

**DECEMBER 14, 2020**  
**REGULAR**  
**ZBA**



**City of Peabody  
Zoning Board of Appeals**

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

**DECEMBER 14, 2020 ZBA AGENDA**  
**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN THAT THERE WILL BE A REMOTE PARTICIPATION MEETING**  
**OF THE ZONING BOARD OF APPEALS ON**  
**MONDAY, DECEMBER 14, 2020, AT 7:00 PM**

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A § 18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Peabody Zoning Board will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public adequately access the proceedings in real time, via technological means. Individuals may participate remotely in the meeting via a participation platform called Zoom.

Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation through any one of the following ways:

- Enter this link into your web browser to join the meeting: <https://us02web.zoom.us/j/82688535858>
- Enter this link into your web browser to open the Zoom website: <https://zoom.us/join>. Enter the meeting/webinar ID# **826 8853 5858** as directed on the webpage and click "Join". Follow the on-screen instructions to join the meeting.
- Participants can dial a toll-free number **+1 301 715 8592** to join the meeting. When prompted, enter meeting/webinar ID# **826 8853 5858** and follow the instructions to join the meeting.

THE AGENDA FOR THIS MEETING IS POSTED ON THE CITY OF PEABODY WEBSITE.

PEABODY ACCESS TELEVISION WILL BE AIRING THIS MEETING LIVE ON CHANNEL 9, AS WELL AS STREAMING ON THEIR FACEBOOK AND YOUTUBE PLATFORMS.

IF YOU WISH TO COMMENT ON OR REVIEW ANY PLANS OR DOCUMENTS RELATED TO ITEMS ON THIS AGENDA PLEASE CONTACT CARLA MCGRATH VIA PHONE, E-MAIL OR WRITTEN LETTER. ANY E-MAIL OR WRITTEN COMMENTS MUST BE RECEIVED BEFORE DECEMBER 10, 2020.

ZONING BOARD OF APPEALS  
C/O CARLA MCGRATH, CLERK  
24 LOWELL STREET  
PEABODY, MA 01960  
[a.mcgrath@peabody-ma.gov](mailto:a.mcgrath@peabody-ma.gov)  
-538-5792

## DECEMBER 14, 2020 AGENDA

### ZBA REGULAR 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**.
2. Continued application of **The Residence at Farm Avenue LLC, c/o Attorney Jason Panos**, for a **Chapter 40B Comprehensive Permit Application** as it applies to the premise known as **0 FOREST ST, Peabody, MA, Map 069, Lot 012 AND 27(R) FARM AVE, Peabody, MA, Map 069, Lot 005A**. Petitioner seeks to construct 116 units. The property is located in a **DDD Zoning District**.
3. Application of **Jennifer Lane** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Section 7.2**, as it applies to the premise known as **30 Sabino Farm Rd., Peabody, MA, Map 052, Lot 043**. Petitioner seeks a variance for an addition and requires relief to **Right Side Yard** where 15' is required and 5.2' is proposed; **Front Yard** where 20' is required and 18.9' is proposed. The property is located in an **R1A Zoning District**.
4. Application of **Northeast Arms, LLC c/o Attorney John Keilty** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Section 7.2**, as it applies to the premise known as **108H Newbury St., Peabody, MA, Map 068, Lots 12 and 13**. Petitioner seeks a variance for a mobile range facility and requires relief to **Left Side Yard** where 100' is required and 70' is proposed; **Rear Yard** where 50' is required and 28' is proposed. The property is located in an **BR Zoning District**.
5. Application of **Eleftheiros and Aspasia Gamatos c/o Keith Carvalho** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Section 7.2**, as it applies to the premise known as **33 Linden Rd., Peabody, MA, Map 116, Lot 045**. Petitioner seeks a variance for an addition and requires relief to **Side Yard Side Yard** where 15' is required and 9.5' is proposed. The property is located in an **R1A Zoning District**.
6. Application of **Exordium Capital, LLC c/o Attorney Athan Vontzalides** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2 and 9.3**, as it applies to the premise known as **85-87 Lowell St., Peabody, MA, Map 84, Lot 170 and Map 85 Lot 239A**. Petitioner seeks a variance to construct nine apartments in the interior of existing building and requires relief to **Lot Area** where 45,311 sf is required and 32,561 sf is proposed; **Front Yard Setback** where 20' is required and 17.4' is proposed; **Rear Yard Setback** where 35' is required and 34.8' is proposed; **Driveway Coverage** where 15% coverage is allowed and 24.5% is proposed. The property is located in an **R4 Multi Family Zoning District**.

### CORRESPONDENCE

### BUSINESS

Acceptance of Meeting Minutes

Next Meeting Date

Adjourn



**DECEMBER 14, 2020 ZBA MEETING MINUTES**

CITY OF PEABODY

2021 MAR -4 P 10: 21

A regular meeting of the Peabody Zoning Board of Appeals was held virtually on Monday, December 14, 2020 at 7:00 via Zoom

CITY CLERK

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

Also in attendance, were the following...

Attorney Jason Panos  
Anthony Capachietti, Hayes Engineering  
Curt Bellavance, Community Development Director

## **REGULAR MEETING**

**(Ms. Gallugi read the opening statement according to Chapter 40A and explained how the virtual meeting will be run)**

**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.**

**(Letter to request continuance was read into the record and made part of these minutes)**

**Stephen Zolotas:** Motion to accept request for continuance

**Barry Osborne:** Second

**Fran Gallugi:** All in favor no one opposed (5,0)

**Motion to accept request is approved**

**Stephen Zolotas:** Motion to continue 40 Oak Street to the March 22, 2021 ZBA Meeting

**Julie Picardi:** Second

**Fran Gallugi:** All in favor no one opposed (5,0)

**Motion to continue to March 22, 2021 is approved**

**2. Continued application of The Residence at Farm Avenue LLC, c/o Attorney Jason Panos, for a Chapter 40B Comprehensive Permit Application as it applies to the premise known as 0 FOREST ST, Peabody, MA, Map 069, Lot 012 AND 27(R) FARM AVE, Peabody, MA, Map 069, Lot 005A. Petitioner seeks to construct 116 units. The property is located in a DDD Zoning District.**

**Late correspondence was received Friday 12.11.21**

**(memo from Will Paulitz in regard to late correspondence was made part of these minutes)**

**Stephen Zolotas:** Motion to accept late correspondence... 1. Memo from Will Paulitz 2. Presentation by applicant

**Julie Picardi:** Second

**ran Gallugi:** All in favor no one opposed (5,0) We will accept the late correspondence, but we will not hear the presentation as it was late and the Board nor City Engineer had enough time to review it before tonight's meeting.

**Motion to accept late correspondence is approved**

**Tony Capachietti:** Hayes Engineering, gave a brief overview of what has been happening behind the scenes with peer review. Areas of focus are as follows.... Traffic: lack of sidewalks, intersection sight distance and turning distributions. Stormwater: most all concerns were resolved 21E is still valid, Wastewater: in compliance with what is required for firefighting, water pressure is already low will be using a booster pump, Wastewater: would like to tie into the existing main, continue working with DPS for a solution/design.

**Dan Sencabaugh:** Motion to continue 27(R) Farm Ave to the February 22, 2021 ZBA Meeting

**Stephen Zolotas:** Second

**Fran Gallugi:** All in favor no one opposed (5,0)

**Motion to continue to February 22, 2021 was made accepted and approved by roll call vote (5-0) in favor**

**(Chairwoman Gallugi reserved the right to take Attorney Vontzalides next)**

6. Application of Exordium Capital, LLC c/o Attorney Athan Vontzalides for a Variance from the Provision of the Zoning Ordinance 2019, as amended, Sections 7.2 and 9.3 , as it applies to the premise known as 85-87 Lowell St., Peabody, MA, Map 84 , Lot 170 and Map 85 Lot 239A. Petitioner seeks a variance to construct nine apartments in the interior of existing building and requires relief to Lot Area where 45,311 sf is required and 32,561 sf is proposed; Front Yard Setback where 20' is required and 17.4' is proposed; Rear Yard Setback where 35' is required and 34.8' is proposed; Driveway Coverage where 15% coverage is allowed and 24.5% is proposed. The property is located in an R4 Multi Family Zoning District.

**(Secretary read Legal Notice)**

**(Stephen Zolotas recused himself. Ed Colbert has voting rights)**

**Attorney Vontzalides:** Gave an overview of the proposed project to convert the old Red Cross building into 8 rental units.

**(Presentation was made part of these minutes)**

**Fran Gallugi:** Anyone questions by the Board? Anyone to speak in favor? Opposition?

**Mary Ellen Manning:** Abutter at 80 Lowell St. had questions and concerns in regard to parking, the entrance location, lighting, and traffic

**Attorney Vontzalides:** We are providing more parking than what is required but are before the Zoning Board for dimensional relief. The Planning Board will be vetting the other concerns through site plan review.

**Fran Gallugi:** Any questions by the Board? Anyone to speak in favor? Opposition? Hearing none the matter is before the Board.

**Dan Sencabaugh:** Motion to close the public hearing.

**Barry Osborne:** Second

**Dan Sencabaugh:** Motion to approve.

**Barry Osborne:** Second

**Fran Gallugi:** Roll call vote.

**Motion approved by roll call vote (5-0) in favor**

3. Application of Jennifer Lane for a Variance from the Provision of the Zoning Ordinance 2019, as amended, Section 7.2, as it applies to the premise known as 30 Sabino Farm Rd., Peabody, MA, Map 052, Lot 043. Petitioner seeks a variance for an addition and requires relief to Right Side Yard where 15' is required and 5.2' is proposed; Front Yard where 20' is required and 18.9' is proposed. The property is located in an R1A Zoning District.

**(Secretary read Legal Notice)**

**Andrew Lane:** Father of Jennifer Lane resides at 1 Bowen Road, speaking on behalf of his daughter. Mr. Lane explained the proposed addition on an extremely odd (shaped bowling alley)lot.

**Fran Gallugi:** Any questions by the Board? Anyone to speak in favor? Opposition? Hearing none the matter is before the Board.

**Barry Osborne:** Motion to close the public hearing.

**Stephen Zolotas:** Second

**Barry Osborne:** Motion to approve.

**Stephen Zolotas:** Second

**Fran Gallugi:** Roll call vote.

**Motion approved by roll call vote (5-0) in favor**

4. Application of Northeast Arms, LLC c/o Attorney John Keilty for a Variance from the Provision of the Zoning Ordinance 2019, as amended, Section 7.2, as it applies to the premise known as 108H Newbury St., Peabody, MA, Map 068, Lots 12 and 13. Petitioner seeks a variance for a mobile range facility and requires relief to Left Side Yard where 100' is required and 70' is proposed; Rear Yard where 50' is required and 28' is proposed. The property is located in an BR Zoning District.

**(Secretary read Legal Ad)**

**Attorney Keilty:** Attorney representing applicant. Explained the project requesting relief to buffer zone and setbacks. A metal mobile gun range trailer unit 40' x 8' supplying 2 shooting ranges. This will be used for training of law enforcement and gun clubs for gun safety and target practice. The unit is soundproof. Many residents of Huntington Woods had reached out to Attorney Keilty and they were given plans of the unit. The unit will be placed on a concrete pad not interfering with any landscaped areas. The gun shop located at 108 Newbury Street has been open for several years and is an acceptable use. A special permit was not required for this retail shop. A special permit would only be required if the shop bought used firearms. A junk dealers license would be required.

**Fran Gallugi:** Visited the site and it is a good proposal. We have a lot of people who would like to speak in opposition. Please state your name and address for the record and do not repeat what someone else has said.

**Barry Osborne:** Why is it mobile? The mobility of it is concerning. Will the relief change after it is moved?

**Attorney Keilty:** The unit will sit on the concrete pad which will be poured above the existing parking lot. It will be on premise more often then not and a definitive spot when it is not mobile.

**Barry Osborne:** If it is 8' wide is there 2 people in the unit at a time?

**Attorney Keilty:** The trainer and person being trained would be the only people in the unit. Any others would be waiting in the retail store. Hours of operation will be similar to the retail hours. The use of the facility is by appointment and nothing

**Ed Colbert:** What about the utility connection and reconnection.

**Attorney Keilty:** The only utility is electrical.

**Fran Gallugi:** The concrete slab will act as the "home"

**Ed Colbert:** Asked the weight of the unit. It seems more of a permanent structure. I would need more information if I were a voting member. How thick are the walls if it is soundproof?

**Phil Taylor:** 4401 Deerfield Circle asked what the basis was for the variance request.

**Fran Gallugi:** Read the applicants response to application question number 16. The hardship is the oddly shaped lot.

**Philip Taylor:** There is nothing being said about all the criteria being fulfilled. There is nothing unique about the lot in comparison to tother lots in the area, no financial hardship. This project sounds like a desire. The Board should not approve this project.

**Attorney Keilty:** There is no claim of financial hardship. There is an extremely odd shape to the rear of the lot. The size of the lot is not unique to the location however the shape is. There will be a generator for heating and cooling similar to a cargo truck.

**Stephen Zolotas:** Responded to the question in regard to 12E – inappropriate discharge of weapon – stating it was an issue for local authorities and the inappropriate discharge of a weapon is quite different than a shooting range.

NAME	ADDRESS	NAME	ADDRESS
<b>Ken Orth</b>	4802 Heatherwood	<b>Paula Furlong</b>	3904 Woodbridge
<b>Sue Turner</b>	5006 Heatherwood	<b>Kathy O'Brien</b>	3302 Pleasant
<b>Paul Tempesta</b>	3002 Postgate	<b>Tina</b>	
<b>Brian Allera</b>	5002 Heatherwood	<b>Lou Lamantia</b>	3001 Postgate
<b>Peg O'Meara</b>	2801 Postgate	<b>Michelle Mancini</b>	804 Foxwood
<b>Keith Ferrar</b>	3506 Woodbridge	<b>Terri Webber</b>	4201 Woodbridge
<b>Jeanne Gangi</b>	3703 Woodbridge	<b>Nick Magliano</b>	4803 Heatherwood
<b>Kevin McKenna</b>	5901 Huckleberry	<b>Ruth DiSoto</b>	606 Foxwood
<b>Alice Ryan</b>	3901 Woodbridge	<b>David Zecki</b>	4402 Deerfield
<b>David Hosker</b>	2904 Postgate	<b>Ray and Donna Vallis</b>	701 Foxwood
<b>Patricia Ross Gordon</b>	3604 Woodbridge		
<b>Ross Gordon</b>	3604 Woodbridge		

There were 50+ in attendance from the public for this variance request.

The above-mentioned abutters spoke in opposition citing the following reasons/had questions... Noise, hours of operations, turning radius for emergency services, buffer zone importance, lead contamination, property devaluation, traffic impact, negative impact on the owners of 255 units at Huntington Woods by impeding on the buffer zone, set a bad precedent, disruption of wildlife, no proof of soundproofing, residential safety, insufficient guarantee of environmental pollution control, generator noise from heating or cooling, generator noise, local statute Massachusetts law 12E discharge of a fire arm within 500' from a residence is illegal whether it is inside or outside,

**Attorney Keilty:** In order to address the questions by the Board and people who spoke in opposition I would like to request a continuance. A package would be delivered to the Board members before that meeting. Issues that would be addressed include specs for the unit, cooling and heating system, lead pollution collection unit within the trailer, provide detail about slab the unit will sit on and the nature of any utilities. The lot was established before buffer zones came into local zoning ordinance, therefore there are propane tanks etc. already there. The mobile unit will not go any closer than those preexisting.

**Barry Osborne and Dan Sencabaugh:** Agree that more information out to the abutters is important. Asked Attorney Keilty to provide additional proof that the unit will be soundproof.

**Fran Gallugi:** Suggested the additional information be provided to the Huntington Woods Board of Trustees as well.

**Jack Keilty:** agreed to provide the information.

**Ed Colbert:** Asked where the nearest unit was so he could visit/and or benchmark that facility.

**Attorney Keilty:** Will provide that information

**Fran Gallugi:** The matter is before the board.

**Stephen Zolotas:** Motion to continue.

**Dan Sencabaugh:** Second

**Fran Gallugi:** All in favor? Any opposed?

**Motion to continue is approved (5-0) in favor**

5. Application of **Eleftheiros and Aspasia Gamatos c/o Keith Carvalho** for a **Variance from the Provision of the Zoning Ordinance 2019, as amended, Section 7.2**, as it applies to the premise known as **33 Linden Rd., Peabody, MA, Map 116, Lot 045**. Petitioner seeks a variance for an addition and requires relief to **Side Yard Side Yard** where 15' is required and 9.5' is proposed. The property is located in an **R1A Zoning District**.

**Keith Carvalho:** 101 Hill St Norton contractor for the project explained what was proposed. Existing addition needs repair and homeowner would like to expand kitchen and create a mudroom. The addition expansion will not encroach on the driveway any more than what is there.

**Barry Osborne:** Voiced concerns from the neighbor by adding the addition will decrease parking for the homeowners. Have the homeowners addressed this with the neighbor? Did they have a surveyor who made the marking on the ground.

**Keith Carvalho:** Those concerns should be addressed to the homeowner.

**(audio complications with allowing the homeowner to speak occurred)**

**Barry Osborne:** I am reluctant to vote on this if we cannot get some answers from the homeowner.

**Fran Gallugi:** If you spoke to the neighbor and the hey were concerned about the parking and it is that important to them why didn't the neighbor attend?

**Barry Osborne:** I agree. Looking at the plans I don't see adding the addition is going to change an awful lot anyway.

**(audio issue was resolved)**

**Aspasia Gamatos:** Homeowner, 33 Linden Rd. We did speak with our neighbors and let them know what we would like to do for renovations on the home. We are unaware of any issues or concerns with parking or anything else. The proposed project has nothing to do with a red van parked in front of the home.

**Barry Osborne:** Do the marking that were put on the driveway have anything to do with where you are putting the addition?

**Aspasia Gamatos:** No. those are markings the surveyor used to produce the plot plan.

**Dan Sencabaugh:** Since it is a pre-existing nonconforming structure when was that additional structure built? Zit doesn't look like something that should have been built in the first place.

**Aspasia Gamatos:** WE purchased the house in 2006/2007 and it as far as I know it was part of the original home.

**Fran Gallugi:** Any questions by the Board? Anyone to speak in favor? Opposition? Hearing none the matter is before the Board.

**Stephen Zolotas:** Motion to close the public hearing.

**Dan Sencabaugh:** Second

**Stephen Zolotas:** Motion to approve.

**Dan Sencabaugh:** Second

**Fran Gallugi:** Roll call vote.

**Motion approved by roll call vote (5-0) in favor**

**Fran Gallugi:** Our next meeting is January 25, 2021.

Meeting adjourned

DATE 12/14/20

Absent	Present

<i>w/ Julie</i>	Voting Order	<i>w/o Julie</i>
1. Dan		Dan
2. Stephen		Stephen
3. Julie		Ed
4. Barry		Barry
5. Fran		Fran
6.		
7.		

CITY OF PEABODY  
DEC 10 A 10:35

CITY CLERK  
December 9, 2020

VIA EMAIL

Frances Gallugi, Chair  
Zoning Board of Appeals  
City of Peabody  
City Hall  
24 Lowell Street  
Peabody, Massachusetts 01960

RE: Applicant: 40 Oak Street Development, LLC  
Property: 40 Oak Street (Map 095, Lot 089x)  
Chapter 40B Comprehensive Permit Application  
Request for Continuance

Dear Chairperson Gallugi and Other Board Members:

On behalf of the Applicant, 40 Oak Street Development, LLC, we are requesting the Board to vote to continue the hearing for the matter above from the scheduled hearing date of Monday, December 14, 2020 to the Zoning Board's next scheduled meeting for this matter to a time, place and date certain which we understand may be either Monday, January 18 or 25, 2021. We continue to work with the City Departments and other peer review consultants, but feel that additional time is necessary to fully respond to City and its peer review comments and questions.

Thank you for your assistance.

Sincerely,

  
John T. Smolak

JTS/

cc: Michael & Patrick Larkin  
Distribution List

**BOARD OF APPEALS – VARIANCE  
EXORDIUM CAPITAL, LLC – ROBERT CHRISTY – MANAGER  
85-87 LOWELL STREET  
R-4 (MULTI-FAMILY) ZONING DISTRICT**

**December 14, 2020**

**I. Good evening. For the record, my name is Athan Vontzalides and I am an attorney practicing law at 246 Andover Street in Peabody.**

**I appear on behalf of the applicant with respect to this evening’s variance request.**

**II. I believe that most of you are familiar with our property. The building was formerly occupied by the American Red Cross. It’s a two-story building, originally constructed in 1968, or over 52 years ago.**

**The building consists of three floors, and contains approximately 11,106 square feet of area. It is situated on approximately 32,561 square feet of land, and it is in the R-4 multi-family residence zoning district.**

**The building has been vacant now, for approximately a year and a half. It has been on the market for sale, however, due to the COVID-19 pandemic, there is very little demand for office space, as businesses have become accustomed to having their employees working from home. However, the demand for housing still continues to rise.**

**III. The applicant is a real estate development company. They have the property under a Purchase and Sale Agreement, which is subject to obtaining the requested variance relief.**

**With respect to our application, the applicant desires to perform a total renovation to the building, by converting it into a small, upper scale apartment complex, containing nine apartments.**

**There will be four apartments on the lower level, four apartments on the first floor, and one apartment on the second floor.**

**Eight of the apartments will contain two-bedrooms, and one will be a one-bedroom.**

**Each apartment will contain an average of 800 to 1,300 square feet of living area. And each apartment will contain a kitchen, a living room, either one or two bedrooms, one full bath, a refrigerator, stove, a dishwasher, microwave oven, and a washing machine and dryer.**

**In addition, every apartment will have its own heating and air conditioning system.**

**The amenities within the building, will include an approximately 400 square foot gym and workout area, and an approximately 450 square foot business center and conference room.**

**In addition, the building will have a video monitoring doorbell at the main entrance, and each apartment will have an approximately 5' by 8' storage unit, that the tenants can use for the storage of any of their personal property.**

**IV. If granted the requested variance, the entire interior of the building will be gutted, and then totally renovated with the installation of new floors, ceilings, walls, light fixtures, hallways, kitchens, bathrooms, bedrooms and other improvements.**

**The applicant will also bring the electrical and plumbing utilities up to today's building codes and standards, and will provide a sprinkler protection system throughout the entire building, together with a modern fire alarm system.**

**The exterior of the building will be painted, along with the installation of all new residential style windows. The parking area will be repaved, and all new landscaping will be installed in full conformance with our current landscaping requirements.**

**V. If granted the requested variance, the applicant will be investing approximately 2 and a half million dollars, in order to create a modern residential building, that will conform to all of today's building and fire codes and standards.**

**It is interesting to note, that prior to 2011, the applicant could have constructed this project without any variance relief, as the area requirement was 30,000 square feet or 750 square feet per bedroom, whichever is greater.**

**Our zoning ordinance was amended in 2011, so as to require 30,000 square feet, plus 750 square feet per bedroom.**

**In addition, it wasn't until 2013, that our zoning ordinance was further amended concerning driveways not covering more than 15% of the lot.**

**As a result, the additional 750 square foot requirement, along with the driveway requirement, would allow this building to contain only three apartments, which creates a substantial hardship to anyone proposing a residential use to this already developed property.**

**I believe that the applicant's proposal is an excellent use of the property. It abuts the Crowninshield apartment complex, along with having other multiple family dwellings in close proximity. It will also result in a substantial investment near our downtown area, it will provide additional needed housing, and the property is in easy walking distance to many of the surrounding restaurants, personal service establishments, and other retail stores situated in our downtown.**

**As I had stated earlier, we will be installing all new landscaping in conformance with today's landscaping requirements. And we will be reducing the existing paved driveway area, by eliminating the curb cut on Sawyer Street, and replacing that with landscaping.**

**I do have with me this evening Mr. Rob Christy, he is the manager of the Exordium Capital, LLC and together we will try to answer any questions that the Board or the public may have.**

**Thank you.**



*City of Peabody*  
**DEPARTMENT OF PUBLIC SERVICES**

50 FARM AVENUE  
PEABODY, MASSACHUSETTS 01960-3902

CITY ENGINEER  
MUNICIPAL GARAGE  
SOLID WASTE

TELEPHONE (978) 536-0600 • FAX (978) 535-3754

WATER SUPPLY  
SANITARY SEWERS  
STREETS & DRAINAGE

**MEMO TO:** Peabody Zoning Board of Appeals  
**FROM:** William Paulitz, P.E., City Engineer *William Paulitz* 12/10/2020  
**SUBJECT:** 27 Rear Farm Avenue (Map 069 Lot 012)  
**DATE:** December 10, 2020  
**CC:** Robert LaBossiere, Director (via email)  
Curt Bellavance, Community Development Director (via email)  
Anthony Capachietti, P.E., Hayes Engineering (via email)  
Jason Panos, Esquire (via email)  
Michael Weiss (via email)

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As of December 10, 2020, we have yet to receive a response to our August 13, 2020 and/or October 19, 2020 memos. As of such, we no longer plan to attend the December 14, 2020 meeting, please let our Department know when it is to be rescheduled.

Should you have any questions and/or comments please feel free to contact me at 978-536-7126.