to elaborate on which Lots were affected. Attorney Peter Arvanites then inquired to the relationship between the petition and the partition with this Plan...is this Plan a result of the three heirs wanting to divide some land...if you could please explain the relationship of the petition in the probate court if that's where this Plan is filed... Attorney Keilty responded with the petition as regards family and the division of the assets which is the land—and elaborated at length. A discussion ensued between Attorney Arvanites and Attorney Keilty on the matter.

→**Motion:** Mr. John Ford—Move approval of an ANR Plan of Land in Peabody, MA prepared by Eastern Land Survey Associates, Inc. for Nicolas M. Zolotas dated March 11th, 2024, as all Lots have area in frontage on Blaney Ave., so moved.

→**Seconded:** Mr. Sean Walsh and Attorney Peter Arvanites

Roll call 5 to 0

C. Site Building Permit Plan Reviews:

0 NEWBURY STREET (Map 57, Lot 74T)

This is an application by Circle Storage, LLC of Revere—seeking a site plan review to construct an approximately 39,000 s.f. of new construction in two buildings, one being 15,000 s.f. and then (10) bays (Bldg. #2), and a second building (Bldg. #1) being 24,000 s.f. yielding (16) bays. Access to the 191,021 s.f. parcel is via a previously approved “driveway” shared with the residential project approved in the rear of this proposal. The only access/egress will be directly to U.S. Rte. 1. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 4/18/2024

▶ ACTION CONTINUED TO 5/16/2024

→**Motion:** Mr. John Ford—In the matter of 0 Newbury Street, move to receive a communication from Attorney John Keilty dated April 30th, 2024 {Attorney Keilty had a typo on the year—he noted 2023, not 2024}, requesting an extension of time until May 16th, 2024, move to receive said communication and grant said extension of time.

→**Seconded:** Mr. Sean Walsh

Unanimously approved.

64 ANDOVER STREET (Map 029, Lot 001)

This is an application by McGovern Automotive Group—seeking a site plan review to construct an automobile dealership to be located at 64 Andover Street, Danvers, MA with a portion of the site located to the rear, off Andover Street, in Peabody. The portion of the proposed project located in Peabody is to be used for inventory parking of new vehicles. No other use is to be made of the land located in Peabody. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 4/18/2024

▶ ACTION CONTINUED TO 5/16/2024

●Mr. Andrew Levin informed the Board that this project received a contingent approval from the Town of Danver’s Planning Board.

D. Appointments: None.

E. Subdivision Board Action: None.

F. Correspondence:

1. Memo from Mr. Robert J. Langley, P.E., Director of Engineering—Re: 0 Newbury Street-Planning Board update dated April 25th, 20024.
 - i. Packet from Horsley Witten Group, Inc.—Re: 2nd Peer Review of Stormwater Management [Circle Storage, LLC] 0 (128R) Newbury Street, Peabody, MA dated April 22nd, 2024.
2. Memo from Mr. Robert J. Langley, P.E., Director of Engineering—Re: 64 & 70 Andover Street-Automotive Campus dated April 25th, 2024.
3. Regional Notices.

G. City Council: None.

H. Other Matters before the Board: None.

I. Adjournment: 7:15p.m.

→**MOVE to adjourn:** Mr. John Ford

→**Seconded by:** Mr. Sean Walsh

Unanimously approved.

An audio and visual recording of the meeting is available by following the link below or copying this link into an internet browser: <https://www.youtube.com/watch?v=UmRqw7Kd8EA> .