



Peabody Planning Board Minutes

**FOR MARCH 21, 2024, MEETING
APPROVED APRIL 4, 2024**

Planning Board Minutes

March 21st, 2024

Time: 7:00—7:05p.m.

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

Members Present: Mr. Thomas Bettencourt, Mr. John Ford, Attorney Peter Arvanites, Mr. Joseph Gagnon, Mr. Matthew Genzale, Dr. Judith Otto, Mr. Sean Walsh, Mr. Tom French

Others Present: Andrew Levin

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

A. **Approval of Minutes: 3/7/24**

→**Motion:** Attorney Peter Arvanites—Move to approve the minutes of the meeting of March 7th, 2024.

→**Seconded:** Mr. Matthew Genzale

Unanimously approved.

B. **ANR/Land Court:** None.

C. **Site Building Permit Plan Reviews:**

8 CENTENNIAL DRIVE (Map 091, Lot 006)

This is an application by 8 Centennial Drive Owner, LLC c/o Tishman Speyer Development, LLC—seeking a site plan review for a proposed redevelopment. Project to include demolition of all existing facilities and construction of four warehouse buildings totaling ±710,560 square feet. All four warehouses are set up to accept multiple tenants. Project to also include site work, including earthwork, parking reconfiguration, site lighting, and landscaping. The anticipated number of employees is approximately 1,000. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 3/7/2024

▶ ACTION CONTINUED TO 3/21/2024

● Attorney John Keilty submitted a letter dated March 20th, 2024, requesting a continuance to the Board's next meeting of April 4th, 2024.

→**Motion:** Mr. John Ford—Move to receive a late communication from Attorney John Keilty dated March 20th, 2024, and its request to extend out the time until April 4th, 2024, move to receive and grant said extension.

→**Seconded:** Attorney Peter Arvanites

Unanimously approved.

0 NEWBURY STREET (Map 57, Lot 74T)

This is an application by Circle Storage, LLC of Revere—seeking a site plan review to construct an approximately 39,000 s.f. of new construction in two buildings, one being 15,000 s.f. and then (10) bays (Bldg. #2), and a second building (Bldg. #1) being 24,000 s.f. yielding (16) bays. Access to the 191,021 s.f. parcel is via a previously approved “driveway” shared with the residential project approved in the rear of this proposal. The only access/egress will be directly to U.S. Rte. 1. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

▶ CONTINUED FROM 3/7/2024

▶ ACTION CONTINUED TO 3/21/2024

●Attorney John Keilty submitted a letter dated March 14th, 2024, formally requesting a continuance to the Board's April 4th, 2024, meeting for 0 Newbury Street's "Site Plan Review."

→**Motion:** Mr. John Ford—Move to receive a communication from the Peabody Historical Commission dated March 14th, 2024, where concerns are outlined regarding two family cemeteries in the area of 0 Newbury Street—and the letter is signed by Mr. Jeff Budd, Chairman of the Peabody Historic Commission. Secondly, a communication from Attorney John Keilty requesting an extension of time for 0 Newbury Street to April 4th, 2024, move to grant said extension.

→**Seconded:** Attorney Peter Arvanites

Unanimously approved.

●Mr. Andrew Levin provided a brief outline to the Board on the status of 8 Centennial Drive and 0 Newbury Street.

D. Appointments: None.

E. Subdivision Board Action: None.

F. Correspondence:

1. Continuance letter from Attorney John Keilty—Re: 0 Newbury Street dated March 14th, 2024.
2. Regional Notices.

G. City Council: None.

H. Other Matters before the Board:

1. Independence Greenway—Early Environmental Design Coordination.

●Mr. Andrew Levin reminded the Board that the next meeting will take place in the Lower-Level Conference room—due to "Student Government" day.

I. Adjournment: 7:05p.m.

→**MOVE to adjourn:** Mr. Matthew Genzale

→**Seconded by:** Mr. Sean Walsh

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=ECVg9eo_zio.