



**Peabody Planning Board Minutes  
FOR NOVEMBER 20, 2025, MEETING  
APPROVED DECEMBER 4, 2025**

## **Planning Board Minutes**

**November 20<sup>th</sup>, 2025**

**Time:** 7:00—7:07p.m.

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

**Members Present:** Mr. Tom Bettencourt, Mr. Roy Simoes, Mr. Joseph Gagnon, Dr. Judith Otto, Mr. Tom French

**Others Present:** Andrew Levin, Attorney John Keilty

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

**A. Approval of Minutes:** None.

**B. ANR/Land Court:**

- i. **1-3 Ian Circle, Peabody, MA 01960** {Map 75, Parcel 194A & 194}—Applicant Attorney John Keilty of 40 Lowell Street, Peabody, MA. The property is located in the {R2} Zoning District. Applicant is proposing to move lot lines. Original Lot 3 [ $\pm 7,698$  s.f.] and original Lot 4 [ $\pm 11,762$  s.f.] are to be redivided into Lot 3A [ $\pm 7,502$  s.f.] and Lot 4 A [ $\pm 11,922$  s.f.]. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

► CONTINUED FROM 11/6/2025

► ACTION CONTINUED TO 11/20/2025

•Attorney John Keilty {40 Lowell Street, Peabody, MA} representing the applicant. Attorney Keilty commented that at the last Planning Board meeting [which he asked for a continuance] there was reluctance due to members wanting the easements to the electric shown. So, Attorney Keilty has provided a plan that shows these easements and he [Attorney Keilty] believes that they are in a position to ask for an approval. Attorney Keilty proceeded to mention that Mr. Roy Simoes felt the easement for the electric light was kind of in the middle of the lot, and certainly if this plan is ever used, there would be a need to not only adjust all our mortgages, which would probably be easy to refinance. Attorney Keilty then stressed that there is no intention, until a lot of other matters have been sorted out to record this plan.

•Dr. Judith Otto apologized and commented that she doesn't see where the easement is shown. Dr. Otto then inquired if it was the little square [icon noted on the plan]. Dr. Otto then noted that she sees the square, and she gets it.

•Mr. Roy Simoes thanked Attorney John Keilty for doing what the Board asked—and mentioned that he [Mr. Simoes] actually went out there again, and he [Mr. Simoes] doesn't propose any more changes. Mr. Simoes then commented that he knows the homes are both under the same ownership [they're rental properties], but what's the one on the left label? Is that labeled three? And the one on the right is labeled one? Something like that. All the people that live in the left duplex drive straight in and park in front of the house, so they're going to be driving over that little thin sliver. But I [Mr. Simoes] guess if the same guy owns both, but if he goes to sell one someday, they're probably going to have some neighborhood squabbles. Just a matter of note. That's all. Attorney John Keilty then noted that he appreciates Mr. Simoes' comments and thanked him.

•Chairman of the Board Tom Bettencourt then asked if the Board had any other questions. Hearing none, he would now accept a motion.

→**Motion:** Mr. Joseph Gagnon—The Planning Board move to endorse the ANR plan [dated November 10<sup>th</sup>, 2025] submitted this evening for 1-3 Ian Circle in Peabody, MA.

→**Seconded:** Dr. Judith Otto

**Roll call: 5 to 0.**

**C. Site Building Permit Plan Reviews:** None.

1. **103 FOSTER STREET** (*Map 095, Lot 001A*)

- i. This is an application by William & Robert Dandreo—seeking a site plan review to demolish and redevelop the existing building structures. Redevelopment will include the construction of a single building comprised of multiple storage bays for contractor storage. The site, a former industrial property is comprised of one parcel totaling approximately ±1.84 acres. The site contains three buildings formerly used for industrial purposes, including associated paved and gravel driveways and parking areas. A perennial stream, Goldthwait Brook, runs along the southern boundary of the parcel. The Boston & Maine Railroad is situated to the north/northwest of the property along with residential and mix-use properties. The surrounding area consists of commercial and industrial properties within the {GB} and {BC} Zoning Districts. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

▶ CONTINUED FROM 11/6/2025

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•Attorney John Keilty {40 Lowell Street, Peabody, MA} noted that this matter was also continued from the 11/6/25 meeting and explained that they were waiting for the Department of Public Services memorandum. Attorney Keilty also commented that the memo was received yesterday, and it does need some further response, which we're more than willing to provide. Attorney Keilty mentioned that their intention is to provide those responses before the Planning Board's next agenda material deadline to be able to be on the Board's next meeting of December 4<sup>th</sup>. Attorney Keilty then respectfully requested that the matter be continued to the Board's December 4<sup>th</sup> meeting.

→**Motion:** Dr. Judith Otto—Move to receive the request from Attorney John Keilty representing 103 Foster Street and grant such a request for an extension until December 4<sup>th</sup>, 2025.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

**D. Appointments:** None.

**E. Subdivision Board Action:** None.

**F. Correspondence:**

1. Regional notices.

**G. City Council:** None.

**H. Other Matters before the Board:** None.

**I. Adjournment:** 7:07p.m.

→**MOVE to adjourn:** Mr. Joseph Gagnon

→**Seconded by:** Dr. Judith Otto

**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=WZ-MfqTakYQ>.