

**REGULAR MEETING OF THE PEABODY CITY COUNCIL**  
**DECEMBER 12, 2024**

PRESENT COUNCILLORS: ROSSIGNOLL, WELTON, MELVILLE, GAMACHE, MCGINN, GOULD, DAIGLE, MANNING-MARTIN, HIGGINS, AND PEACH

ABSENT COUNCILLORS: TURCO

An in-person and remotely held meeting of the Peabody City Council opened with a moment of silent prayer after being called to order by City Council President Stephanie R. Peach.

Salute to the American Flag.

COUNCILLOR PEACH – OPEN MEETING LAW STATEMENT: THIS MEETING IS BEING TELEVISED LIVE ON CABLE CHANNEL 9 AND BEING TAPED BY PEABODY ACCESS TV, AND ALSO BEING RECORDED BY OUR CITY COUNCIL STENOGRAPHER.

P555-24 COUNCILLOR GOULD – MOVE TO receive and approve the minutes from the Regular Meeting of November 26, 2024.  
(Unanimous)

**HEARINGS**

A public hearing was duly held on the Zoning Amendment - Amend Section 6 entitled Special Regulations as follows: By deleting in its entirety Section 6.6.8 Designated development district – Residential Overlay; by deleting Section 3.2.15 entitled DDOD Designated Development District Residential Overlay District and inserting in place thereof a new Section 3.2.15 entitled MFOD Multi-Family Overlay District. To comply with the requirements of Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). Appearing to speak on behalf of the City was Mr. Curt Bellavance, Director of Community Development and Planning. No one appeared to speak in favor. No one appeared to speak in opposition.

P556-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, the following communications:

Item 8-C Donald L. Conn, City Solicitor, regarding MBTA Communities Act (Response to Motion P508-24)

Item 8-G Andrew Levin, Senior Planner, Community Development and Planning, regarding M.G.L. Ch. 40A, Section 3A-Proposed Zoning Ordinance and Map Amendment-Multi-Family Overlay District.

(Unanimous)

P557-24 COUNCILLOR MCGINN – 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 **deleting** under Special Regulation Section 6.6.8 Designated Development District Residential Overlay.

**SECTION TWO:** By **deleting** Section 3.2.15 entitled DDOD Designated Development District Residential Overlay District and **inserting** in place thereof a new Section 3.2.15 entitled MFOD Multi-Family Overlay District. To comply with the requirements of Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

**SECTION THREE:** By inserting a new Section 6.17: Multi-Family Overlay District as follows:

#### 6.17.1 Purpose

The purpose of the Multi-Family Overlay District (MFOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

#### 6.17.2 Establishment and Applicability

This MFOD is an overlay district with a land area of approximately 121.3 acres that is superimposed over the underlying zoning districts and shown on the Zoning Map. The MFOD includes the following subdistricts:

SUBDISTRICT	LOT / LOCATION	# Lots	Total Lots / Subdistrict	Size / Acres	Subdistrict (Net Acres)	Maximum Density	Multi-Family Unit Capacity
1	0 Dearborn / 089-010	1	2	24.9	30.2	23 Units/acre	706
	7 Dearborn / 078-019	1		5.79			
2	1 Brooksby Village Drive / 027-005X	1	1	90.6	81.4	18 Units/acre	1,630
		<b>TOTAL ACRES</b>		<b>121.3</b>	<b>TOTAL CAPACITY</b>		<b>2,336</b>

- A. **Applicability of MFOD.** An applicant may develop multi-family housing located within an MFOD in accordance with the provisions of this Section 6.17.
- B. **Underlying Zoning.** The MFOD is an overlay district superimposed on the underlying Designated Development District (DDD) and BR. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the DDD and BR shall remain in full force, except for uses allowed as of right in the MFOD. Uses that are not identified in Section 6.17 are governed by the requirements of the underlying zoning district(s).

#### 6.17.3 Definitions

For purposes of this Section 6.17, the following definitions shall apply.

- A. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- B. **Affordable housing.** Housing that contains Affordable Units as defined by this Section 6.17.
- C. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the City of Peabody, as defined by the U.S. Department of Housing and Urban Development (HUD).
- D. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure but is entirely covered and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

- E. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for this definition.
- F. **Site plan review authority.** The City of Peabody Planning Board is the Site Plan Review Authority for this MFOD.
- G. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate- income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

**6.17.4 Permitted Uses**

- A. **Uses Permitted As of Right.** The following uses are permitted as of right within the MFOD.
  - 1. Multi-Family housing.
- B. **Accessory Uses.** The following uses are considered accessories as of right to any of the permitted uses in Section 6.17.4.A.1.
  - 1. Parking, including surface parking and parking within a structure such as an above-ground or underground parking garage or other building on the same lot as the principal use.

**6.17.5 Dimensional Standards**

A. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MFOD are as follows:

Minimum Lot Dimensions		Minimum Yard Depths			Maximum Height	Maximum Lot Coverage	Floor Area Ratio
Area (s.f.)	Frontage (ft.)	Front (feet)	Side (feet)	Rear (feet)	Feet		(FAR)
60,000	50	25	30	30	55 (4 stories)	60%	1.5

\* Setbacks for multifamily buildings are 100 feet from residential abutters

- B. **Multi-Building Lots.** In the MFOD, lots may have more than one principal building.
- C. **Exceptions.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building. The following additional installations shall also not be subject to the height limitations in this Section 6.17: solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

### 6.17.6 Off-Street Parking

These parking requirements apply to all development projects in the MFOD; the requirements of Section 9.2 do not apply to the MFOD.

- A. **Number of parking spaces.** A minimum of 1.5 parking spaces shall be provided for each dwelling unit with a maximum of 1.75 parking spaces for each dwelling unit in the MFOD.
- B. **Number of bicycle parking spaces.** A minimum of 0.25 covered bicycle storage spaces shall be provided for each dwelling unit in the MFOD.
- C. **Bicycle storage.** For a multi-family development of 25 units or more, one-quarter of the covered parking bicycle parking spaces shall be integrated into the structure of the building(s).

### 6.17.7 General Development Standards

- A. Development standards in the MFOD are applicable to all multi-family development within the MFOD. These standards are components of the Site Plan Review process in Section 6.17.9. Site Plan Review.
- B. Existing Standards.
  - 1. **Parking.** The requirements of Section 9 of this zoning ordinance, except for Section 9.2.
  - 2. **Landscaping.** Section 10 of this zoning ordinance, as applicable to multi-family development in the MFOD.
  - 3. **Signs.** Section 11 of this zoning ordinance, as applicable to multi-family development in the MFOD.
- C. **Site Design.**
  - 1. **Connections.** Sidewalks shall connect building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
  - 2. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
  - 3. **Drop-off/pick-up spaces.** Designated spaces adjacent to or within the first row of parking closest to the buildings shall include one or more 15-minute parking spaces for drop-off/pick-up and deliveries.
  - 4. **Screening for Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than 6 (six) feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
  - 5. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

6. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
7. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
8. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
9. **Dumpsters.** Dumpsters shall be screened by fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building. Valet waste and recycling door service is preferred.
10. **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the City of Peabody's MS4 Permit for projects that disturb more than one acre and discharge to the City's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

**D. Buildings: General.**

1. **Position relative to the street.** The primary building shall have its principal façade and entrance facing the street on which its address is located.
2. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
3. **Material Quality.** Building materials shall be durable and, where appropriate to the style of the building, include traditional New England materials such as wood, stone, and brick. Vinyl siding and asphalt shingles are prohibited.
4. **Shared Outdoor Space.** Multi-family housing shall have common outdoor space that all residents can access. Such space may be any combination of ground floor, courtyard, rooftop, or terrace.

**E. Buildings: Multiple buildings on a lot.**

1. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
2. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.

3. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
  4. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.
- F. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.
1. **Surface parking.** Surface parking shall be located at the rear or side of the principal building. Parking shall not be within the setback between the building and any lot line adjacent to the public right-of-way.
  2. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
  3. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
- G. **Waivers.** Upon the Applicant's request and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this Section 6.17.7. General Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the MFOD.

#### 6.17.8 Affordability Requirements

- A. **Purpose.**
1. Promote public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
  2. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
  3. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
  4. Work to overcome economic segregation, allowing the City of Peabody to be a community of opportunity in which low and moderate-income households can advance economically.
- B. **Applicability.** This requirement is applicable to all residential and mixed-use developments with eight (8) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.
- C. **Affordability requirements.** Subsidized Housing Inventory. All units affordable to households earning 80% or less of AMI created in the MFOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

- D. **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.
- E. **Development Standards.** Affordable Units shall be:
1. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
  2. Dispersed throughout the development;
  3. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
  4. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
  5. Distributed proportionately among unit sizes;
  6. Distributed proportionately across each phase of a phased development; and
  7. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development, provided that occupancy permits for Affordable Units are issued simultaneously on a pro-rata basis.
- F. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

#### 6.17.9 Site Plan Review

- A. **Applicability.** Site Plan Review is required for all projects within this MFOD. The Permitting Authority shall review an application for Site Plan Review for consistency with the purpose and intent of Sections 6.17.4 through 6.17.8.
- B. **Submission Requirements.** The provisions of Sections 12.3 through 12.6 of this zoning ordinance shall apply.
- C. **Site Plan Approval.** Site Plan approval for uses listed in Section 6.17.D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
1. The Applicant has submitted the required fees and information as set forth in the City's requirements for a Building Permit and Site Plan Review; and

2. The project, as described in the application, meets the development standards set forth in Section 6.17.7 General Development Standards.
- D. **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of **Section 6.17.8 Affordability Requirements.**
- E. **Additional Requirements.** The provisions of Sections 12.8 through 12.15, and 12.18 Fees, of this zoning ordinance shall apply. If the site plan review ordinance in Section 12 is in conflict with any regulation of the subdivision rules and regulations of the Peabody Planning Board, the planning board regulations shall supersede the site plan review ordinance, except where the planning board regulations are inconsistent with the requirements of Massachusetts General Laws Chapter 40A, Section 3A or the Compliance Guidelines promulgated by the Executive Office of Housing and Livable Communities. In such case, the applicable requirements of this Section 16.7 shall take precedence over the subdivision rules and regulations of the Peabody Planning Board.

#### **6.17.10 Severability**

If any provision of this Section 6.17 is found to be invalid by a court of competent jurisdiction, the remainder of Section 6.17 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 6.17 shall not affect the validity of the remainder of the City of Peabody's Zoning.

**SECTION FOUR:** That the Zoning Map of the City of Peabody entitled, City of Peabody Zoning Map adopted April 28, 2011, as amended, is hereby further amended as follows:

The following parcels are included within the Multi-Family Overlay District:

- |             |  |
|-------------|--|
| District 1: | 0 Dearborn Road, Map 089-010X, and<br>7 Dearborn Road, Map 078-019 |
| District 2: | 1 Brooksby Village Drive, Map 027-005X                             |

Or any new subdivision of the lots thereof

**SECTION FIVE:** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION SIX:** This ordinance shall take effect as provided by law.

(Carried 8-2; Councillor Rossignoll and Councillor Manning-Martin opposed; Councillor Turco absent)

P558-24 COUNCILLOR GAMACHE – MOVE TO receive and approve, under suspension of the rules, Item 8-A communication from Atty. Kimberly Kroha on behalf of J.D. Raymond Transport, Inc., 25 Farm Avenue, regarding Special Permit Application to City Council (Request to continue to January 23, 2025). (Unanimous)

P559-24 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, late communication Item 2 from Captain Chris Dowling regarding Departmental response for J.D. Raymond Transport, Inc., 25 Farm Avenue, and refer to the public hearing. (Unanimous)

## REPORTS OF COMMITTEE

### **Legal Affairs Committee December 12, 2024**

P560-24 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – Earlier this evening, we had a Legal Affairs Committee meeting. In attendance were Councillor Melville, Councillor Gould, Councillor Daigle, sitting in for the first part of the meeting was Councillor Manning-Martin, and then Councillor Higgins supplanted Councillor Manning-Martin during the meeting. We had two items on the agenda. The first one was a gift of land to the city. This is a parcel northwesterly by Interstate 95 130 feet, more or less, northeasterly by a stone wall by land of owner’s unknown, and southeasterly by land of B&M Railroad. It contains about 1,540 square feet. The following motion was made. (Report received)

P561-24 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO accept the gift of land known as 229 Newbury Street (1,540 sq ft) and refer to the City Solicitor to finalize the transfer with the donor.  
(Carried 10-0; Councillor Turco absent)

P562-24 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – The second item on the agenda was the possible purchase of city-owned land located at 0 Birch Street also known as 004-51A parcel. This was already a motion that was enacted back in 2019 in Motion P733-19, which was a formal declaration that the city parcel known as 0 Birch Street, Map 4, Parcel 51A, was surplus and further refer this matter back to the City Council. The following motion was made. (Report received)

P563-24 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO affirm the following motion:

“P733-19 COUNCILLOR O’NEILL – MOVE TO formally declare the city-owned parcel known as 0 Birch Street, Map 4, Parcel 51A, as surplus and further to refer this matter back to the City Clerk and Community Development Department to complete the process in accordance with Motion P666-19 and the flow chart policy to dispose of requests to sell city-owned land dated April 17, 1998. (Unanimous)”

(Carried 10-0; Councillor Turco absent)

P564-24 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO affirm the following motion:

“P666-19 COUNCILLOR MCGINN – Reporting for the Legal Affairs Committee – MOVE TO recommend the sale of the city-owned parcel known as 0 Birch Street. The sale of this parcel should be referred to the City Clerk’s office for notice to abutters in the event of any interest in the purchase of this parcel and ask that Community Development Department issue an RFP to arbitrate the sale, if there is more than one interested party. (Carried 10-0; Councillor Moutsoulas absent)”

(Carried 10-0; Councillor Turco absent)

P565-24 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE THAT any structures or any patios be removed from said parcel at 0 Birch Street (Map 4, Parcel 51A).  
(Carried 10-0; Councillor Turco absent)

### **Ad Hoc Committee on Energy Efficiency and Renewable Energy December 12, 2024**

P566-24 COUNCILLOR MCGINN – Reporting for the Ad Hoc Committee on Energy Efficiency and Renewable Energy – The Ad Hoc Committee on Energy Efficiency and Renewable Energy met earlier this evening. Present for the committee were Councillors: Gould, Higgins, and myself as chair. Also present were Councillors: Peach, Daigle, Gamache, Manning-Martin, Melville, and Rossignoll. The committee was addressed by Mr. Bellavance from Community Development, and he was here to provide

a progress report on the use of the \$271,000 designation grant Peabody received as a function of becoming a Green Community earlier this year. Mr. Bellavance advised that 29 structures were the subject of an energy audit and that there was a focus on buildings with the fastest payback periods. They also utilized a National Grid program to draw some additional financial support. Of those 29 structures, they chose 18 projects in 18 municipal buildings to advance. In total there was \$466,000, including the National Grid funds and a minor amount of the city money, that brought the grand total up to \$480,000. The National Grid funds could only be applied to 16 of the 18 projects. For some reason, the other two didn't meet the criteria. Mr. Bellavance indicated that 12 of those 18 projects that fell under the National Grid umbrella are complete; that leaves six projects to be completed, and he was of the belief that that would be done by the end of January 2025. All that completed work needs to be certified by National Grid and the state, and the new Facilities Director is heavily involved in this as well. The projects need to be complete, and the money needs to be spent before the city can participate in the competitive grant application process that's associated with the Green Communities program. There are two competitive grant rounds per year with application dates due in March and September. So, with these projects being completed in January, if all goes well, Mr. Bellavance indicated that Peabody could potentially apply in the March round of competitive grants. The projects that they would queue up for that round would be others that were not selected from the original list of the buildings that were subject to the energy audits. Mr. Bellavance indicated that he also recently attended a green summit a few weeks ago and said that the key takeaway from that was that there were some modifications to the Stretch Code that are forthcoming. Mr. Bellavance was asked to start looking at the new Massachusetts Climate Leader Communities program to see if that might be a designation Peabody should strive to achieve, and he agrees to do that. Mr. Bellavance will be back before the committee to report additional progress going forward. (Report received)

**Municipal Safety Committee**  
**December 12, 2024**

P567-24 COUNCILLOR MANNING-MARTIN – Reporting for the Municipal Safety Committee – Municipal Safety Committee did meet this evening with myself as chair along with Councillors: Daigle, Gamache, Higgins, and Rossignoll, as well as a full complement of the Council that is currently here tonight. There were several items on the agenda all addressed by Captain Richards. First was the intersection of Walnut and Howley Street. He went back and collected nine years of crash data and there were eight crashes that were reported either to the Mass DOT or came through the police reports in those nine years; there have been zero in 2024, so that's good. Councillor Peach brought up specific issues of speeding in the area of Harmony Grove. With the increased development in Salem by the Moose Lodge, and also in anticipation of increased units in the near future in both Peabody and Salem, Captain Richards is planning to meet with Salem PD to try and come up with a joint enforcement plan to mitigate these problems and any future problems. There is also a sight line issue at the intersection that he's going to take a look at. The next intersection was Lynn and Bartholomew. This is an area that had 23 crashes in the same nine-year period. The issue in this area is volume; it's a volume problem. There were eight crashes in 2022. That was the highest number year of crashes. In particular, the issue is Bartholomew turning onto Lynn Street. There's a lot of accidents there and he called them carbon copy crashes where folks aren't letting people out and folks on Bartholomew see an opening and they take it. It's a little risky, and it's ending up in crashes of T-bone proportion at that intersection. So, there were a lot of things that were discussed. Courtesy is really the issue that is lacking. People just aren't letting people out at the intersections or at the end of their streets down on Lynn Street, in particular. He is going to take a look with the fire alarm system to see if we can tweak some lights and things like that, but he is going to try and be creative and see what he can do in communications with other departments. Lynn Street and Fairview intersection was also looked into by Captain Richards. He reported seven crashes in that same nine-year period; two of which were the same operator, and it was an operator error. The road being narrowed was discussed in that area. Councillor Welton suggested taking a look at whether we can narrow the area. Councillor Melville raised the issue of the bus stop that's in that area that may be exacerbating some traffic and accident issues and taking a look at potentially relocating that bus stop. Perkins Street and Franklin in the Emerson Park area was also discussed. There has been success in that area with the installation of a speed reader or a radar board. It's been effective. Also, the presence of a cruiser and the police presence in that area has also been effective in slowing people

down. Franklin Street speeding complaints -- he looked into that as well. He reported no accidents in that area and also speeding in that area he did not find to be an issue because the narrowness of the road and the turn in the road does not allow people to pick up that much speed. So, he did not find an issue with speeding in that area. So, he is going to continue to look at these areas and take a look at implementing some of the suggestions councillors came up with and he is going to report back to us in a few months to see what type of ideas or solutions he can come up with. (Report received)

### **MOTIONS, ORDERS AND RESOLUTIONS**

P568-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rule, Item 9-A Outdoor Dining License: Shoyu Restaurant & Bar, 2 Central Street.  
(Unanimous)

P569-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, the following Item 9-B Utility Contractor's License, subject to all papers being in order:

Advanced Building Components, 25 Wareham Street, Middleboro  
Marsh X Development, 136 Pleasant Street, Dunstable

(Unanimous)

P570-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, the following Item 9-F Entertainment License (Renewal for 2025), subject to all papers being in order:

Amigo's Mexican Kitchen & Tequila Bar, 210 Andover Street, Unit P135A  
AOH, 58 Lowell Street  
Asia Taste Cafe and Grill, 635 Lowell Street  
Bell Inn, 2 Washington Street  
Boston Marriott Peabody, 8A Centennial Drive  
Brothers Restaurant and Deli, 11 Main Street  
Capone's Restaurant, 147 Summit Street  
Century House of Peabody, 235 Andover Street  
Champions Pub, 114 Foster Street  
Cheesecake Factory, 210 Andover Street  
Daniella's Ristorante, 41 Cross Street  
Double Bull Taphouse, 210 Andover Street  
D & R Roadhouse Pub, 55 Pulaski Street  
Eatery 58, 58 Pulaski Street  
El Fogon de La Rubia, 76 Walnut Street  
Gallo Nero Pizzeria, 89 Main Street  
Golden Banana, 151 Newbury Street  
Granite Coast Brewing Company, 77B Main Street  
Grecian Diner and Tavern, 136 Newbury Street  
Green Tea, 126 Newbury Street  
Greg's Lounge, 50 Walnut Street  
Holiday Inn & Suites - Peabody, 1 Newbury Street  
In the Game, 535 Lowell Street  
Italian American Citizens Club, 7 Blaney Avenue  
Knights of Columbus, 96 Main Street  
Legal Sea Foods, 210 Andover Street  
Maki Sushi, 43 Main Street  
Not Your Average Joes, 210 Andover Street  
Oliveira's Restaurant, 135 Washington Street  
One Main, 1 Main Street

Paddy Kelly's Restaurant & Bar, 154 Washington Street  
Pellana Steakhouse, 9 Rear Sylvan Street  
Portuguese American War Veterans Post # 1, 103 Tremont Street  
Portuguese Benefit Society of Our Lady of Help, 61 Northend Street  
Red's Kitchen & Tavern, 131 Newbury Street  
Salem Country Club, 133 Forest Street  
Santarpio' s Pizza, 71 Newbury Street  
Spare Time Tavern, 63 Foster Street  
Spinelli' s Function Hall, 10 Newbury Street  
St. Michael's Archangel Polish/American Society, 15 Endicott Street  
Sugar Cane Restaurant, 106 Main Street  
Sylvan Street Grille, 12 Sylvan Street  
Tokyo Steak House, 300 Andover Street, Suite 9  
Tony C's Sports Bar, 210 Andover Street, Unit PI 19  
Toscana Forno, 139 Lynnfield Street  
Toscana's Ristorante, 3 Bourbon Street  
Trackside Bar & Grill, 30 Warren Street

(Unanimous)

P571-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, the following Item 9-G Lodging House License (Renewal for 2025), subject to all papers being in order:

Tanner City Residences, 14 Foster Street  
The Coffee House at 59 Walnut Street, 59 Walnut Street  
39-41 Walnut Street Realty Trust, 39-41 Walnut Street  
Viceroy Peabody, 65 Main Street  
Viceroy Peabody, 2 Main Street

(Unanimous)

P572-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, the following Item 9-H Innholder License (Renewal for 2025), subject to all papers being in order:

Boston Marriott Peabody, 8A Centennial Drive  
Hampton Inn Boston/Peabody, 59 Newbury Street  
Homewood Suites Boston/Peabody, 57 Newbury Street

(Unanimous)

P573-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, the following Item 9-I General Licenses (Renewal for 2025), subject to all papers being in order:

Bowling Alley License-Metro Bowl, 63 Foster Street  
Fortune Teller License-Mrs. Russell's Psychic Studio, 259 Andover Street  
Fortune Teller License-Peabody Psychic, 245 Andover Street  
Limousine License-Michael's Limousine Company, 161 Lynn Street  
Limousine License-Road House Limousine, 55 Pulaski Street  
Limousine License-Sir Charles Limousine, 200 Lake Street  
Pool & Billiard License-Metro Bowl, 63 Foster Street  
Taxi License-Sunshine Taxi, 153 Newbury Street

(Unanimous)

(COUNCILLOR DAIGLE RECUSED HERSELF FROM THE FOLLOWING MOTION)

P574-24 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, Outdoor Dining License (Renewal for 2025) The Bell Inn, 2 Washington Street, with the same conditions stipulated in the 2024 renewal and subject to all papers being in order.  
(Carried 9-0; Councillor Daigle recused; Councillor Turco absent)

P575-24 COUNCILLOR MELVILLE – MOVE TO receive and approve, under suspension of the rules, the following Item 9-C Class 1 Motor Vehicle License (Renewal for 2025), subject to all papers being in order:

Acura of Peabody, 233 Andover Street  
Audi Peabody, 252 Andover Street  
BMW of Peabody, 221 Andover Street  
BMW of Peabody, 7 Centennial Drive  
Flagship Motorcars Commercial Vans, 202 Newbury Street  
Jaguar Land Rover Peabody, 247 Newbury Street  
Mini of Peabody, 209 Andover Street  
Tesla Motors, 210 Andover Street

(Unanimous)

P576-24 COUNCILLOR MELVILLE – MOVE TO receive and approve, under suspension of the rules, the following Item 9-D Class 2 Motor Vehicle License (Renewal for 2025), subject to all papers being in order:

AC Auto Sales, 3A Bourbon Street  
Alex Auto Sales, 480 Lowell Street  
Auto Choice of Peabody, 249 Andover Street  
Auto Factory, 156 Newbury Street  
Auto Graphics and Sales, 220B Newbury Street  
Auto Mall Collection, 218 Andover Street  
Auto Transporters of New England, Rear 55 Lynnfield Street  
Bill's Auto Sales, 256 Newbury Street  
Boston Prime Cars, 29 Newbury Street  
Boyd Cycles, 27 Howley Street  
Break Lites Motorsports, 131 Newbury Street  
Car Craft, 258 Newbury Street  
Century Tire, 53 Walnut Street  
D & D Auto Sales & Repair Corp., 36B Walnut Street  
DC Trust, 258 Newbury Street, Unit B  
Desi's Used Cars, 108 Newbury Street  
DMC Auto, 258 Newbury Street, Unit C  
Easy Up Cars, 20 Wallis Street  
Elite Pre-owned Auto, 153 Newbury Street  
Four Star Service, 134 Newbury Street, Unit R.U.B  
King Motors, IR Newbury Street, Suite 408  
Lofa Auto Body, 55R Walnut Street  
Michael Motors, 1 Sylvan Street  
New Star Motors, 161-163 Washington Street  
Northshore Automotive, 100 Birney Street, Unit 7  
Oasis Auto and Truck Center, 7 ½ Mason Street  
Prestige Motors of Peabody, 257 Andover Street  
R & A Automotive, 26 Lake Street  
RBK Motors, 288 Newbury Street  
RTE 1 Auto Sales, 218 Newbury Street  
Spiro's Auto, 90 Margin Street

Summit Auto Sales, 14 Newbury Street  
Unlimited Sales, 3 Birney Street  
USA Speedy Auto, 108 Newbury Street  
White Auto, 258 Newbury Street, Unit D  
Xpress Motor Group, 98 Foster Street

(Unanimous)

P577-24 COUNCILLOR MELVILLE – MOVE TO receive and approve, under suspension of the rules, the following Item 9-E Class 2 Motor Vehicle License (Renewal for 2025), subject to all papers being in order:

Gurrisi Brothers Auto & Truck Sales/Salvage, 0 Corwin Street  
Peabody Auto Collision Corp., 9B Rear Caller Street  
Peterson's Automotive, 114 Newbury Street  
Pinto Recycling, 14 7 Summit Street

(Unanimous)

P578-24 COUNCILLOR MELVILLE – MOVE TO receive, under suspension of the rules, late communication Item 4 from Allyson M. Danforth, City Clerk, regarding License Renewals for 2025.

(Unanimous)

P579-24 COUNCILLOR MELVILLE – MOVE TO approve, under suspension of the rules, late communication Item 4 from Allyson M. Danforth, City Clerk, regarding the following License Renewals for 2025, subject to all papers being in order:

**Class 2 Motor Vehicle License:** (Renewal for 2025)

Adpro Motorsports, 15 Spring Street Rear  
Legacy Auto Sales, 92 Foster Street  
Sacco's, 119-121 Lynn Street  
Walnut Street Auto Sales, 55-57 Walnut Street

**Entertainment License:** (Renewal for 2025)

Holiday Inn & Suites - Peabody, 1 Newbury Street  
Kouzina, 134 Newbury Street  
The Wardhurst, 31 Lynnfield Street

**Innholder License:** (Renewal for 2025)

Springhill Suites Boston/Peabody, 43 Newbury Street  
Holiday Inn & Suites - Peabody, 1 Newbury Street

(Unanimous)

P580-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-A communication from His Honor the Mayor regarding Apprenticeship Mandate on Public Safety Headquarters.

(Unanimous)

P581-24 COUNCILLOR MCGINN – MOVE TO receive and approve, under suspension of the rules, the following Item 8-B communication from Allyson M. Danforth, City Clerk, regarding Reappointments to Community Development Authority:

<u>NAME</u>	<u>POSITION</u>	<u>TERM OF EXPIRE</u>
Gary J. Bua 36 Emily Lane Peabody, MA 01960	Community Development Authority	One-Year Term December 31, 2025
Brian Vinagro 3 Mulberry Drive Peabody, MA 01960 (Unanimous)	Community Development Authority	One-Year Term December 31, 2025

P582-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-D communication from Councillor McGinn regarding PK Motor Cars, 195 Washington Street, and refer to the Class 2 License transfer.  
(Unanimous)

P583-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-E communication from Sharon Cameron, Dir., Health and Human Services Dept., regarding PK Motor Cars, 195 Washington Street, and refer to the Class 2 License transfer.  
(Unanimous)

P584-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-F communication from Sgt. James Harkins, Police Dept., regarding Transfer of Class 2 Motor Vehicle License - PK Motor Cars, 195 Washington Street, and refer to the Class 2 License transfer.  
(Unanimous)

P585-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 1 from Councillor McGinn regarding PK Motor Cars, 195 Washington Street, and refer to the Class 2 License transfer.  
(Unanimous)

P586-24 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 3 from Councillor McGinn regarding PK Motor Cars, 195 Washington Street, and refer to the Building Commissioner for action.  
(Unanimous)

{10-A, 6 Evans Road}

P587-24 COUNCILLOR GOULD – BE IT ORDERED by the City Council of the City of Peabody that an ordinance Amending Section 19-81 entitled "Parking Prohibited, Handicapped Zone" of the Code of the City of Peabody be adopted as advertised and read.  
(Carried 10-0; Councillor Turco absent)

### COMMUNICATIONS FROM HIS HONOR THE MAYOR

Previously received.

**COMMUNICATIONS FROM CITY OFFICERS AND OTHERS**

Previously received.

**PRESENTATION OF PETITIONS, MEMORIALS AND REMONSTRANCES**

Previously received.

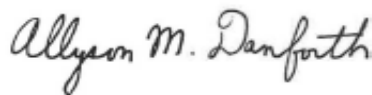
**UNFINISHED BUSINESS FROM THE PRECEDING MATTER**

None.

MOVED: MOVE TO adjourn. Regular meeting of the Peabody City Council adjourned at 8:55 p.m.

SUBMITTED TO HIS HONOR THE DECEMBER 18, 2024

RETURNED BY HIS HONOR THE DECEMBER 18, 2024



ATTEST: \_\_\_\_\_  
(Allyson M. Danforth, City Clerk)

**COMMUNICATIONS:**

His Honor the Mayor re: Apprenticeship Mandate on Public Safety Headquarters  
Atty. Kimberly Kroha on behalf of J.D. Raymond Transport, Inc., 25 Farm Avenue, re: Special Permit Application to City Council (Request to continue to January 23, 2024  
Allyson M. Danforth, City Clerk, re: Reappointments to Community Development Authority  
Donald L. Conn, City Solicitor, re: MBTA Communities Act (Response to Motion P508-24)  
Councillor McGinn re: PK Motor Cars, 195 Washington Street  
Sharon Camerson, Dir., Health and Human Services Dept., re: PK Motor Cars, 195 Washington Street  
Sgt. James Harkins, Police Dept., re: Transfer of Class 2 Motor Vehicle License - PK Motor Cars, 195 Washington Street  
Andrew Levin, Senior Planner, Community Development and Planning, re: M.G.L. Ch. 40A, Section 3A – Proposed Zoning Ordinance and Map Amendment – Multi-Family Overlay District

**OUTDOOR DINING LICENSE:**

Shoyu Restaurant & Bar, 2 Central Street

**UTILITY CONTRACTOR'S LICENSE:**

Advanced Building Components, 25 Wareham Street, Middleboro  
Marsh X Development, 136 Pleasant Street, Dunstable

**CLASS 1 MOTOR VEHICLE LICENSE:** (Renewal for 2025)

Acura of Peabody, 233 Andover Street  
Audi Peabody, 252 Andover Street  
BMW of Peabody, 221 Andover Street  
BMW of Peabody, 7 Centennial Drive  
Flagship Motorcars Commercial Vans, 202 Newbury Street  
Jaguar Land Rover Peabody, 247 Newbury Street  
Mini of Peabody, 209 Andover Street  
Tesla Motors, 210 Andover Street

**CLASS 2 MOTOR VEHICLE LICENSE:** (Renewal for 2025)

AC Auto Sales, 3A Bourbon Street  
Alex Auto Sales, 480 Lowell Street  
Auto Choice of Peabody, 249 Andover Street  
Auto Factory, 156 Newbury Street  
Auto Graphics and Sales, 220B Newbury Street  
Auto Mall Collection, 218 Andover Street

Auto Transporters of New England, Rear 55 Lynnfield Street  
 Bill's Auto Sales, 256 Newbury Street  
 Boston Prime Cars, 29 Newbury Street  
 Boyd Cycles, 27 Howley Street  
 Break Lites Motorsports, 131 Newbury Street  
 Car Craft, 258 Newbury Street  
 Century Tire, 53 Walnut Street  
 D & D Auto Sales & Repair Corp., 36B Walnut Street  
 DC Trust, 258 Newbury Street, Unit B  
 Desi's Used Cars, 108 Newbury Street  
 DMC Auto, 258 Newbury Street, Unit C  
 Easy Up Cars, 20 Wallis Street  
 Elite Pre-owned Auto, 153 Newbury Street  
 Four Star Service, 134 Newbury Street, Unit R.U.B  
 King Motors, 1R Newbury Street, Suite 408  
 Lofa Auto Body, 55R Walnut Street  
 Michael Motors, 1 Sylvan Street  
 New Star Motors, 161-163 Washington Street  
 Northshore Automotive, 100 Birney Street, Unit 7  
 Oasis Auto and Truck Center, 7 ½ Mason Street  
 Prestige Motors of Peabody, 257 Andover Street  
 R & A Automotive, 26 Lake Street  
 RBK Motors, 288 Newbury Street  
 RTE 1 Auto Sales, 218 Newbury Street  
 Spiro's Auto, 90 Margin Street  
 Summit Auto Sales, 14 Newbury Street  
 Unlimited Sales, 3 Birney Street  
 USA Speedy Auto, 108 Newbury Street  
 White Auto, 258 Newbury Street, Unit D  
 Xpress Motor Group, 98 Foster Street  
**CLASS 3 MOTOR VEHICLE LICENSE:** (Renewal for 2025)  
 Gurrisi Brothers Auto & Truck Sales/Salvage, 0 Corwin Street  
 Peabody Auto Collision Corp., 9B Rear Caller Street  
 Peterson's Automotive, 114 Newbury Street  
 Pinto Recycling, 147 Summit Street  
**ENTERTAINMENT LICENSE:** (Renewal for 2025)  
 Amigo's Mexican Kitchen & Tequila Bar, 210 Andover Street, Unit P135A  
 AOH, 58 Lowell Street  
 Asia Taste Café and Grill, 635 Lowell Street  
 Bell Inn, 2 Washington Street  
 Boston Marriott Peabody, 8A Centennial Drive  
 Brothers Restaurant and Deli, 11 Main Street  
 Capone's Restaurant, 147 Summit Street  
 Century House of Peabody, 235 Andover Street  
 Champions Pub, 114 Foster Street  
 Cheesecake Factory, 210 Andover Street  
 Copa Cabana Steakhouse, 150 Main Street  
 Daniella's Ristorante, 41 Cross Street  
 Double Bull Taphouse, 210 Andover Street  
 D & R Roadhouse Pub, 55 Pulaski Street  
 Eatery 58, 58 Pulaski Street  
 El Fogon de La Rubia, 76 Walnut Street  
 Gallo Nero Pizzeria, 89 Main Street  
 Golden Banana, 151 Newbury Street  
 Granite Coast Brewing Company, 77B Main Street  
 Grecian Diner and Tavern, 136 Newbury Street

Green Tea, 126 Newbury Street  
 Greg's Lounge, 50 Walnut Street  
 Holiday Inn & Suites – Peabody, 1 Newbury Street  
 In the Game, 535 Lowell Street  
 Italian American Citizens Club, 7 Blaney Avenue  
 Knights of Columbus, 96 Main Street  
 Legal Sea Foods, 210 Andover Street  
 Maki Sushi, 43 Main Street  
 Not Your Average Joes, 210 Andover Street  
 Oliveira's Restaurant, 135 Washington Street  
 One Main, 1 Main Street  
 Paddy Kelly's Restaurant & Bar, 154 Washington Street  
 Pellana Steakhouse, 9 Rear Sylvan Street  
 Portuguese American War Veterans Post #1, 103 Tremont Street  
 Portuguese Benefit Society of Our Lady of Help, 61 Northend Street  
 Red's Kitchen & Tavern, 131 Newbury Street  
 Salem Country Club, 133 Forest Street  
 Santarpio's Pizza, 71 Newbury Street  
 Spare Time Tavern, 63 Foster Street  
 Spinelli's Function Hall, 10 Newbury Street  
 St. Michael's Archangel Polish/American Society, 15 Endicott Street  
 Sugar Cane Restaurant, 106 Main Street  
 Sylvan Street Grille, 12 Sylvan Street  
 Tokyo Steak House, 300 Andover Street, Suite 9  
 Tony C's Sports Bar, 210 Andover Street, Unit P119  
 Toscana Forno, 139 Lynnfield Street  
 Toscana's Ristorante, 3 Bourbon Street  
 Trakside Bar & Grill, 30 Warren Street  
**LODGING HOUSE LICENSE:** (Renewal for 2025)  
 Tanner City Residences, 14 Foster Street  
 The Coffee House at 59 Walnut Street, 59 Walnut Street  
 39-41 Walnut Street Realty Trust, 39-41 Walnut Street  
 Viceroy Peabody, 65 Main Street  
 Viceroy Peabody, 2 Main Street  
**INNHOLDER LICENSE:** (Renewal for 2025)  
 Boston Marriott Peabody, 8A Centennial Drive  
 Hampton Inn Boston/Peabody, 59 Newbury Street  
 Homewood Suites Boston/Peabody, 57 Newbury Street  
**GENERAL LICENSES:** (Renewal for 2025)  
 Bowling Alley License-Metro Bowl, 63 Foster Street  
 Fortune Teller License-Mrs. Russell's Psychic Studio, 259 Andover Street  
 Fortune Teller License-Peabody Psychic, 245 Andover Street  
 Limousine License-Michael's Limousine Company, 161 Lynn Street  
 Limousine License-Road House Limousine, 55 Pulaski Street  
 Limousine License-Sir Charles Limousine, 200 Lake Street  
 Outdoor Dining License-The Bell Inn, 2 Washington Street  
 Pool & Billiard License-Metro Bowl, 63 Foster Street  
 Taxi License-Sunshine Taxi, 153 Newbury Street