



**Peabody Planning Board
Minutes**

**FOR AUGUST 3, 2023, MEETING
APPROVED ON AUGUST 17, 2023**

Planning Board Minutes

August 3rd, 2023

Time: 7:05—7:24p.m.

Location: Wiggin Auditorium and simulcast on Peabody Access TV.

Members Present: Mr. Thomas Bettencourt, Mr. John Ford, Atty. Peter Arvanites, Mr. Matthew Genzale, Dr. Judith Otto, Mr. Roy Simoes, Mr. Joseph Gagnon, Atty. Diane Cooper, Atty. Marc Perlman

Others Present: Andrew Levin, Mr. Christopher Yancich

- ▶ Chairman of the Board Thomas Bettencourt called the meeting to order at 7:05 p.m.
- ▶ Chairman of the Board Thomas Bettencourt suspended the regular meeting for the public hearing.

PUBLIC HEARING(s):

- ▶ CONTINUED FROM 7/20/2023

Notice is hereby given that the **PEABODY PLANNING BOARD** will conduct a public hearing on **THURSDAY EVENING, JULY 20th, 2023**, at 7:00 P.M., 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:

SECTION ONE: That the Zoning Map of the City of Peabody entitled, City of Peabody Zoning Map Adopted April 28, 2011, as amended, is hereby further amended as follows:

By amending Section 6.16.1 Residential Overlay District by adding the following parcels of land to the Residential Overlay District:

**ASSESSORS MAP 035, PARCEL 025 AND NUMBERED 535 LOWELL STREET
ASSESSORS MAP 027, PARCEL 006A AND NUMBERED 8 BOURBON STREET**

SECTION TWO: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION THREE: This ordinance shall take effect as provided by law.

● Mr. Andrew Levin informed the Board that he and Mr. Curt Bellavance {Director-Community Development and Planning} met with Attorney John Keilty to discuss this request. Mr. Levin explained to the Board what was discussed at the meeting—more information was requested from the applicant before any recommendation can be made. Attorney Keilty then submitted a request for this matter to be continued to the August 17th, 2023, Planning Board meeting—letter is included in the Board's packets as a late add.

→**Motion:** Mr. John Ford-In the matter of the Zoning Amendment for 535 Lowell Street and 8 Bourbon Street, move to receive a communication from Attorney John Keilty dated August 1st, 2023, requesting an extension of the Public Hearing until August 17th, 2023, move to receive and grant said extension.

→**Seconded:** Dr. Judith Otto & Atty. Peter Arvanites

Unanimously approved.

A. Approval of Minutes: 7/20/2023

→**Motion:** Atty. Peter Arvanites-Move that the Board approve the minutes of the July 20th, 2023, Planning Board meeting.

→**Seconded:** Dr. Judith Otto

8 to 0; 1 Present.

B. ANR/Land Court: None.

C. Site Building Permit Plan Reviews:

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 7/20/2023

▶ ACTION CONTINUED TO 8/17/2023

●Mr. Andrew Levin informed the Board that Attorney David Ankeles had written a letter to the Board stating that they are undergoing a third-party review—currently taking place—so there’s nothing new to update the Board regarding the proposed Hotel development. Mr. Levin believes that Attorney Ankeles had already asked for a continuance to August 17th, 2023, at a previous meeting—so this item has already been continued.

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.

▶ CONTINUED FROM 7/20/2023

▶ ACTION CONTINUED TO 8/3/2023

●Mr. Andrew Levin informed the Board that at the same meeting where 535 Lowell Street and 8 Bourbon Street were discussed with Attorney John Keilty—the Community Development office had also inquired about this location—this project is currently undergoing third-party review and Mr. Levin has yet to receive anything new. Attorney John Keilty has provided the Board with a letter requesting a continuance, which was a late add.

→**Motion:** Mr. John Ford-In the matter of “Site Plan Review” for 50-54 Prospect Street, move to receive a communication from Attorney John Keilty dated August 1st, 2023, requesting an extension of time until August 17th, 2023, move to receive and grant said extension.

→**Seconded:** Atty. Peter Arvanites

Unanimously approved.

47 TREMONT STREET (Map 75, Lot 164)

This is an application by AGA Foster, LLC, 6 Andrews Brothers Way, Peabody, MA 01960 {Name of Owner: The Farhat Group, 4 Nathan’s Way, Peabody, MA} seeking a site plan review to construct a 3 story self-storage building on Lot 1A together with 15 parking spaces. Exterior loaded and interior loaded units will be accessed from the rear {south} side of the building on the lower level. The main entrance to the building will be near the northeast corner of the building on the first-floor level. The building will be 80 feet wide by 198 feet long and have a ground coverage of 11,840 square feet and a gross floor area of 47,360 square feet. The total impervious coverage of Lot 1A would be reduced by 2,500 square feet, more or less from the impervious coverage that was originally proposed and approximately 5,700 square feet of the Parcel will consist of landscaped areas. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 7/20/2023

▶ ACTION CONTINUED TO 8/17/2023

●Mr. Andrew Levin explained to the Board that at that same meeting where other projects were discussed, Attorney John Keilty was asked to provide an update on where this project stood. Attorney Keilty informed Mr. Levin that he is in communication with Mr. Robert Langley {Director-Engineering} to discuss this project. Mr. Levin believes that Attorney Keilty and Mr. Langley have met and discussed their path forward

with reviews—nothing new has been submitted. Mr. Levin informed the Board that he has asked for Attorney Keilty to provide the Board with an “As-Built” Plan—there are items that still haven’t been completed from their original approval, and that will still need to be completed. Mr. Levin then directed the Board to the late add letter from Attorney Keilty requesting a continuance on this project.

→**Motion:** Mr. John Ford-In the matter of 47 Tremont Street, move to receive a communication from Attorney John Keilty dated August 1st, 2023, requesting an extension of time until August 17, 2023, move to receive and grant said extension.

→**Seconded:** Atty. Peter Arvanites

Unanimously approved.

D. Appointments:

1. 210 ANDOVER STREET (*Map 051, Lot 008*)

- i. A request for a minor modification to the Northshore Mall Site Plan to allow for the implementation of {6} Level 3 Electric Vehicle charging dispensers with an associated equipment pad for housing {3} power cabinets, a switchgear assembly, {1} new light fixture and {1} utility provided transformer. This project was originally approved by the Peabody Planning Board in October 2018, and further modified and approved in April 2020.

●Mr. Andrew Levin introduced Mr. Christopher Yancich {Design Manager-for the SAI Group out of Salem, New Hampshire} to the Board and asked that he explain what it is he is looking to do...Mr. Yancich explained that they project manage the design and construction of EV charging stations across the nation—primarily for Electrify America. Mr. Yancich then referenced section A-1 on the plans—and explained that they are now proposing per their client and site host six fast charging stations and dispensers, instead of the original four. Mr. Yancich explained that this will increase the footprint of their equipment; and the other change is the primary electrical run—instead of running a straight line through the parking lot they are now jogging to the Northeast to a sidewalk and then taking a 90 down to an existing Transformer, right in front of the LifeTime Fitness building.

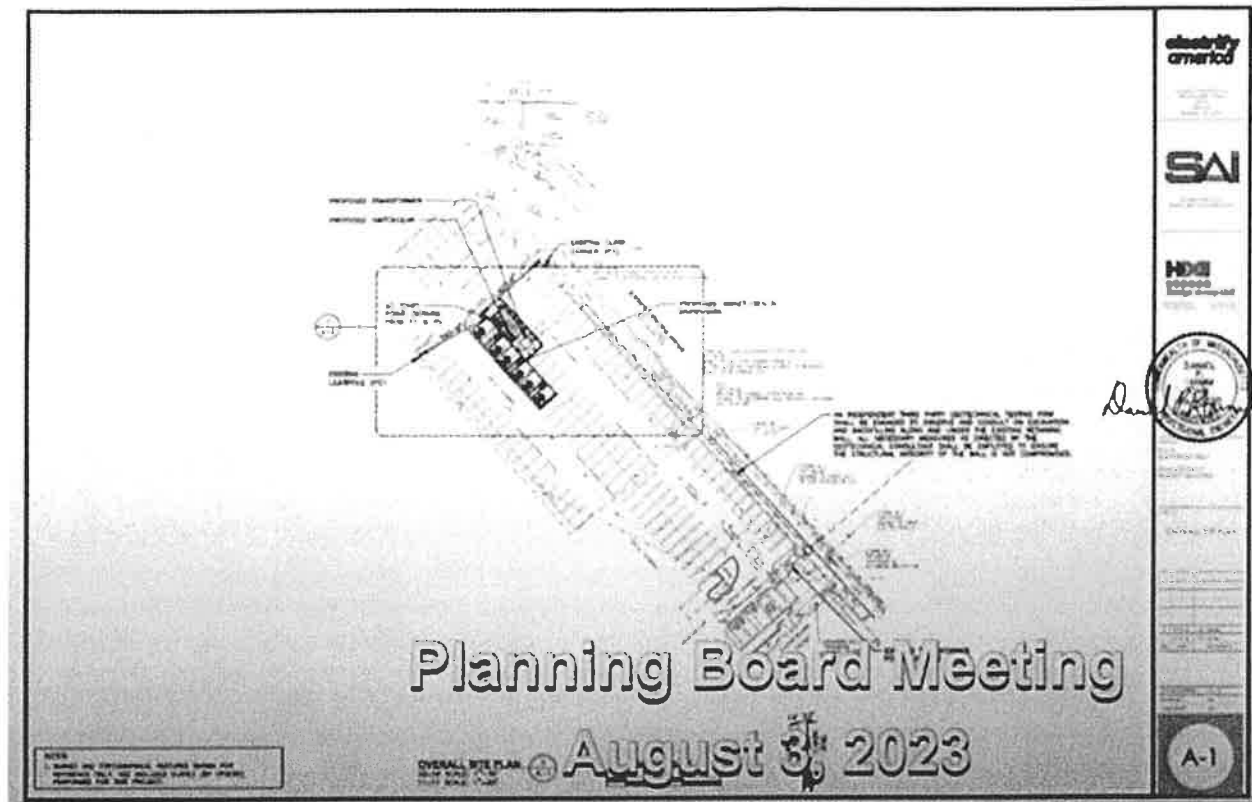
●Chairman of the Board Thomas Bettencourt asked if the Board had any questions.

●Dr. Judith Otto then inquired as to where these items would be located. Mr. Christopher Yancich replied, the site is located in the same location as the original about 100 stalls northwest of the front door to the Lifetime Fitness building. Mr. Andrew Levin then clarified that it’s in the vicinity of the Container Store—same parking lot that also abuts the LifeTime Fitness, but these stations will be located right in front of the Container Store.

●Mr. Roy Simoes then posed the question to the applicant what “future B-E-S-S cabinet by others” is and are you expecting the Board to approve this future thing without seeing it now. Mr. Christopher Yancich explained that B-E-S-S is a very large battery...it’s an energy storage device that Electrify America can use to charge from the utility while customers are not using the dispensers—in an attempt to offset utility costs and power outages. Mr. Yancich elaborated that as far as this plan is concerned it would amount simply to a concrete pad—at a later date Electrify America would presumably propose the physical B-E-S-S equipment and infrastructure. Mr. Simoes’ response was, so as far as this Board’s concerned, we’re just approving a concrete pad. Mr. Yancich’s response was our equipment pad as we proposed will have three power units, they’re what power the dispensers and a piece of switch gear, in front of that will be an empty pad which provides a flat level with access to electrical equipment per code—and then at some point, yes, EA may propose updating with an effectively large battery.

●Mr. Andrew Levin pointed-out that there’s a lot of reference to working with Peabody Municipal Light Plant or coordinating with Peabody Municipal Light Plant. Mr. Levin then asked Mr. Christopher Yancich if he’s currently in touch with PMLP. Mr. Yancich’s response was absolutely, we’ve been in touch with them for

well over a year—we’ve had on-site meetings and an approved design plan from them...the whole nine yards,



yes.

→**Motion:** Mr. John Ford-Move to approve the modification before us for 210 Andover Street going from four charging stations to six fast-charging stations and ancillary equipment, so moved.

→**Seconded:** Dr. Judith Otto

Roll call was taken: 9 to 0

E. Subdivision Board Action: None.

F. Correspondence:

1. Letter from Edward A. Bettencourt, Jr.-Mayor, City of Peabody—RE: North Shore Mall Hotel Site Plan Review.
2. Conceptual Landscape Plan for 50-54 Prospect Street {North Point} dated July 14th, 2023.
3. Letter from Ms. Rebecca Sharp of SAI Group dated July 25th, 2023—RE: Minor Modification of Site Plan--210 Andover Street, Electrify America Electric Vehicle Charging Stations {Electric Vehicle Charging Stations Northshore Mall Plans—Rev. Date 7/7/2023; Seal Stamped on 7/26/2023}.

●Mr. Andrew Levin wanted to point-out to the Board the letter from Mayor Bettencourt regarding the proposed mall project at 210 Andover Street noted in the “Correspondence” section of the Agenda. Mr. Levin emphasized that the Mayor’s letter is requesting some conditions be added to any potential approval of this project.

●Mr. Andrew Levin explained that 50-54 Prospect Street had provided the Landscape Plan for their original plan for their original application back in 2020, as it was going to be very similar, they have since updated it to show the three buildings rather than the four that was shown in 2020.

G. City Council: None.

H. Other Matters before the Board: None.

●Mr. Andrew Levin informed the Board that he reached-out to the applicant and project developers of Stonegate, per Mr. Roy Simoes' request. The applicant and project developers are prepared to come before the Board at their next meeting, and provide an update on the project.

I. Adjournment: 7:24p.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=4AUoF48v2IM> .