

JANUARY 13, 2020
SPECIAL
ZBA



CITY OF PEABODY
2020 JAN 13 AM 10:08
CITY CLERK

**City of Peabody
Zoning Board of Appeals**

City Hall • 24 Lowell Street • Peabody, Massachusetts 01960 • Tel. 978-538-5900

ZBA SPECIAL MEETING JANUARY 13, 2020
LEGAL NOTICE

**NOTICE IS HEREBY GIVEN THAT THERE WILL BE A SPECIAL MEETING OF
THE ZONING BOARD OF APPEALS ON MONDAY, JANUARY 13, 2020 AT 7 PM AT
THE WIGGIN AUDITORIUM, CITY HALL, 24 LOWELL STREET, PEABODY, MA**

SPECIAL MEETING

1. Continued application of **40 Oak Street Development, LLC**, for a **Chapter 40B Comprehensive Permit Application** as it applies to the premise known as **40 Oak Street, Peabody, MA, Map 095, Lot 089X**. Petitioner seeks to construct 80 rental units. The property is located in an **R4 Zoning District**.

BUSINESS MEETING:

Acceptance of continuation request from Michael Larkin dated January 9, 2020
Acceptance of extension request from Michael Larkin dated January 10, 2020

REPORTS:

continuance requested

Posted: January 13, 2020
Carla D. McGrath



CITY OF PEABODY
2020 JAN -7 AM 11:24
CITY CLERK

City of Peabody Zoning Board of Appeals

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BUSINESS MEETING:

REPORTS:

Posted: January 6, 2020
Carla D. McGrath



JANUARY 13, 2020 ZBA SPECIAL MEETING MINUTES

A special meeting of the Peabody Zoning Board of Appeals was held on Monday, January 13, 2020 at 7:00 p.m. in the Wiggin Auditorium, City Hall, 24 Lowell Street, Peabody, MA.

MEMBERS PRESENT	MEMBERS ABSENT
Frances Bisazza-Gallugi, Chairperson	Ed Colbert (A)
Stephen Zolotas, Vice-Chairperson	Daniel Sencabaugh, Secretary
Barry Osborne	
Julie Picardi	

SPECIAL MEETING

Ms. Gallugi addressed the attorneys, applicants and audience in regard to the meeting process and gave her opening remarks.

1. Continued application of **40 Oak Street Development, LLC**, for a **Chapter 40B Comprehensive Permit Application** as it applies to the premise known as **40 Oak Street, Peabody, MA, Map 095, Lot 089X**. Petitioner seeks to construct 80 rental units. The property is located in an **R4 Zoning District**.

Ms. Gallugi: The applicant has requested a continuation and extension on this matter.

Barry Osborne: Motion to continue to accept correspondence from Attorney Smolak and Mr. Larkin

Stephen Zolotas: Second

Fran Gallugi: All in favor. Any opposed Motion approved (4,0)

Barry Osborne: Motion to continue to February 10, 2020

Stephen Zolotas: Second

Fran Gallugi: All in favor. Any opposed Motion approved (4,0)

Barry Osborne: Motion to accept extension to May 16, 2020

Julie Picardi: Second

Fran Gallugi: All in favor. Any opposed Motion approved (4,0)

Meeting adjourned

Carla D. McGrath, Clerk

1.9.20

40 Oak Street Development, LLC

P.O. Box 129
Medfield, MA 02052
PH: (978) 658-0333

E-mail: michael@lawlarkin.com

January 9, 2020

VIA EMAIL

Zoning Board of Appeals
City of Peabody
24 Lowell Street
Peabody, MA 01960

CITY OF PEABODY
2020 JAN -9 PM 4:39
CITY CLERK

RE: Comprehensive Permit - 40 Oak Street, Peabody
Applicant - 40 Oak Street Development, LLC
Request for Continuance

Dear Chairman and Board Members:

The applicant requests a continuance of the hearing scheduled for January 13, 2020 to the next available ZBA hearing date. The applicant has submitted the peer review fee to the City Engineer. Once the City signs the contract with the consultants, the traffic engineer will be ready to present at the next ZBA hearing date.

Furthermore, the applicant's engineer has reviewed the Memorandum from the Town's engineer and has to undertake additional soil testing to address the memorandums concerns.

The applicant will coordinate with the Board to ensure an orderly review of the peer reviewed material and submitted application.

Very truly yours,



Michael J. Larkin, Jr., Manager
40 Oak Street Development, LLC

1-13-20

CITY OF PEABODY
2020 JAN 13 AM 8:42
CITY CLERK

TO: Peabody Board of Appeals

Date: January 10, 2020

Please extend the deadline for the Board of Appeals action regarding the Comprehensive Permit for 40 Oak Street, until May 16, 2020.



Signed:

Michael J. Larkin, Jr., Manager
40 Oak Street Development, LLC