



Peabody Planning Board Minutes

**FOR JANUARY 18, 2024, MEETING
APPROVED FEBRUARY 15, 2024**

Planning Board Minutes

January 18th, 2024

Time: 7:00—7:31p.m.

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

Members Present: Mr. Thomas Bettencourt, Mr. John Ford, Attorney Peter Arvanites, Dr. Judith Otto, Mr. Joseph Gagnon, Mr. Matthew Genzale, Mr. Dennis Feld

Others Present: Andrew Levin, Attorney John Keilty, Michael Shunta

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

A. Approval of Minutes: 1/4/24

→**Motion:** Mr. John Ford—Move to accept the minutes of the January 4th, 2024, meeting.

→**Seconded:** Attorney Peter Arvanites

Unanimously approved.

B. ANR/Land Court: None.

C. Site Building Permit Plan Reviews:

54 PROSPECT STREET (Map 51, Lots 4, 4A, 4B, 4C & 4D)

This is an application by Mr. David Lemieux, 54 Prospect Street, Peabody, MA 01960—seeking a site plan review for the existing 2.0-acre property, which consists of five parcels under common ownership. The proposed North Point apartment complex will consist of 26 two-bedroom apartments comprising a total gross floor area of approximately 57,500 square feet.

► CONTINUED FROM 1/4/2024

► ACTION CONTINUED TO 1/18/2024

● Attorney John Keilty {40 Lowell Street, Peabody, MA} representing the applicant of 54 Prospect Street requested a continuance to the Board's next meeting of Thursday, February 1st, 2024, and gave a brief update on the project.

→**Motion:** Mr. John Ford—Move to receive a communication from Attorney Keilty dated January 18th, 2024, in regard to 50-54 Prospect Street requesting an extension of time until February 1st, 2024, move to receive and grant said extension.

→**Seconded:** Attorney Peter Arvanites

Unanimously approved.

8 CENTENNIAL DRIVE (Map 091, Lot 006)

This is an application by 8 Centennial Drive Owner, LLC c/o Tishman Speyer Development, LLC—seeking a site plan review for a proposed redevelopment. Project to include demolition of all existing facilities and construction of four warehouse buildings totaling ±710,560 square feet. All four warehouses are set up to accept multiple tenants. Project to also include site work, including earthwork, parking reconfiguration, site lighting, and landscaping. The anticipated number of employees is approximately 1,000. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

► CONTINUED FROM 1/4/2024

► ACTION CONTINUED TO 1/18/2024

→**Motion:** Mr. John Ford—Move to receive a communication from Attorney Keilty dated January 18th, 2024, in regard to 8 Centennial Drive requesting an extension of time until February 1st, 2024, move to receive and grant said extension.

→**Seconded:** Attorney Peter Arvanites

Unanimously approved.

140 SUMMIT STREET (Map 093, Lot 8)

This is an application by Atlantic Oliver 140 Summit Street, LLC—seeking a site plan review to construct an approximately 82,790 square foot building addition to the existing Christianbook warehousing facility—including two proposed truck loading dock areas to support the warehouse addition. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 1/4/2024

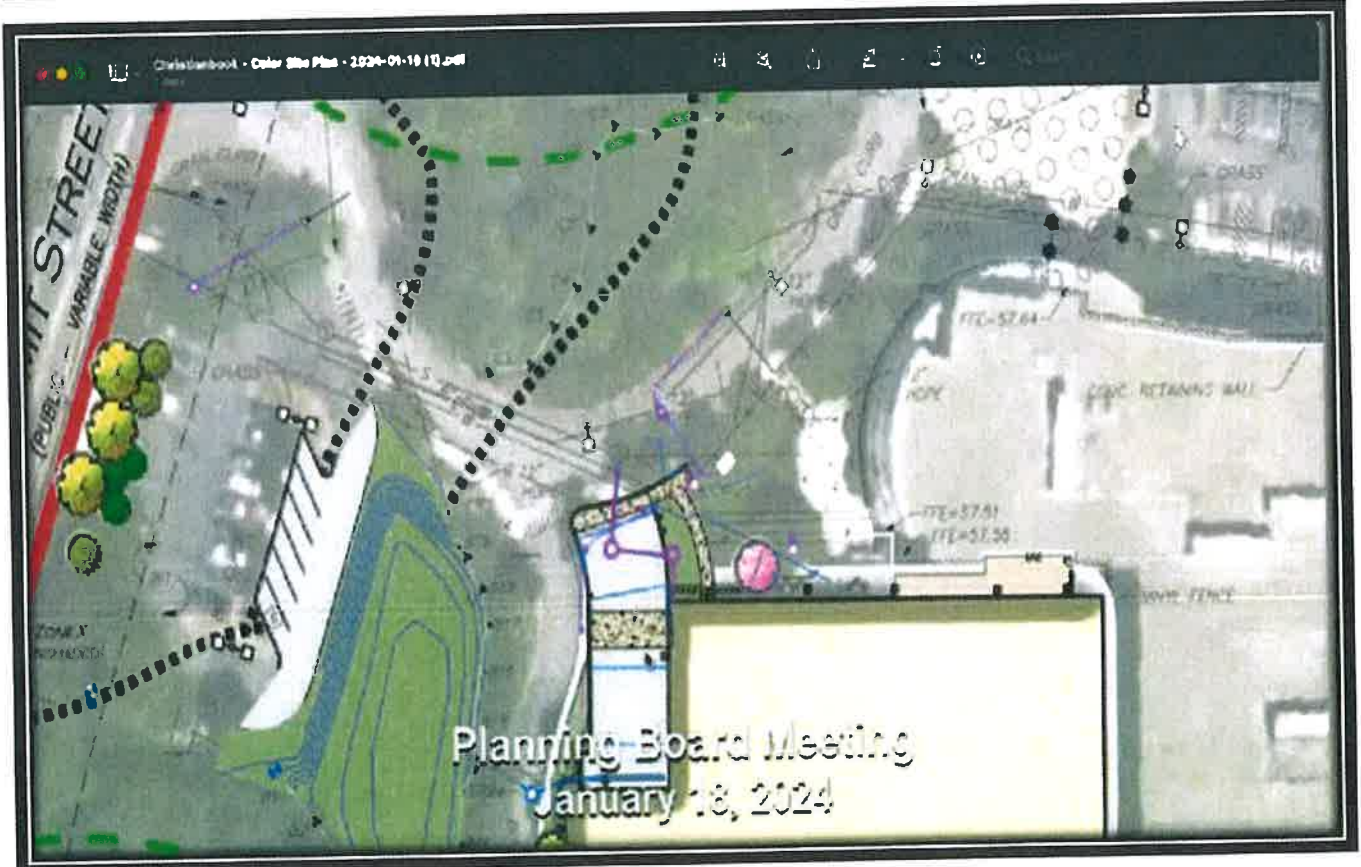
▶ ACTION CONTINUED TO 1/18/2024

● Attorney John Keilty {40 Lowell Street, Peabody, MA} requested that the Board revisit this item later on in the meeting, since the applicant was stuck in traffic.

● Mr. Andrew Levin recommended that the Board proceed with the Planning Board's Officer selections.

● Mr. Michael Shunta {Oliver Street Capital} gave a brief presentation on the progress of the project at 140 Summit Street. Mr. Shunta also addressed the modifications that were made based upon Peer Reviews, the Conservation Commission, and the Zoning Board of Appeals {Plans utilized at the meeting}. Mr. Shunta explained that the area highlighted in yellow is the expansion portion of the building, and elaborated on the flagging that was done in the grassy area—outlining some items that had to be done to be compliant with the project {Riverfront Replication}. Mr. Shunta also touched upon Christianbook's truck circulation—utilizing the current basketball court space to address that issue. Mr. Shunta went on to explain that based on Tighe & Bond's review they agreed to cut down some vegetation along Summit Street to help with visual distances, relocate a stop sign, and add pedestrian crossing signage, etc. Mr. Shunta then addressed the building height, and how he had to go before the ZBA for a variance—it was approved at their December meeting. Mr. Shunta then explained that he is waiting to hear back from Peer Reviewer Horsley & Witten. Mr. Shunta opened the floor up to questions. Mr. Andrew Levin inquired about the guard shack. Mr. Shunta answered, and elaborated utilizing the Plans. A discussion amongst Mr. Shunta and Mr. Levin on the project continued at length.





●Attorney John Keilty {40 Lowell Street, Peabody, MA} respectfully requested that this matter be continued to the Board's next meeting of February 1st, 2024.

→**Motion:** Mr. John Ford—Move to receive a formal letter from Attorney John Keilty dated January 18th, 2024, on the matter of 140 Summit Street requesting an extension of time until February 1st, 2024, move to receive and grant said extension.

→**Seconded:** Dr. Judith Otto
Unanimously approved.

D. Appointments: None.

E. Subdivision Board Action: None.

F. Correspondence:

1. Memo from Robert J. Langley, P.E., Director of Engineering—Re: 140 Summit Street-Response to Traffic Peer Review dated January 4th, 2024.
 - i. Letter from Allen & Major Associates, Inc.—Re: A&M Response Letter to Tighe and Bond Traffic Peer Review Comments dated January 3rd, 2024.
 - ii. Plan from Allen & Major Associates, Inc., for Christianbook Building Addition on 140 Summit Street.
2. Memo from Robert J. Langley, P.E., Director of Engineering—Re: 140 Summit Street-Final Traffic Response Tighe and Bond dated January 4th, 2024.
 - i. Memo from Tighe&Bond—Re: Christianbook Facility Building Addition, 140 Summit Avenue, Peabody, MA dated January 4th, 2024.
3. Memo from Robert J. Langley, P.E., Director of Engineering—Re: 50-54 Prospect Street-Tighe&Bond Traffic Response memo dated January 4th, 2024.
 - i. Memo from Tighe&Bond—Re: Proposed Residential Development, 50-54 Prospect Street, Peabody, MA dated January 3rd, 2024.
4. Christianbook Building Addition Project-140 Summit Street, Peabody-Civil Site Plans Revised per Peer Review-Rev. 2024-01-09.
5. A&M Revised Drainage Report-140 Summit Street, Peabody-Revised thru 2024-01-09.
6. A&M Response Letter to Horsley Witten Comments-2024-01-09.
7. A&M Operation and Maintenance Report and Plan-140 Summit Street, Peabody-2024-01-09.
8. Regional Notices.

G. City Council: None.

H. Other Matters before the Board:

1. VOTE: Officers (Chairman, Vice-Chairman, Secretary).

Chairman: Mr. John Ford—Move to nominate Mr. Thomas Bettencourt as Chairman for the 2024 term of the Planning Board.

First: Dr. Judith Otto

Second: Mr. Joseph Gagnon

Vice-Chairman: Attorney Peter Arvanites—Move to nominate Mr. John Ford as Vice-Chairman for the 2024 term of the Planning Board.

First: Dr. Judith Otto

Second: Mr. Joseph Gagnon

Secretary: Mr. John Ford—Move to nominate Attorney Peter Arvanites as Secretary for the 2024 term of the Planning Board.

First: Mr. Matthew Genzale

Second: Mr. Joseph Gagnon & Dr. Judith Otto

47 Tremont Street:

●Mr. Andrew Levin informed the Board that per their request back in December, plans were received for 47 Tremont Street showing the “Grading” and “Retaining Wall”—along with a letter from Attorney John Keilty.

●Attorney John Keilty {40 Lowell Street, Peabody, MA} representing the applicant gave an overview of the status of the wall to the Board, and explained that the Plans provided to the Board tonight depict those items.

●Mr. Joseph Gagnon and Mr. Matthew Genzale addressed their questions concerning the wall with Attorney John Keilty. A discussion was had amongst the parties.

Master Plan:

●Mr. Andrew Levin informed the Board that at the next scheduled Board meeting he would be giving a presentation on the city’s “Master Plan.”

I. Adjournment: 7:31p.m.

→**MOVE to adjourn:** Dr. Judith Otto

→**Seconded by:** Mr. Matthew Genzale & Mr. Joseph Gagnon {raised his hand}

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.facebook.com/100060215266139/videos/292070760528265> .