



**Peabody Planning Board Minutes
FOR NOVEMBER 21, 2024, MEETING
APPROVED JANUARY 16, 2025**

Planning Board Minutes

November 21st, 2024

Time: 7:00—7:29p.m.

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

Members Present: Mr. Thomas Bettencourt, Attorney Peter Arvanites, Mr. Roy Simoes, Mr. Joseph Gagnon, Mr. Dennis Feld, Mr. Sean Walsh, Mr. Tom French

Others Present: Andrew Levin, Leslie Boucher, Jean MacLachlan, Attorney John Keilty

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

A. Approval of Minutes: 11/7/2024

→**Motion:** Attorney Peter Arvanites—Move to approve the minutes of the November 7th, 2024, meeting.

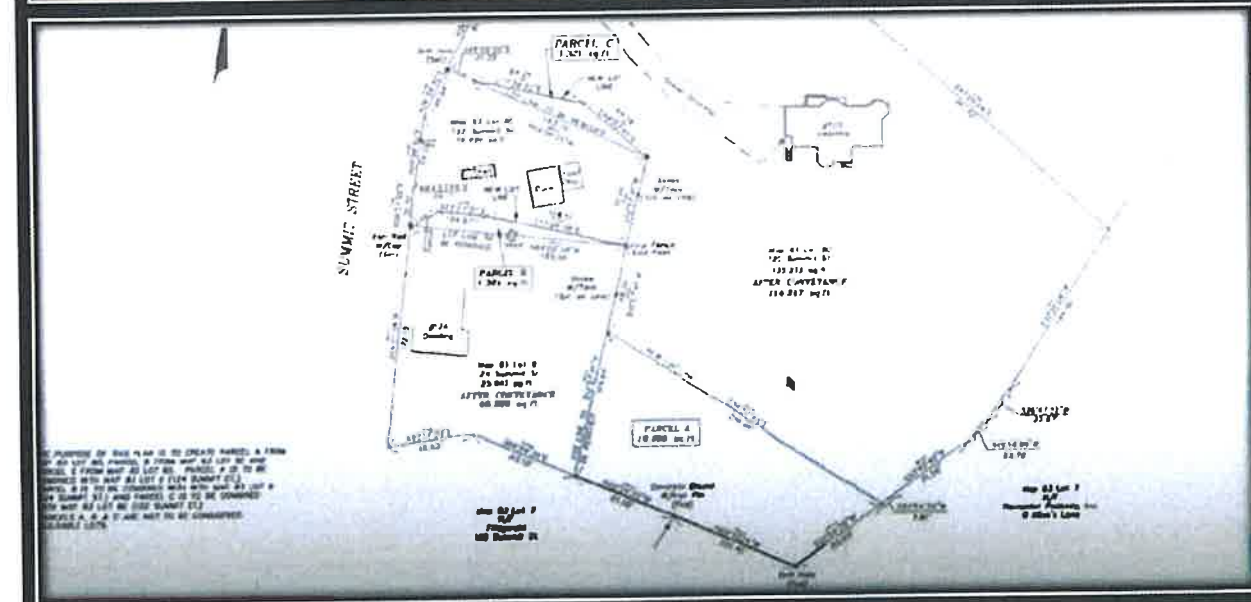
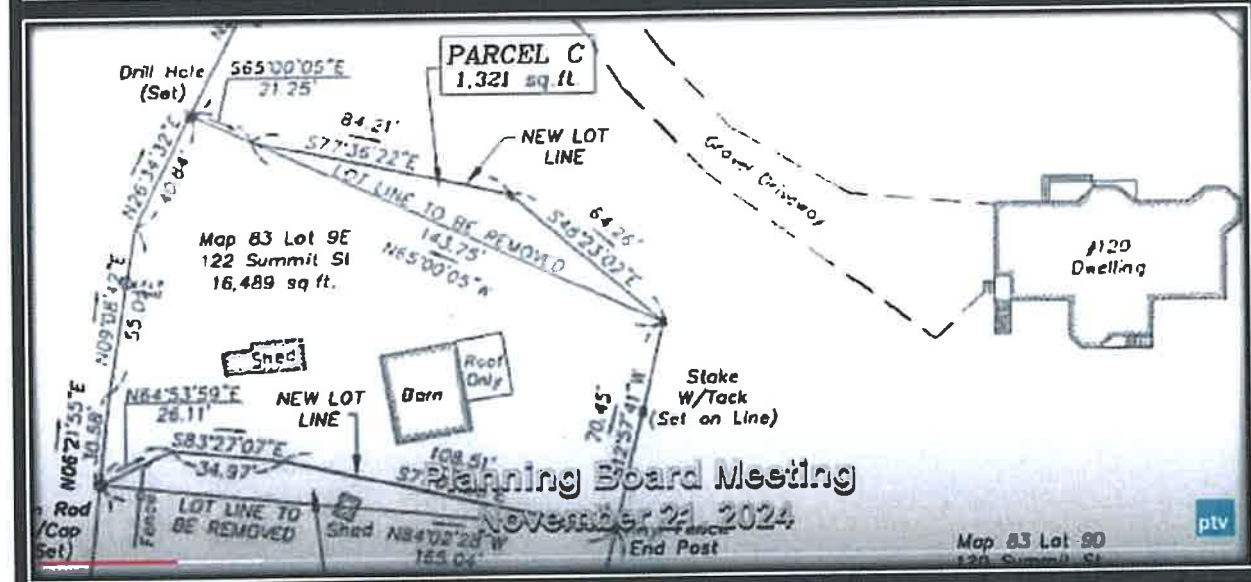
→**Seconded:** Mr. Sean Walsh

Unanimously approved.

B. ANR/Land Court:

- i. **120, 122 & 124 Summit Street, Peabody, MA 01960** {Parcel ID: 83-9D, 83-9E & 83-9}—Applicant: Leslie F. Boucher & Jean MacLachlan of 120 Summit Street, Peabody, MA 01960. The property is located in the {R1A} Zoning District. Applicant is proposing to create Parcel A from {Map 83 Lot 9D}, Parcel B from {Map 83 Lot 9E} and Parcel C from {Map 83 Lot 9D}. Parcel A is to be combined with {Map 83 Lot 9}—124 Summit Street. Parcel B is to be combined with {Map 83 Lot 9}—124 Summit Street and Parcel C is to be combined with {Map 83 Lot 9E}—122 Summit Street. Parcels A, B & C are not to be considered buildable lots. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

●Ms. Jean MacLachlan & Ms. Leslie Boucher {of 120 Summit Street, Peabody, MA} presented to the Board their ANR application request at length—utilizing plans to illustrate what it is they are trying to accomplish. They are looking to shift the line between 124 Summit and 122 Summit because there's a small garden building on 124 Summit and the plot line goes right through it—trying to move the plot line so it doesn't go through the building. The applicant continued to explain that by moving that plot line it makes 122 Summit smaller—without enough frontage and land to put a house on it, should they choose to build a house on it later on, so that's why the plot line between 122 Summit and 120 Summit were modified. The plot line for 120 Summit will also be moved to increase the plot size of 124 Summit Street. Mr. Andrew Levin interjected and proceeded to ask for clarification from the applicants on the lot lines, notations and structures noted on the plans. The discussion continued at length between the applicants, Mr. Levin and Board members. Mr. Roy Simoes stressed during the discussion that there's no pork chop lot here—a pork chop lot starts out with very narrow frontage and then expands in the back. The discussion on the subject matter continued between Mr. Simoes and Mr. Levin. Attorney Peter Arvanites also commented that he was confused with the notation of Lot A and elaborated on the topic to the applicant. The discussion continued at length on the labeling of the Plans [concerning parcel identifiers] between all parties involved.



→**Motion:** Attorney Peter Arvanites—The Planning Board move to endorse a Plan of Land at 120, 122 and 124 Summit Street, Peabody, MA—not requiring approval under the subdivision control law. The plan creates Parcel A from [Map 83, Lot 9D], Parcel B from [Map 83, Lot 9E] and Parcel C from [Map 83, Lot 9D]. Parcel A is to be combined with 124 Summit Street, Parcel B is to be combined with 124 Summit Street and Parcel C is to be combined with 122 Summit Street.

→**Seconded:** Mr. Joseph Gagnon

Roll call: 7 to 0.

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 11/7/2024

▶ ACTION CONTINUED TO 12/5/2024

● Mr. Andrew Levin explained to the Board that he has spoken to Mr. Will Paulitz and Mr. York [Project Engineer] for 15 Newbury Street—and hopefully we'll meet after the Thanksgiving holiday to discuss this project [we're still waiting for one last "Peer Review"].

D. Appointments:

1. Submitted by Attorney John Keilty on October 17th, 2024, drainage modification for 128 Newbury Street A, 128R Newbury Street and 128 Newbury Street B {Parcel ID: 057-74, 74T, 74U, 74Z}—Re: Revise the sub-surface infiltration system [P2] which provided mitigation for the driveway servicing the subject. The modification request is as follows:
 - Change the material of the sub-surface system from 8 rows of 100-If of 48" perforated pipe to 4 rows of 40 Cultec 902 chambers.
 - Slide the system to the north to preserve the buildable portion of the front lot.
 - ▶ CONTINUED FROM 11/7/2024
 - ▶ ACTION CONTINUED TO 11/21/2024

● Mr. Andrew Levin gave a quick recap on the request being presented by Attorney John Keilty to the Board. Attorney John Keilty {40 Lowell Street, Peabody, MA} explained that the Board members have received the "Peer Review" and "Closeout" letter—Attorney Keilty hopes that his job is done here, he hopes. Mr. Levin then commented that if the Board chooses to vote, this would be a vote to approve a minor modification for the project on the "Site Plan."

→**Motion:** Attorney Peter Arvanites—The Planning Board move to approve a drainage modification for 128 Newbury Street A, 128R Newbury Street and 128 Newbury Street B which provided mitigation for the driveway servicing the subject modification request—consists of a change in the material of the subsurface system from [8 rows of 100 linear feet of 48-inch perforated pipe to four rows of 40 Cultec 902 Chambers]. Also to slide the system to the north to preserve the buildable portion of the front lot.

→**Seconded:** Mr. Sean Walsh & Mr. Joseph Gagnon

Roll call: 7 to 0.

E. Subdivision Board Action: None.

F. Correspondence:

1. Memo from Mr. William Paulitz, P.E., Director dated November 13th, 2024—Re: Circle Storage LLC Entrance Modification 128R Newbury Street.
2. Regional Notices.

G. City Council: None.

H. Other Matters before the Board: None.

●Mr. Andrew Levin mentioned briefly that Mr. Curt Bellavance, Director of Community Development and Planning had presented in front of the City Council a request to amend a “Zoning Ordinance” and our “Zoning” map so that we can come into compliance with the MBTA 3A General Law, which would require communities to have a certain amount of area within the city allowed by right multi-family housing. Mr. Bellavance worked very closely with the City Council and different Consultants to come up with two different locations that we would be amending the “Zoning” and creating a “Multi-Family Overlay District.” As part of that, it’s been referred to the Planning Board and City Council and Mr. Bellavance will be appearing before the Board on December 5th, 2024, as part of a “Public Hearing” to discuss said changes. Mr. Levin also informed the Board that a letter was received from the Salem Country Club—they are looking to take down some trees on Forest Street, so as part of that they have to come for a scenic byway [they’ve already met with Mr. Brian Grant] and they will be appearing before the Board on December 5th, 2024.

I. Adjournment: 7:29p.m.

→**MOVE to adjourn:** Mr. Sean Walsh

→**Seconded by:** 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.youtube.com/watch?v=mJ6xDskZXWQ> .