



Peabody Planning Board Minutes
FOR OCTOBER 17, 2024, MEETING
APPROVED NOVEMBER 7, 2024

Planning Board Minutes

October 17th, 2024

Time: 7:00—7:09p.m.

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

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

Others Present: Andrew Levin {via ZOOM}, Attorney John Keilty

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

A. Approval of Minutes: 10/3/2024

→**Motion:** Attorney Peter Arvanites—Move to approve the minutes of the October 3rd, 2024, meeting.

→**Seconded:** Dr. Judith Otto

Unanimously approved and 2 Present.

B. ANR/Land Court: None.

C. Site Building Permit Plan Reviews:

1. 15 NEWBURY STREET (Map 88, Lot 6)

- i. This is an application by GR Development, LLC—seeking a site plan review to construct a car wash to be located at 15 Newbury Street, Peabody, MA. The proposed development involves a single 69,360 s.f. Parcel. The property is located in the {BR1} Zoning District, where a car wash use is permitted by Special Permit from the City Council. The development will include a 4,765 s.f. car wash building with a 135' long single tunnel wash, an equipment room, restroom, office area, and customer service area. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

► CONTINUED FROM 10/3/2024

► ACTION CONTINUED TO 11/7/2024

D. Appointments: None.

E. Subdivision Board Action: None.

F. Correspondence:

1. Regional Notices.

G. City Council: None.

H. Other Matters before the Board:

1. Letter from Attorney John Keilty dated October 1st, 2024, requesting an approval continuance for 67 Pulaski Street [Pioneer Charter School].

● Attorney John Keilty {40 Lowell Street, Peabody, MA 01960} appearing on behalf of the Pioneer Charter School. Attorney Keilty informed the Board that he received a call a couple of weeks ago before permits were set to expire—the “Conservation” permit still remains valid. However, the “Site Plan” approval is expiring in

the upcoming month and Attorney Keilty is respectfully requesting that the Board extend their vote of approval [the date in which the Board originally approved the application was October 20th, 2022]. Attorney Keilty then provided the Board with a status update—the Charter School has mentioned that they are going to go forward, they do have the resources at their disposal—it is not a false alarm. Attorney Keilty also noted that under the “Rules & Regulations” it’s required that he provide his extension request to the Board earlier than he did, but he was hoping that the Board could provide a waiver in order to extend the permit—waiving the Board’s “Regulations” of the filing date and granting the approval extension that has been requested. Mr. Andrew Levin interjected and informed the Board that the applicant had thirty days to submit a letter to the Planning Board prior to their lapse, as Attorney Keilty mentioned—that did not happen. Mr. Levin also explained that Attorney Keilty is looking for the Board to grant said extension and requested that the Board include a caveat where the extension is only good for one year from this date, it can not go on beyond that—at that point it would have to be a new “Site Plan Review.”

→**Motion:** Mr. John Ford—Move to allow the Pioneer Charter School at 67 Pulaski a waiver to request an extension of time for one year.

→**Seconded:** Dr. Judith Otto

Roll call: 8 to 0.

→**Motion:** Mr. John Ford—Move to grant the petitioner [Pioneer Charter School] an extended approval for one year.

→**Seconded:** Mr. Joseph Gagnon

Roll call: 7 to 1.

I. Adjournment: 7:09p.m.

→**MOVE to adjourn:** Dr. Judith Otto

→**Seconded by:** Mr. Matthew Genzale

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=z1IHzn2hVII> .