



**Peabody Planning Board  
Minutes**

**FOR JUNE 15, 2023, MEETING**

**APPROVED ON JULY 20, 2023**

## Planning Board Minutes

June 15<sup>th</sup>, 2023

**Time:** 7:00—7:30p.m.

**Location:** Lower-Level Conference Room and simulcast on Peabody Access TV.

**Members Present:** Mr. Thomas Bettencourt, Atty. Peter Arvanites, Mr. Roy Simoes, Dr. Judith Otto, Mr. Joseph Gagnon, Atty. Marc Perlman

**Others Present:** Andrew Levin, Attorney John Keilty, Mr. Craig Marchionda

- ▶ Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00 p.m.
- ▶ Chairman of the Board Thomas Bettencourt suspended the regular meeting for the public hearing.

### PUBLIC HEARING(s):

Notice is hereby given that the **PLANNING BOARD OF THE CITY OF PEABODY** will conduct a **PUBLIC HEARING** on **THURSDAY EVENING, JUNE 15<sup>th</sup>, 2023**, at 7:00 P.M., in the Wiggin Auditorium, City Hall, 24 Lowell Street, Peabody, MA, and remotely via Zoom, in accordance with the provisions of Chapter 40A, Section 5 of the Massachusetts General Laws **TO CONSIDER AMENDING THE ZONING ORDINANCE OF THE CITY OF PEABODY** as follows:

### **TO RE-DESIGNATE THE FOLLOWING PARCELS FROM RESIDENTIAL R-2 TO CENTRAL BUSINESS BC:**

**ASSESSORS MAP 085, PARCEL 002H AND NUMBERED 10 MUNROE STREET**  
**ASSESSORS MAP 085, PARCEL 002I AND NUMBERED 12 MUNROE STREET**

● Attorney John Keilty {40 Lowell Street, Peabody, MA} appearing on behalf of 10 Munroe Reality LLC of 108 Leighton Street, East Boston, MA—they are the owners of the property and as such they are landowners affected by the Zoning Ordinance of the City of Peabody and pursuant to the provisions of MA General Law 40-48 Chapter 5, they have standing as people affected by the Zoning Ordinance at the City of Peabody...they have standing to be able to request an amendment to the Zoning—so as such you may recall that this was a matter that had been before the Board a couple of months ago—and the Board voted favorably. Attorney Keilty is hopeful that the Board would vote the same way again this evening.

● Attorney John Keilty gave a lengthy explanation to the Board on the Zone change status with the City Council.

● The Chairman asked the Board if they had any questions at this time—and if anyone would like to speak in favor or in opposition, hearing none, he would accept a motion.

→**Motion:** Atty. Peter Arvanites move that the Board recommend to the City Council that it adopt an amendment to the Zoning Ordinance to redesignate 10 Munroe Street and 12 Munroe Street in Peabody—Assessor's Map 85, Parcels 2H and 2I from Residential R-2 to Central Business BC.

→**Seconded:** Mr. Joseph Gagnon

**Unanimously approved.**

**A. Approval of Minutes: 6/1/2023**

→**Motion:** Atty. Peter Arvanites move that the Board approve the minutes of the June 1<sup>st</sup>, 2023, Planning Board meeting.

→**Seconded:** Mr. Roy Simoes

**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.

▶ CONTINUED FROM 6/1/2023

●Mr. Andrew Levin informed the Board that he spoke with the applicant's engineer from 1 Newbury Street—they were provided back third-party reviews and have since commented on those third-party reviews, which you have in front of you this evening hardcopies of their responses to the Stormwater and Traffic Reviews. They have since revised plans based upon these reviews and have submitted them to the Department of Public Services Engineer Mr. Bob Langley to review those plans with hopes of getting a closeout memo—and providing everybody with these finalized plans if any changes are to be made for your July 20<sup>th</sup> meeting. They have asked for a continuance—and they submitted a letter today which I believe is in your hardcopy packets...it's on the left side...the Solli Engineering one.

→**Motion:** Attorney Peter Arvanites move to accept letter dated June 15<sup>th</sup>, 2023, from Solli Engineering to Andrew Levin the Senior Planner in the matter of 1 Newbury Street being continued to the July 20<sup>th</sup>, 2023, meeting.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

→**Motion:** Attorney Peter Arvanites further move to grant a request of Solli Engineering to continue the matter 1 Newbury Street to the July 20<sup>th</sup>, 2023, meeting.

→**Seconded:** Mr. Roy Simoes

**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.

▶ CONTINUED FROM 6/1/2023

▶ ACTION CONTINUED TO 6/20/2023

●Mr. Andrew Levin informed the Board that this is an application that was presented at the last meeting or a few meetings ago...they are currently in talks with the Engineering Department about third-party reviews to take place. Mr. Andrew Levin believes that Attorney Ankeles provided a letter requesting a continuation—and that's in your packets as well.

→**Motion:** Attorney Peter Arvanites move to receive a letter dated June 8<sup>th</sup>, 2023, from Attorney David Ankeles to Andrew Levin Senior Planner requesting that the matter of the proposed Marriott be continued to the July 20<sup>th</sup>, 2023, meeting.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

→**Motion:** Attorney Peter Arvanites move the Board accept the letter from Patuleia Ortins to Andrew Levin dated June 1<sup>st</sup>, 2023, regarding the Marriott proposal.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

**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.

● Mr. Andrew Levin explained that the applicant appeared before the Construction Review Committee yesterday—they discussed this project with representatives from the Health Department, Building, Police, PMLP as well as Community Development...Engineering was unable to make it, but they have since talked with the applicants and they're discussing review of the project. Mr. Levin informed the Board that at the Construction Review Meeting Mr. Randy Suckney, on behalf of the Health Department, provided the applicant with a memo in person, but he's also submitted a memo to the Board as well—it's the plan review by Ms. Sharon Cameron and Mr. Randy Suckney. Mr. Levin then explained to the Board that a memo from the Historic Commission was also received this evening if the Board wishes to receive and add to the record.

→**Motion:** Attorney Peter Arvanites move to receive a memo dated June 6<sup>th</sup>, 2023, from Ms. Sharon Cameron and Mr. Randy Suckney of the Peabody Department of Health and Human Services regarding the 54 Prospect Street project.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

→**Motion:** Attorney Peter Arvanites move that the Board receive a memo dated June 15<sup>th</sup>, 2023, from the Peabody Historic Commission Ms. Lisa Greene also concerning the 54 Prospect Street project.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

● Attorney John Keilty {40 Lowell Street, Peabody, MA} appearing on behalf of Mr. David Lemieux who is the owner of the property at 50-54 Prospect Street—this was a project that was previously approved in a different form...originally it was a 5-building project, it's now a 3-building project...it was 36 units it's now 26...there were one and two bedrooms and now we're all two bedrooms...there were 86 spaces we now have 26 parking spaces—all of these issues keep us in compliance with Zoning. Attorney Keilty went on to explain that they have reduced with this iteration impervious surface by 1,200 square feet—and that has allowed us to add green space and to increase the snow storage capacity. Attorney Keilty informed the Board that he placed an application in the hands of Community Development for affordable housing—we will be required to construct four units. Attorney Keilty also explained that he spoke with Mr. Bob Langley to discuss the peer review.

● Mr. Craig Marchionda presented the plans to the Board at length.

● Attorney John Keilty then presented at length a rendering of the Architectural Plans to the Board.

→**Motion:** Attorney Peter Arvanites move that the Board receive architectural renderings of the North Point residence project 50-54 Prospect Street dated May 11<sup>th</sup>, 2023.

→**Seconded:** Mr. Joseph Gagnon

**Unanimously approved.**

●Mr. Roy Simoes then asked Attorney John Keilty if the project would be apartments or condos...Attorney Keilty confirmed that it would be apartments.

●A lengthy discussion amongst the Board and Attorney John Keilty on the memo from the Historic Commission ensued on how Attorney Keilty and the applicant were going to address the matter of the Historic Monument located at 50-54 Prospect Street.

●Attorney John Keilty then requested that this matter be continued to the Planning Board's next meeting of July 20<sup>th</sup>, 2023.

●The Chairman expressed that at this time he would accept the motion.

→**Motion:** Attorney Peter Arvanites move that the Board approve a request to continue the matter of 50-54 Prospect to the next Planning Board meeting of July 20<sup>th</sup>, 2023.

→**Seconded:** Mr. Joseph Gagnon

**Unanimously approved.**

**D. Appointments:** None.

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

**F. Correspondence:**

1. Memo from Mr. Robert Langley, P.E., Director of Engineering—RE: Residence Inn Peer Review Agreement Memo dated June 2<sup>nd</sup>, 2023.
  - i. Horsley Witten Group—RE: Peer Review Proposal for Stormwater Management Design Site Plan Review-Residence Inn by Marriott Mall at Northshore, Peabody, MA dated May 12<sup>th</sup>, 2023.
  - ii. Tighe & Bond—RE: Northshore Mall Marriott-Sewer Peer Review dated May 23<sup>rd</sup>, 2023.
  - iii. Weston & Sampson—RE: Residence Inn by Marriott at the Northshore Mall, Prospect Street, Peabody, MA-New Development Water Service Evaluation dated May 19<sup>th</sup>, 2023.
  - iv. Tighe & Bond—RE: Professional Engineering Services Traffic Peer Review-Proposed Residence Inn Northshore Mall dated May 17<sup>th</sup>, 2023.
2. E-mail dated June 1<sup>st</sup>, 2023, from Ana Ortins—RE: Marriott Proposal.
3. Memo from Mr. Robert Langley, P.E., Director of Engineering—RE: 1 Newbury Street-Proposed Coffee Shop Peer Review Progress dated June 7<sup>th</sup>, 2023.
4. Letter dated June 8<sup>th</sup>, 2023, from Attorney David Ankeles—RE: Proposed Marriot-requesting a continuance.
5. Letter from Mr. Jared Hite {Senior Project Manager-Solli Engineering, LLC} and Mr. Kevin Solli, P.E., PTOE {Principal-Solli Engineering, LLC} dated April 6<sup>th</sup>, 2023, and revised date June 7<sup>th</sup>, 2023—RE: Traffic Impact Assessment-Proposed Coffee Shop with Drive-Thru, 1 Newbury Street, Peabody, MA {Project Number: 22201001}.
6. Letter from Mr. Casey Burch {Senior Project Manager-Solli Engineering, LLC} dated June 7<sup>th</sup>, 2023—RE: Response to Initial Stormwater Peer Review Site Plan Review-Coffee Shop Redevelopment Lot 2-1 Newbury Street Peabody, MA {Project Number: 22201001}.
7. Letter from Mr. Jared Hite {Senior Project Manager-Solli Engineering, LLC} dated June 7<sup>th</sup>, 2023—RE: Response to Traffic Peer Review Comments-Proposed Coffee Shop with Drive-Through Window-1 Newbury Street, Peabody, MA {Project Number: 22201001}.

**G. City Council:** None.

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

**I. Adjournment: 7:30p.m.**

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

→**Seconded by:** Mr. Roy Simoes, Atty. Peter Arvanites, and 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=TAAmkCbWmto> .