



**Peabody Planning Board Minutes
FOR FEBRUARY 5, 2026, MEETING
APPROVED MARCH 5, 2026**

Planning Board Minutes

February 5th, 2026

Time: 7:00—7:07p.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 Cacchiotti, Mr. Jeff Saliba

Others Present: Andrew Levin, Attorney John Keilty

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

A. Approval of Minutes: 1/15/2026

→**Motion:** Mr. Joseph Gagnon—Move that we accept the minutes from the January 15th, 2026, meeting.

→**Seconded:** Mr. Jeff Saliba

Unanimously approved.

B. ANR/Land Court:

- i. **88 & 90 Winona Street, Peabody, MA 01960** {Map 45, Lot 25; Map 45, Lot 26A}—Applicant Attorney John R. Keilty o/b/o Judith F. Doherty & Alvaro Perez Lopez, seeking endorsement of a plan dated 10/25/25, where owners intend to exchange Parcels C and D to resolve an encroachment issue [90 Winona Street is a parcel of ± 21,645 s.f. and 88 Winona Street is a parcel of ±15,733 s.f.—the lots are adjacent to each other]. Parcel C is to be combined with Lot 2A, and Parcel B is to become one contiguous lot. Parcel D is to be combined with Lot 8B, and Parcel A is to become one contiguous lot. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

•Attorney John Keilty {40 Lowell Street, Peabody, MA} stated that he represents Judith F. Doherty and her daughter, Jessica F. Perreault. They, along with Alvaro Perez Lopez, are the applicants for an ANR plan. Attorney Keilty explained, using slides, that the plan before the Board is intended to resolve an encroachment issue. He noted that they are not entirely certain whether they will ultimately use this plan. The subdivision takes an equal-sized parcel of land from each lot, which the owners intend to exchange to resolve the encroachment. After the exchange, the area and frontage for both lots will remain the same as before. The frontage is located on Winona Street, and the other portions of land involved will not change the existing area or frontage. This ensures that, when building permits are issued, the lots will remain the same size and there will be no interference with frontage requirements. Attorney Keilty then elaborated on the documentation filed for this project.

•Chairman Tom Bettencourt asked if any Board members had questions regarding the application. Hearing none, he stated that a motion would be accepted at that time.



→**Motion:** Mr. John Ford—The Planning Board moves to approve and endorse an ANR plot plan of land in Peabody, MA prepared for Judith Doherty and Jessica Perreault at 88 Winona Street. The plan was prepared by David P. Terenzoni, P.L.S. [4 Allen Road, Peabody, MA 01960]. Parcel C shall be combined with Lot 2A, and Parcel B to form one contiguous lot. Parcel D to be combined with Lot 8B, and Parcel A to form one contiguous lot, so moved.

→**Seconded:** Dr. Judith Otto Cacchiotti
Roll call: 6 to 0.

C. **Site Building Permit Plan Reviews:** None.

D. **Appointments:** None.

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

F. **Correspondence:**

1. Regional Notices.

G. **City Council:** None.

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

I. **Adjournment:** 7:07p.m.

→**MOVE to adjourn:** Dr. Judith Otto Cacchiotti

→**Seconded by:** Mr. Roy Simoes
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=dRXfg_lRyA0.