

APPROVED

Planning Board Minutes

August 4th, 2022

Time: 7:00 pm – 7:19.m.

Location: Wiggin Auditorium and via Zoom Remote Participation simulcast on Peabody Access TV

Members Present: Atty. Peter Arvanites, Mr. Roy Simoes, Mr. John Ford, Mr. Dennis Feld, Mr. Joseph Gagnon, Atty. Diane Cooper (Remote), Dr. Judith Otto (Remote)

Members Absent: Matt Genzale,

Others Present: Mr. Andrew Levin (City Planner), Atty. John Keilty,

PUBLIC HEARING(s):

1. Definitive Subdivision Stonegate:

Notice is hereby given that under the provisions of Chapter 41, Section 81T of the Massachusetts General Laws, the Peabody Planning Board will hold a public hearing on June 2nd, 2022 at 7:00 pm in Peabody City Hall, Wiggin Auditorium, 24 Lowell Street, Peabody, MA 01960 for approval of a definitive subdivision plan known as Stonegate, Sheet(s) 1-14, plan dated March 22nd, 2022, drawn by William and Sparages, showing 5 lots.

Said property is located near or at:
Pearl Street, Ralph Road.

And shown on Assessors Map(s): 106 Parcels 2x, 5, 8, 9, 10, 18A & 18E

Atty. John Keilty was present on behalf of the applicant. Senior Planner, Andrew Levin explained to the Board that he had received a letter requesting to continue action on the proposed sub-division to the next Planning Board meeting.

MOTION: by J.FORD: move to receive a communication from Atty. John Keilty, requesting to continue the public hearing, SECOND: DR. OTTO, unanimously approved.

2. PROPOSED ZONING AMENDMENT

BE IT ORDAINED by the City Council of the City of Peabody as follows:
That the Zoning Ordinance of the City of Peabody entitled Zoning Ordinance - 2011, as amended, is hereby further amended as follows:

SECTION ONE: By amending Section 4.2.6 Industrial under Schedule of Use Regulations by adding as a matter of by right “Food processing, wholesale, provided all

work including storage is carried on inside a building that does not exceed 50,000 square. Chairman Bettencourt read the legal ad.

Atty. Keilty was before the Board on the matter.

Atty. Keilty stated he is requesting this amendment on behalf of his client who owns 128 Newbury Street. Atty. Keilty stated this is the property that currently houses "Honey Dew Donuts". Atty. Keilty continued that previously a Special Permit was obtained for "Honey Dew Donuts" that allowed drive-thru. Atty. Keilty stated that a bakery is seeking to operate at this location, and under review by their council, determined that in BR zoning District no bakeries are allowed. Atty. Keilty stated he is seeking, on behalf of his client, to allow bakeries by special permit in BR Zoning District. Atty. Keilty continued further that he wishes the Planning Board to recommend to the City Council that bakeries be allowed by right.

The Board discussed this recommendation with the Applicant. Mr. Levin explained that Community Development did not have an issue with the original proposal, but were seeking to review the amendment further.

MOTION: by J. Ford: recommend to the City Council to adopt the zoning change before the Board, regarding "Bakery, wholesale" in a BR1 zone, further recommend the City Council consider making said use by right. SECOND: ATTY. Arvanites, unanimously approved.

A. Approval of Minutes:

Andrew Levin, Senior Planner explained the minutes would be available in the coming meetings.

B. ANR/Land Court:

C. Site Building Permit Plan Reviews:

190R NEWBURY STREET (MAP 35, LOT 038A)

This is an application by ROBERT DENISCO seeking a site plan review for the proposed construction of a 60-unit multi-family residential building over a parking deck, surface parking and access driveways.

MOTION: J. FORD, move to allow the petitioner of 190R Newbury Street continue to the next meeting, Second, Atty. Cooper, unanimously approved.

55 PULASKI STREET (Map 53, Lot 029)

This is an application by DENNIS & GEORGIA GIANNIS, TRUSTEES seeking a site plan review for the proposed redevelopment of the site for multi-family housing. The application includes the construction of eight (8) new duplex buildings, as well as the renovation of the existing building into 5 units of housing. There is a proposed 44 parking spaces, with four (4) spaces located within two (2) buildings, with the remainder throughout the site in an open-air parking lot

J. Ford explained, the Board received a letter from the applicant seeking a continuance.

MOTION: J. FORD move to receive the late communication and allow the petitioner for 55 Pulaski Street to continue to the next meeting, SECONDED: R. Simoes. Unanimously approved.

67 PULASKI STREET

This is an application by PIONEER CHARTER SCHOOL OF SCIENCE II seeking a site-plan review for the proposed construction of an approximately 66,000sf K-8 Elementary and Middle School. The project includes the demolition of the existing buildings on both properties and various site improvements, including construction of vehicular and pedestrian access, school building, landscaping, and utility services.

J. Ford explained the Board is in receipt of two communications, a letter to continue the project and a update from the Department of Engineering on the project.

MOTION: J. FORD move to receive the late communications and allow the petitioner for 55 Pulaski Street to continue to the next meeting, SECONDED: R. Simoes. Unanimously approved.

Appointments:

None

Correspondence:

City Council:

Other Matters Properly Before the Board:

Adjournment:

Planning Board: Atty. Cooper MOVE TO adjourn **Seconded by:** Dr. Otto **unanimously approved**

Andrew Levin

Senior Planner

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=0vbx_-EDYHI&t=121s