



**Peabody Planning Board
Minutes**

FOR MAY 18, 2023, MEETING

APPROVED ON JUNE 1, 2023

Planning Board Minutes

May 18th, 2023

Time: 7:00—8:27p.m.

Location: Wiggin Auditorium and simulcast on Peabody Access TV.

Members Present: Mr. John Ford, Atty. Peter Arvanites, Mr. Roy Simoes, Dr. Judith Otto, Mr. Joseph Gagnon, Mr. Dennis Feld, Atty. Marc Perlman

Others Present: Andrew Levin, Attorney David Ankeles, Michael Santos, Steve Glowacki, Mr. Mordy Steinfeld, Mr. Mark Whiting

► The Assistant Chairman of the Board Mr. John Ford called the meeting to order at 7:00 p.m.

A. Approval of Minutes: 5/4/2023

● The Assistant Chairman Mr. John Ford then addressed the Board on the approval of the minutes for the 5/4/23 meeting.

→ **Motion:** Dr. Judith Otto move to approve the minutes from the May 4th meeting 2023.

→ **Seconded:** Attorney Peter Arvanites

Unanimously approved.

B. ANR/Land Court: None.

C. Site Building Permit Plan Reviews:

1 NEWBURY STREET (Map 88, Lot 008X)

This is an application by Mr. John Roche, Manager-CollabDev1 LLC, 529 Main Street, Boston, MA 02129 {Name of Owner: AWH Peabody Hotel, LLC C/O AWH Partners LLC} seeking a site plan review for a proposed 2,400± square-foot coffee shop redevelopment located on the outparcel {Lot 2} at 1 Newbury Street. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

► CONTINUED FROM 5/4/2023

→ **Motion:** Attorney Peter Arvanites move to accept a letter dated May 18th from Solli Engineering Casey J. Burch requesting formal continuation of the site plan review before us until the June 1st Planning Board meeting.

→ **Seconded:** Dr. Judith Otto

Unanimously approved.

→ **Motion:** Attorney Peter Arvanites move that the Board grant an extension of time for site plan review for the 1 Newbury Street property until June 1st, 2023.

→ **Seconded:** Dr. Judith Otto

Unanimously approved.

0 PROSPECT STREET

Newly created Lot in vicinity of 61 Prospect Street {051-006} and 210 Andover Street {051-008}.

This is an application by PEG Companies, 180 North University Ave., Provo Utah 84601 {Name of Owner: Mall at Northshore, LLC, 210 Andover Street, Peabody, MA 01960} seeking a site plan review for a proposed 101,302 square-foot Residence Inn by Marriott. 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 wanted to inform the Board that per the site plan review process we did meet with the applicants and their team yesterday as part of the Construction Review Committee, we discussed a lot of different things—with a large project like this it involves third-party reviews. Mr. Levin explained that he told Attorney David Ankeles and his team to come this evening and present this project to the Board, but full well knowing that this is a process and will take multiple meetings.

- Attorney David Ankeles {246 Andover Street, Peabody, MA} representing the applicant PEG Companies who is the head of the project that we're about to discuss. Attorney Ankeles is hoping to go through quickly the Letter of Intent, Application—and the Board has the Abutters list from the Assessor's office—Attorney Ankeles would like to be able to go through the Impact Statement with a general description. Attorney Ankeles will then ask Mr. Michael Santos to give a quick breakdown on a traffic study—and then Attorney Ankeles will go through a Physical Assessment...Community Assessment...and try to highlight matters and not get into too much of a technical aspect at this point in time because as Mr. Levin indicated we're going to have a peer review. It's going to have a couple of proposals that Attorney Ankeles believes Mr. Robert Langley is preparing for us to consider with regard to third-party review...we're also going to have meetings with PMLP regarding access to power and the existing line that has an easement across our property to Barnes and Noble—and we spoke about that yesterday at the Construction Review. Attorney Ankeles explained that they'll be doing more studies with regard to traffic...some technical work with Mr. Chris Dowling in the Fire Department—submitting to him the technical drawings, radiuses, and pathways for fire and police as we move on. So, what Attorney Ankeles would like to do is be able to go through the highlights and then have Mr. Michael Santos give us a quick look at traffic and then Mr. Steve Glowacki can highlight on the plans, stormwater management and zoning tables.

- Attorney David Ankeles discussed the Letter of Intent—as being an application for Site Plan Review for a proposed Resident's Inn by Marriott...it's Marriott's premium extended stay hotel brand. The project is to be located within and on land currently owned by the mall—North Shore at North Shore LLC at the westerly side of the mall along Prospect Street...it will be next to the Rockland Trust building and on the northerly side of the Prospect Street traffic line...entrance will be from the mall on the easterly side of the hotel building which will face the current Barnes and Noble property. The land on which the project will be built is now a parking lot. The building will cover approximately 25.5% of the lot, gross floor area is about 101,302 square feet—that includes all of the floors. There will be 142 rooms, no restaurant, no function hall, no bar... there will be a pool and small gym, and a pantry for cold drinks and package snacks and candy. The project will create at least 30 new jobs directly and a large number of jobs indirectly for the vendors the hotel normally does business with...parking and circulation areas and landscaped areas are shown on the plan which we have submitted together with this application in detail and are fully described in the Impact Statement.

- Attorney David Ankeles explained that the Impact Statement was prepared by himself, the Engineers, the Specialists and Architects and Consultants in the project. A narrative covering Economics, Lighting and other subjects set out in the Impact Statement...also included is a detailed traffic study...it is estimated that build-out will take approximately a year...maybe a little bit longer...all of the above information is set forth in the Impact Statement and detailed in plans which accompany this Letter of Intent...after we finish we'd look forward to answering any and all questions that you have.

- Attorney David Ankeles then explained that the application satisfies all of the requirements Attorney Ankeles believes of Site Plan Review as does the material that we submitted in connection with the application—with the application we are looking for ultimately two variances...one is with regard to landscape setbacks. Landscape setbacks are non-existent at the site except along a small strip along Prospect Street...those shown represent well in excess of a 100% improvement and in some instances, you'll find that

we're creating something that's anywhere between 300 and 400% more green area with the landscape area that's going to surround the hotel. Attorney Ankeles explained that he will be asking for the Board's support on the variance and the waiver that we're requesting—the height of the building is approximately 42 feet, a foot, and a half to two feet above the limit within the Zoning Ordinance. Attorney Ankeles outlined for the Board in detail why the building height is over the limit.

- Attorney David Ankeles discussed in detail what type of traveler/visitor the hotel caters to and how it may help the surrounding businesses by catering to their clientele. Attorney Ankeles also outlined some of the hotel's amenities and the stay timespan for the hotel's visitors and hotel pricing. Attorney Ankeles then referred the Board members to the environmental section of the Impact Statement on dealing with traffic and that's been prepared by VHB Professionals, and I'd like to have Mr. Michael Santos make his brief presentation.

- Mr. Michael Santos {28 Plain Ave., Worcester, MA} representing the applicant from VHB a registered professional engineer in Massachusetts and we are responsible for preparing the traffic impact evaluation that was submitted on April 21st, 2023, of this year. Mr. Santos presented some slides to the Board and provided a high-level summary of the traffic study and our findings...just to orient you with the project. The project is located within the North Shore Mall in the Northwest portion it's on the site of where the current Logan Express airport shuttle service exists it'll be replacing that use...the existing site currently has 250 parking spaces that will be removed as part of this project and again the project consists of 142 All-Suites hotel...we'll be providing 102 parking spaces on the site with additional parking spaces licensed through the North Shore Mall in the adjacent parking lot if the need arises. Mr. Santos outlined some items on the renderings that they're still contemplating on. Mr. Andrew Levin interjected and explained to the Board that the slideshow is also available in the packet that was handed to them. Mr. Santos gave a lengthy overview of the project focusing on the traffic aspect.

Trip Generation

Based on Institute of Transportation Engineers Data for All-Suites Hotel:

- 45 morning peak hour trips (24 enter/21 exit)
- 51 evening peak hour trips (25 enter/26 exit)
- 63 Saturday midday peak hour trips (31 enter/32 exit)
- Will replace existing shuttle service parking lot
- Trip generation is very low compared to other mall-based trip activity



Site Access

- Multiple points of access via North Shore Mall driveways

- Traffic will disperse to most convenient access points
- Multiple points of access will minimize overall traffic impacts during the critical traffic periods

Summary of Traffic Evaluation

- 45 to 63 trips per hour (1 trip every 1 – 1.5 minutes)
- Existing Site contains 250 parking spaces for airport shuttle service
- Project will replace existing uses on the Site, resulting in potential reductions in Site-generated trips
- No additional capacity improvements at intersections are needed for Project-based impacts
- Project will be accessed from existing circulatory roadway
- New crosswalk will be installed
- Parking supply will comply with Zoning requirements

● Attorney David Ankeles described at length the physical aspect of the project...it's based on similar sized hotels...it's anticipated that the new hotel will directly create anywhere between 25 and 30 new jobs within Peabody and additionally create or generate business for local and regional vendors that will be doing business with the hotel. It is projected that the hotel will run an average of 81% occupancy during the year at an average of 1.2 guests per room. The hotel will bring more than 50,000 visitors to Peabody based upon data from Oxford Economics for the Boston Metro Region. The average visitor spends approximately 952 dollars per visit at an average of four days per visit...that translates to over 12 million dollars in annual guest spend created from the hotel—those are just estimates based on what the experts say for people visiting hotels of this nature. Attorney Ankeles then explained that sales tax revenue will average \$485,000 to the city on an annual basis and \$503,000 to the Commonwealth of Massachusetts per year this is a total of over nine million eight hundred thousand dollars in sales tax over a 10-year period with 4 million eight hundred and fifty thousand dollars going to the City of Peabody—it is further estimated that based on a property tax forecast study provided by Ryan Tax Advisors that the hotel will pay more than \$200,000 in real estate taxes per year once the property achieves its fully stabilized value. Attorney Ankeles then noted that the project makes every effort to be within the character and scale of the neighboring properties—it is located to the right of Rockland Trust, a three-story building to the left of a three-story building at Prospect Street entrance...to the mall and across from two large complexes with two and four-story buildings...Avalon has two-, three- and four-story buildings and it's across from an unfinished and rather unsightly duplex development directly across the street. Attorney Ankeles then explained that the strip of green along Prospect Street is going to be widened somewhat—and is to be intensely, intensely landscaped. Attorney Ankeles requested that the Board take a good look at the landscape plan that's been provided to them—they've done quite a bit of work on that because it's been requested that we pay quite a bit of attention to the strip of land on Prospect Street.

● Attorney David Ankeles described the coverings—they will consist of Sherwin Williams products...brick veneer, dark bronze aluminum paneling and bronze aluminum metal highlights—all the lighting is going to be very indirect and will not project beyond the parcel being developed. Attorney Ankeles then outlined in detail the lighting narrative. Attorney Ankeles then turned it over to Mr. Steve Glowacki who will quickly highlight the cut, fill and stormwater management of this project.

● Attorney David Ankeles then pointed-out on the rendering a curb cut along Prospect Street that Community Development had asked that the applicant eliminate. It was a curb cut that had right-in and right-out, only to avoid left-hand turns and cross traffic...we thought that it might be good to have for purposes of safety emergency access, etc. However, we were told that the Fire Department does not believe that it's necessary...it might be nice and convenient to have but they believe it may not be necessary and Community Development has told us that they prefer not to have the curb cut...that's something we can live with and eliminate. Attorney Ankeles expressed that in the future if it becomes apparent for emergency or fire safety or police or ambulances, etc. that it's found to be necessary or wanted we can come back and do that...we're not opposed to being called back and asked to make a change. Attorney Ankeles also addressed Mr. Scott Richards from the Police Department crosswalk addition at length.

● Mr. Steve Glowacki {80 Montvale Ave., Stoneham, MA} from RJ O'Connell and Associates, a professional engineering firm. Mr. Glowacki explained that he would give an overview of the components of the Site Plans. First, Mr. Glowacki asked the Board to direct their attention to the Site Plan C4 {Parking & Traffic Control} which shows the parking areas. Mr. Glowacki then explained at length the layout of the project. Mr. Glowacki then referenced Site Plan C2 {Grading & Drainage} and discussed those materials at length. Mr.

Glowacki addressed the Site Plan C3 {Utility} and explained that with discussions with city staff we are providing water service from Prospect Street both for domestic and fire service—and that would include the installation of three fire hydrants on site...in addition, sanitary will be discharged northward into the existing system into an existing manhole. Gas service will also come from Prospect Street as well with a new connection to the main in the street—and again quite simply tying into the north portion of the building. Finally, electric service which we still need to coordinate with the Peabody Municipal Light Plant—but the intent is to pull the electric service from an existing pole along Prospect Street and down into a transformer sitting at the northeast corner of the site. Mr. Glowacki then briefly addressed the types of trees/plants being used in the landscaping. Mr. Glowacki expressed that if anyone had any questions, he or the team would be prepared to answer them.

- The Assistant Chairman of the Board Mr. John Ford asked if the Board had any questions.
- Mr. Joseph Gagnon commented that the only issue he had is basically being resolved in your presentation. The western exit there on to Prospect Street...I think that would cause major problems because the backup on that streetlight on Essex Lane backs up to that point a lot of times too—so, I agree that having that eliminated would be fruitful so any recommendation we make tonight I would suggest that that would be part of it.
- Attorney David Ankeles explained that we've listened to Community Development—and while we'd like to have that it doesn't seem as though it's going to be possible, and we're amenable to that but again if it turns out that it's needed in the future we're willing to come back and do it. Attorney Ankeles believes that Mr. Curt Bellavance gave us a little bit of education and informed us as to why, and we've listened.
- Mr. Roy Simoes discussed at length with Attorney David Ankeles on the moving of the crosswalk. Mr. Andrew Levin then joined in on the conversation. Mr. Simoes then commented on how beautiful the colors, patterns and textures look. Mr. Simoes then pointed out to Attorney Ankeles that in some shape or form they need to highlight to the guests when they're in this hotel that there's an existing very easy way to get on Route 128 southbound—and you never leave the property. Attorney Ankeles and Mr. Simoes continued on with the topic of conversation. Mr. Simoes then addressed the curb cut and how he likes it because it gives someone a way-in and a way-out without having to go through the mall—and it gives direct access for the trash truck to come in and get the dumpsters, but that's just me. Mr. Simoes commented that Attorney Ankeles should look into the timing of the traffic signal on Prospect...the mall signal on Prospect...the timing, the sensing of cars is horrible, you sit there and wait and wait and there isn't a single car moving...it's terrible. Attorney Ankeles informed Mr. Simoes that it's going to be done. Mr. Simoes then asked Attorney Ankeles if he was considering a blue roof or solar for this hotel—response from Mr. Mordy Steinfeld was that it's not in the plans right now. Mr. Simoes then asked the question on where is Logan Express going...Attorney Ankeles response was that he couldn't answer that question. Mr. Simoes and Mr. Mark Whiting then had a lengthy discussion on Logan Express.
- The Assistant Chairman of the Board Mr. John Ford asked if the Board had any other questions.
- Mr. Marc Perlman then asked will those add-as-needed spots be marked for Residents Inn use only, so the hotel will have that minimum number of parking...that 107 spots. Attorney David Ankeles confirmed and elaborated that it will be done on a formal basis {which you won't see} with a license from the Mall at North Shore LLC which owns real estate.
- Dr. Judith Otto concurred with Mr. Roy Simoes that it would be optimal to have another way in-and-out of the property. Dr. Otto stated that she has observed parking behavior for many years—and inevitably people want to park closest to the door, and so in the configuration if we don't have the slip ramps on Prospect Street someone's going to drive all the way around and find no parking spaces and then have to who knows what do a 20-point turn to get back out and face the other way, so Dr. Otto wonders if there are other options that the design team might look at that would satisfy that particular issue. Attorney David Ankeles response was they intend to do at the request of Community Development is to do a cutout, so that if you have an emergency vehicle at the rear end of the hotel...we're going to try to put a cutout where the exit

would be, which does not allow access to Prospect Street but allows an emergency vehicle and a service vehicle to back up into that cutout. Attorney Ankeles continued with his lengthy explanation to the Board.

●Dr. Judith Otto commented on the Landscaping Plan...she thinks it looks great. Dr. Otto's thought is that the design team could move even further toward less grass and more planting especially native plants that can survive without the application of gallons and gallons of water, so Dr. Otto would encourage the landscaping team look at that a little bit further.

●Mr. John Ford made a couple of comments. One concerning the crosswalk, which he thinks is a good idea—and the other is Logan Express, which he would hate to see leave the North Shore. Mr. Ford then had a lengthy conversation with Mr. Steve Glowacki on the roof water run-off and snow removal. Mr. Ford and Attorney David Ankeles then had a lengthy discussion on the height of the building.

●Mr. Andrew Levin then reiterated to the Board that he had met with the applicant and their team yesterday and discussed many of the things heard here this evening. Mr. Levin then gave a lengthy explanation on the curb cuts and enhanced pedestrian circulation to the Board.

● Attorney David Ankeles added that one of the problems that the Board doesn't see on the plan is that there are three different owners of real estate up at the North Shore Shopping Center—and gave a lengthy explanation of the difficulty to be able to resolve the differences between or the interests that each one of them may have...

●Mr. John Ford then asked Attorney David Ankeles if he would like to request a continuance.

→**Motion:** Dr. Judith Otto move that the Board grant the request of the applicant to continue this project until June 20th, 2023.

→**Seconded:** Mr. Roy Simoes
Unanimously approved.

●Mr. Roy Simoes continued the conversation on the curb cut on Prospect Street and Mr. Andrew Levin joined in on the conversation.

D. Appointments: None.

E. Subdivision Board Action: None.

F. Correspondence:

1. Public Hearing Notice: Peabody Planning Board, Thursday, June 1st, 2023, at 7:00 p.m., in the Wiggin Auditorium, City Hall, 24 Lowell Street, Peabody, MA 01960—Proposed Zoning Amendment {Section 12 "Site Plan Review"}.
2. Regional Notices.

G. City Council:

1. None.

H. Other Matters before the Board:

M.G.L. Chapter 40B Comprehensive Permit—*Planning Board Review & Recommendation*

41 NEWBURY STREET (Map 078, Lot 015B)

41 Newbury Street Realty LLC {the "Applicant"} is hereby applying to the Zoning Board of Appeals of the City of Peabody, pursuant to M.G.L. Chapter 40B, Sections 20-23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to develop 60 units of rental on land located at 41 Newbury Street, Peabody, MA. 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 gave an overview of the comprehensive permit filed under Massachusetts General Law Chapter 40B...as part of this process the Zoning Board of Appeals is the permit granting authority for this type of application, but as part of this process local Boards in the community are able to provide comment and recommendations to the Board of Appeals as part of their decision-making process. Mr. Roy Simoes commented that as a Board we should suggest to the ZBA that we would recommend approval of a project like that. Dr. Judith Otto concurred with Mr. Simoes about housing. The Board then discussed the matter amongst themselves at length. The decision was made to include this issue on the June 1st, 2023, agenda for further discussion.

I. Adjournment: 8:27p.m.

►The Assistant Chairman Mr. John Ford expressed that at this time he would accept the motion to adjourn.

Planning Board:

→**MOVE to adjourn:** Dr. Judith Otto

→**Seconded by:** Mr. Joseph Gagnon

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=7RDbz3c8kYY>.