



CITY OF PEABODY

2023 NOV -7 PM 2:19

CITY CLERK

**City of Peabody
Zoning Board of Appeals**

City Hall • 24 Lowell Street • Peabody, Massachusetts 01960 • Tel. 978-538-5792

NOVEMBER 20, 2023, ZBA AGENDA
LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT THERE WILL BE A SPECIAL AND REGULAR
MEETING OF THE ZONING BOARD OF APPEALS ON
MONDAY, NOVEMBER 20, 2023 AT 7:00 PM
AT THE WIGGIN AUDITORIUM, CITY HALL, 24 LOWELL STREET, PEABODY,
MA

The applications and plans are available to the public and can be viewed by contacting Carla McGrath at carla.mcgrath@peabody-ma.gov or 978-538-5792 prior to the Public Hearing You may submit emailed comments by 12 noon on the Thursday prior to the meeting date to Carla McGrath with the word “agenda” in the subject line and state whether you are “In favor” or “Opposed.” Comments can also be submitted via U.S. Mail. In the body of your email/letter you must state your name, address, and the address you are commenting on. All emails and letters require a name and address. No anonymous communications will be accepted.

REGULAR MEETING

1. Application of Mr. and Mrs. DiOrio c/o Attorney John R. Keilty for a variance from the Provision of the Zoning Ordinance 2020, as amended, **Section(s) 7.2 and 10.5.1**, as it applies to the premise known as **304 LOWELL ST**, Peabody, MA, **Map/Lot 073-202**. Petitioner seeks a variance to subdivide a parcel of land creating Lot A and Lot B with new construction on Lot A and requires relief from Lot A Minimum Buildable Lot Area where 15,000 sf is required and 10,495 sf is proposed; Frontage where 125' is required and 67' is proposed; Street Trees Per Lot where 2 are required and 0(none) are proposed. The property is located in an **R1A** zoning district.

SPECIAL MEETING

1. **Continued** application of **41 Newbury Street Realty LLC**, for a **Chapter 40B Comprehensive Permit** as it applies to the premises known as **41Newbury Street, Peabody, MA, Map 078, Lot 015B**. Petitioner seeks to construct **60 rental units**. The property is located in **BR1 Zoning Districts**.

Correspondence

11.13.23 Bob Langley close out memo with supporting documentation

Update and Public Comment

Business Meeting

Accept meeting minutes

Any other matters properly before the Board

Holiday Party December 14, 2023 at 6:30pm

NEXT REGULAR AND SPECIAL MEETING DECEMBER 18, 2023



CITY OF PEABODY
2023 DEC 19 AM 11:11
CITY CLERK

MONDAY NOVEMBER 20, 2023 ZBA MEETING MINUTES

**A meeting of the Peabody Zoning Board of Appeals was held on Monday, November 20, 2023
at 7:00 p.m. Peabody City Hall, 24 Lowell St., Wiggin Auditorium**

<u>MEMBERS PRESENT</u>	<u>MEMBERS ABSENT</u>
Frances Bisazza-Gallugi, Chairperson	
Stephen Zolotas, Vice-Chairperson	
Keith Slattery	
Chris Gilbert	
Barry Osborne	

(Ms. Gallugi read the opening statement)

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(Secretary read Legal Notice)

Fran Gallugi recused herself and gave Attorney Keilty a choice to continue to next month or go with 4 tonight and a unanimous decision is required.

Attorney Keilty asked if an alternate would be present at the December meeting.

Fran Gallugi: Yes. We will ask Julie Picardi to attend.

Attorney Keilty: Requested a continuance.

Stephen Zolotas made a motion to continue to December 18,2023

Barry Osborne seconded the motion.

Motion passed (4,0) (Fran Gallugi recused herself)

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Stephen Zolotas made a motion to accept the following correspondence.

11.13.23 Bob Langley close out memo with supportive documentation.
(Correspondence is made part of the record.)

SBarry Osborne seconded the motion.

Motion passed **(5,0)**

Attorney Jonathan Silverstein/Ben Minnix with Eaglebrook Engineering gave a brief overview.

Fran Gallugi: We have heard from all parties and third-party reviews have been completed. Do any members of the board have any questions? Anyone to speak in favor? In opposition? We will be closing the public hearing on this tonight and have our 40b consultant Damon Seligson work with Attorney Silverstein on a decision. Attorney Seligson will need a minimum of 10 days to review the decision so please Mr. Silverstein have it to him in a timely manner. We will then vote at the December 18, 2023, meeting.

Barry Osborne made a motion to close the public hearing.

Stephen Zolotas seconded the motion.

Motion passed **(5,0)** by roll call vote

Business Meeting

Stephen Zolotas made a motion to accept the October meeting minutes

Keith Slattery seconded the motion.

Motion passed (5,0)

Stephen Zolotas made a motion to accept Housing Production Plan memo dated November 17, 2023 sent by Stacey Bernson

Keith Slattery seconded the motion.

Reminder the holiday party on Thursday December 14, 6:30pm at Su Changs.

Meeting adjourned

NEXT REGULAR AND SPECIAL MEETING DECEMBER 18, 2023