



**Peabody Planning Board Minutes
FOR SEPTEMBER 4, 2025, MEETING
APPROVED SEPTEMBER 18, 2025**

Planning Board Minutes

September 4th, 2025

Time: 7:00—7:21p.m.

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

Members Present: Mr. Tom Bettencourt, Mr. John Ford, Mr. Roy Simoes, Mr. Joseph Gagnon, Dr. Judith Otto, Mr. Matthew Genzale, Mr. Tom French, *Mr. Dennis Feld [arrived late to the meeting]

Others Present: Andrew Levin, Dave Harrison

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

A. Approval of Minutes: 8/7/2025 & 8/21/2025

→**Motion:** Mr. Joseph Gagnon—Move to accept and approve the minutes of August 7th, 2025.

→**Seconded:** Dr. Judith Otto

Roll call: 6 to 0; 1 Present.

→**Motion:** Mr. Joseph Gagnon—Move to approve the minutes of the August 21st, 2025, meeting.

→**Seconded:** Dr. Judith Otto

Roll call: 7 to 0.

B. ANR/Land Court: None.

C. Site Building Permit Plan Reviews:

1. 0 HARDY STREET (*Map 85, Lot 001*)

- i. This is an application by Michael Becker—seeking a site plan review to redevelop a vacant ±8,983 s.f. commercially zoned parcel bounded by Hardy St., Munroe St., Munroe Court, and Central St. The project consists of redeveloping the existing paved site to accommodate construction of an 8-unit commercial condominium building with associated walkways, paved parking area, utilities, landscaping, and other site amenities. Hardy St. drainage improvements are also planned as part of the development. Construction activities will include demolition and removal of structures and pavement; excavation; foundation installation; building construction; backfilling; installing and reconfiguring utility and drainage connections as needed; grading; paving; gas trap installation; and loaming and seeding and other site landscaping. The property is located in the {BC} Zoning District. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

► CONTINUED FROM 8/21/2025

► ACTION CONTINUED TO 9/4/2025

● Mr. Andrew Levin interjected and informed the Board that a “late add” was submitted by Attorney John Keilty requesting a continuance. However, Mr. Levin wanted to update the Board saying that he had a meeting last week with Mr. Will Paulitz, Mr. Jim Nicholas, and Attorney John Keilty to further discuss this project. Ms. Lucia DelNegro, Conservation Agent for the City of Peabody was also present. All parties tried to come to some sort of an agreement between everyone but one was not entirely reached. Attorney Keilty explained to us that he would go back to his client with some of the items that were brought up at the meeting. Mr. Levin also noted that a “late add” was submitted yesterday, two days ago by Mr. Will Paulitz in regard to this project however, his recommendation to the Board is to hold off on accepting this “late add”

this evening however, the Board could choose to accept the “late add” for the continuance and then the Will Paulitz letter can be discussed at the next meeting.

→**Motion:** Mr. John Ford—In the matter of 0 Hardy Street move to receive a communication from Attorney John Keilty dated September 2nd, 2025, where Attorney Keilty is requesting an extension of time until September 18th, 2025. Move to receive and grant said extension.

→**Seconded:** Dr. Judith Otto

Unanimously approved.

2. **15 SYLVAN STREET** (*Map 30, Lot 49*)

- i. This is an application by Raising Cane’s Restaurant LLC—seeking a site plan review to redevelop an existing office/bank and parking lot to a proposed “Raising Cane’s Restaurant” at 200 Endicott Street in the Town of Danvers, MA and 15 Sylvan Street in the City of Peabody, MA. The site, which currently consists of approximately ±1.75 acres of land, contains an existing paved parking area, on-site utilities, and landscaping. The site is split by the Town/City boundary, in which ±0.85 acres of the site is in Danvers and approximately ±0.90 acres is in Peabody. The proposed project includes the construction of a new ±3,378 s.f. “Raising Cane’s Restaurant” with drive-thru along with new paved parking areas, landscaping, storm water management, and associated utilities. The project will also provide erosion and sedimentation controls during the demolition and construction periods, as well as long term stabilization of the site. The property is located within the Business Regional {BR} Zoning District. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 8/21/2025

▶ ACTION CONTINUED TO 9/4/2025

●Mr. Andrew Levin interjected and informed the Board that another “late add” was received from Attorney John Keilty requesting a continuance. Mr. Levin then proceeded to provide the Board with an update on the meeting he had with Attorney Keilty on this project. The “peer review” has come back for this project and DPS has it however there is one slight issue test pits were never done on this site. So, DPS is coordinating right now with Attorney Keilty on getting that completed. They should have a final review to be presented to the Board.

→**Motion:** Mr. John Ford—In the matter of 15 Sylvan Street move to receive a “late communication” from Attorney John Keilty dated September 2nd, 2025. In this letter Attorney Keilty is requesting an extension of time until September 18th, 2025. Move to receive and grant said extension.

→**Seconded:** Dr. Judith Otto

Unanimously approved.

3. **5 FIFTH STREET** (*Map 90, Lot 30*)

- i. This is an application by Dave Harrison—seeking a site plan review to add on to the existing building located at 5 Fifth Street for new office space. The tenant who is going to occupy the new office space and renovate the ±40,000 s.f. warehouse is Bertolino Foods. We are proposing for the additional office space to be a class A, 60 foot by 125 foot, 2-story office space with a total square footage of both floors measuring ±15,000 square feet. This space will serve as the new corporate headquarters for Bertolino Foods. Since moving to 5 Fifth Street in Peabody, Bertolino Foods has increased its staff to 179 full-time and 50 seasonal employees. Upon completion of the new manufacturing space and corporate offices, Bertolino Foods hopes to add 40 more employees to its manufacturing and sales department over time. The new addition will be attached to the existing structure on the south-east corner. We are leaving a green space between the current structure and the new addition. The area that the new addition will be built on is a level lawn and parking lot space. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

●Mr. Dave Harrison {Harrison Development, Sanford, ME 04073} explained that his family owns this property and provided the Board with a synopsis of the project. Bertolino Foods, a tenant that has grown tremendously is looking to expand their office space. The previous tenant occupying the ± 40,000 s.f. has not been performing as well as it should be, and they have decided to downsize their space. They found another location out of town [smaller facility]. This opened the door for Bertolino to be able to come in and take that section over—they're now selling coast-to-coast all over the United States. So, they need more space for the manufacturing and office. Right now, they have 176 employees and 50 temporary employees and they're looking to add employees over the next few years over 40-50 as things go on. Mr. Harrison commented that they're strapped on space, and he would like to keep them in his building. He noted that they are a phenomenal family, and they do a heck of a job. They have received all sorts of awards from the Angus beef industry on how well they are doing and that's what has helped spur their growth. Utilizing visual aids/renderings Mr. Harrison outlined his proposed vision for the space at length [looking to take the parking lot out and placing a building on it and at the other end removing the loading docks and placing the parking lot there]. Mr. Harrison reiterated that this is going to be Bertolino's corporate headquarters. Mr. Harrison then proceeded to explain that the area that the building is going to be placed on is flat so it shouldn't be an issue as far as elevation changes. The buildings will be attached, and a corridor will run down between the existing structure and the new building, so they'll be able to gain access in that way. Mr. Harrison then proceeded to elaborate on the subject. Mr. Harrison also addressed the logistics of the first and second floor office spaces and opened the floor to any questions.

●Dr. Judith Otto noted that we have a reduction of the plan that you have shown as the site plan and she's wondering if Mr. Dave Harrison could say what the scale of the plan is. It says 1-inch equals 40, but obviously that's not correct. Mr. Dave Harrison explained that the Board had received the reduction. Dr. Otto reiterated the question on what the reduction size is. Mr. Harrison explained that technically if you blew that up to the normal size it's 1-inch equals 40. Dr. Otto commented that she understood that but what is the scale of [holding up the reduced size rendering] this drawing. Mr. Harrison answered that he didn't know off the top of his head and explained that he reduced it down to what it was called for in the Board's packets. Dr. Otto then mentioned that if a graphic scale was noted on the rendering then the Board would know. Mr. Harrison apologized. Dr. Otto thanked Mr. Harrison.

●Mr. Joseph Gagnon brought up the topic of parking. So, parking space is to lose 26 spaces; proposed 69 net increase of 43 spaces—is that with the addition...more than enough. Mr. Dave Harrison jumped in and noted that it's more than sufficient and elaborated at length on the subject.

●Mr. John Ford commented that he visited the site today and he's kind of familiar with it from being a resident of South Peabody, but this is about as nonobtrusive an addition as you could place with a building in that area. Mr. Ford feels that it's a good fit and he sees no detrimental effects here at all. The loss in parking is picked up on the other side—there's plenty of room for parking. Mr. Ford then noted that he would be in favor to support this project.

●Mr. Roy Simoes commented that he has known Mr. Leo Bertolino for 25 years. He is one of the most solid guys and I'm very pleased that he decided to pull up stakes in Boston and bring his business to Peabody. That's all. Mr. Dave Harrison noted that the whole family is too—and if you ever met his dad that started the whole business, he's just a super guy. Really is. Hardworking family. An interesting thing when I started talking to him about it I said, Leo, what's your goal here? And he goes, to employ more people. That's his goal. So that was, you know, pretty straightforward.

●Mr. Andrew Levin mentioned that the Community Development Department is fully in favor of this project. We're very excited about Bertolino Foods a Peabody company expanding so much that they need to put an addition on their building. It's a great company and exciting area. The one caveat to this all being is there's no memo yet from Department of Public Services of review of this project. While Mr. Levin doesn't think this is going to cause any sort of issues, he will always err on the side of caution—that until DPS

reviews and engineering specifically reviews a project, the Planning Board should hold off on approving or acting on any project. So, I just wanted to put that out there. They've had this, it was a short week this week. So, I haven't heard anything yet from them. I don't foresee this being a big lift for them, but I just wanted to put that out there that we have not gotten anything yet back from engineering on this.

●Mr. Roy Simoes commented that he personally doesn't see why we can't approve this with the statement made that it's depending on DPS's review. And I surely hope that they don't ask for "peer review" on this. Mr. Joseph Gagnon agreed, and he thinks that we should try to move this forward and of course DPS needs to review it and so forth, but he would not like to delay this project.

→**Motion:** Mr. John Ford—The Planning Board moves to approve "permit to issue"—condition on a favorable DPS review of the project, so moved.

→**Seconded:** Mr. Roy Simoes

Roll call: 8 to 0.

D. Appointments:

1. Mr. Paul DiBiase, Peabody Living LLC—Re: Stonegate Subdivision Tripartite Agreement Release and Street Acceptance.
 - ▶CONTINUED FROM 8/21/2025
 - ▶ACTION CONTINUED TO 9/4/2025

●Chairman Tom Bettencourt mentioned that Mr. DiBiase was not present this evening therefore this item would be continued to the next meeting.

E. Subdivision Board Action: None.

F. Correspondence:

1. Revised Site Plan for 0 Hardy St. [revision date: August 18th, 2025].
2. Regional Notices.

G. City Council: None.

H. Other Matters before the Board: None.

I. Adjournment: 7:21p.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=hqyj2hg6PvM>.