

Mr. Bettencourt: A regular meeting of the Planning Board was called to order on June 7, 2018 at 7:40 P.M. by Chairman Thomas Bettencourt. The meeting was held in the lower level conference room, City Hall, 24 Lowell Street., Peabody, MA.

A. Approval of Minutes:

Motion: To approve the minutes of the regular meeting of May 17, 2018. Motion Carried: Unanimous

B. Public Hearing: 7:00 PM

1. Proposed Stonegate Subdivision – Application for Approval of Definitive Plan: Chairman Bettencourt closed the regular meeting at 7:10 and opened the public hearing for Stonegate. Proponents: Atty. John Keilty, 40 Lowell St.: Representing A & W Realty Trust (Warren Innis is the trustee). They have signed a P&S with Peabody LLC to purchase and develop 22 acres of land in South Peabody. There will be 24 new houses, 3 roadways and improvements all in compliance with the R1A zone. There are wetland resource areas including a vernal pool. Notices of intent for lots 18, 19 and 20 will be filed; there will be underground utilities for the entire subdivision; storm water management will be done in accordance to Peabody DPS and Mass Dept. of Environmental Protection; Bayside Engineering will be conducting trip counts at both ends; water usage is predicted to be at approximately 10,560 gallons/day, there will be an 8” cement main which will connect to the 12” main on Bartholomew St. and 1” domestic pipes; GZA will provide an excavation impact report in a few weeks. Seven and a half acres will remain open space. Mr. Christopher Melo, Eastern Land Surveyors, 104 Lowell St.: described the storm water management system which includes roof recharge on all properties and will connect to an existing system on Bartholomew Street, flowing downstream to Goldthwaite Brook.

Planning Board: Mr. Levin: Mr. Will Paulitz, DPS, sent an email stating that he will be seeking third party review. Mr. Simoes: 1) is the entire white area (as shown on the plans) will remain permanently conservation, 2) if the extra impervious area is being managed by the roof recharge systems, 3) where are the ponds, 4) do you suspect more, less or no change to water runoff on Ralph Road? (1) Atty. Keilty: yes, as it was the last time we were here; 2) Mr. Melo: yes, they will take portions of roof recharge underground and catch basins will take road runoff; 3) Mr. Melo pointed out the ponds on the plans; 4) Mr. Melo – there should be no change). Ms. Mizioch: 1) any requirements to stabilization for earth cuts, 2) is there ledge? (1) Atty. Keilty yes and they will have to show it, 2) Mr. Melo they did 24 test bits on the lots and roads for ledge and infiltration. GZA will have an impact report soon.). Mr. Simoes corrected Atty. Keilty on the number of lots shown on Alvin (8, not 7), lots 16, 17, and 18 to Con Comm not 17-10. Mr. Melo will review. Mr. Genzale: Can you list the streets for the traffic study? Atty. Keilty: Bottom of Nathans Way/Bartholomew; Pearl St at Bartholomew; Innis and Ralph at Lynnfield St. Ms. Mizioch: Have you looked at the ques to see what the traffic does? Atty. Keilty: No but we can.

In favor of project: Mr. Michael D’Orio, 26 Redberry Lane: Is in favor of this development. He’s been in construction for years, feels the developer builds a nice home and is a good guy. He and his wife would like to buy a house up there.

In opposition of project: Mr. Warren Epstein, 6 Innis Road: (to Atty. Keilty & Mr. Melo) you mentioned Innis Road would be 800’, if there’s rock how will it be removed and what about damage to our properties due to blasting? (Mr. Melo: GZA is preparing an impact statement. There will be jackhammering and some blasting. Atty. Keilty: Pre-blast surveys will be conducted prior to blasting, the city will hold a bond for any damage and damage complaints are handled by the fire department.).

Ms. Maria Torrence, 12 Pearl Ave.: read her written statement. She is opposed as she feels the neighborhood and city can’t handle any more new homes. As a resident, she has a right to enjoy her home which she has not been able to do because of past construction and now this project. Ms. Torrence is asking that the following conditions be placed on the permit: 1) blasting – would like a pre-blast survey done extending to residents of Ralph & Innis roads, an extension of the claim time, schedule dates & times of blasting and notify all residents; 2) proposed emergency gate – can they go behind the ledge and eliminate blasting; 3) rock crushing/jackhammering – list the hours and questioned where the rocks will go when removed; 4) hours of construction – there were problems in the past with contractors being on site very early and making noise. Can the new hours of construction be enforced; 5) the access road at the end of Pearl St – will this be closed at the end of the day so people exit out of Innis; 6) gate across Innis and Pearl – that is a steep hill, it’s already too narrow when cars park on both sides; 7) buffer zone – would like a 20’ buffer behind 7, 10, and 12 Pearl St for privacy around the new houses; 8) water pressure – the water tower was forgotten during the last subdivision build.

Will water pressure be worse with the addition of 20+ new homes? They are concerned that the fire department won't have adequate water pressure.

Mr. John Evans, 3 Ralph Rd.: Has been here 54 years and is opposed to this development. The mayor visited them and said he has no problem with a safety gate at Pearl St. to close through traffic on Ralph Rd. There will be 240 extra trips of which he believes 75% are cars cutting through. Mr. Evans would like for them to go around instead of through so they don't ruin their neighborhood.

Mr. Brian Ursino, 13 Ralph Rd.: when he bought his house from Mr. Innis he did not know about this subdivision. When they were building across from his garage on Pearl Street they were jackhammering on weekends and holidays, cracked his foundation, he told them about this but nothing was done. They're in it for a buck and are going to ruin a quiet neighborhood. Mr. Ursino also has concerns about blasting because he is the closest house. He would like the bond to be increased to \$2-\$3 million for two years to give surrounding houses a chance to settle.

Mr. Kevin Richards, 7 Ralph Rd.: he would like to reiterate Maria's comments. He has been here twenty years and is worried about the changes although he understands it's well within his rights. He has questions about 1) traffic/trip counts and feels they are outdated. His family alone makes 15 trips per day. Traffic is terrible now and this will cause even more traffic. He would like the traffic trip count expanded to Lynnfield; 2) erosion as he is downhill from the new houses; 3) His wife is a civil engineer (an email from her was handed out) and has concerns about water flow and extra runoff; 4) hydrants – there is only one at Ralph and Pearl; 5) blasting – he was there when Juniper Ridge was built, felt the explosions and has cracks. 250' seems unreasonable; 6) two main sewers on Ralph Road don't drain. Water runs down the street and creates a puddle at the end of Ralph Road. This will be worse in the winter when it ices over.

Mr. John Truesdale, 6 Broadmoor: 1) has questions about the proposed gate at the end of Innis Road (Atty. Keilty: the developer hasn't proposed the gate, that came from neighborhood meetings). The Juniper Ridge HOA paid for the extension of Innis Road and he feels it is wrong to open it up. There are other roads that traffic should be diverted to. Innis is in good condition because the HOA pays for its upkeep to keep it in good condition. (Ms. Mizioch: Is Innis private? Atty. Keilty: No, it's public and links to this property). 2) Can the bond be higher? Atty. Keilty: that is up to the fire department and state regulators, not the planning board.

Ms. Amy Angelo, 5 Ralph Rd.: who decides how far the traffic study goes and is he familiar with the area? Atty. Keilty: our consultant, Mr. Cramb from Bayside Engineering, decides and is familiar with the area.

Mr. Bill Baker, 2 Redberry Lane: 1) who determines whether Innis is open? There are 60 families in Juniper Hill, some have five cars. Given the choice of cutting straight across, this will flood those streets; 2) the 250' pre-blast survey should be extended as it is not enough; 3) the only water extension on Innis is from the pump house in Juniper Hill which the HOA pays for and maintains. There is an agreement that anyone who connects to it shall also share the cost. We have concerns with maintenance. Atty. Keilty: 1) it's a public street. 2) Mr. Melo: the connection will be at the end of Innis. Atty. Keilty: if the connection is made then the pumping station must be improved at the cost of the developer. The city will then take over maintenance.

Ms. Kathy Lobao, 233 Bartholomew St.: 1) lives across from the Paulino property. What happens if the retention ponds overflow? Will it overflow into my backyard? Mr. Melo: They are designed to hold water from a 100 year storm and shouldn't overflow, if it does, it will end up in Dog Pond. Nothing should change. There is currently a plan for two lots at the end of Pearl to be used for retention ponds. 2) Parcel 20 says "to path", what does that mean? Mr. Melo: this shows the current drainage. There is no plan to tear down Mr. Paulino's house. 3) people speed down Bartholomew. Is it possible to put a solar speed sign at the bottom of Bartholomew?

Ms. Paula Cali, 1 Broadmoor: Will there be gas or LP there? Mr. Melo: that is between the gas company and the developer. It has not been determined.

Mr. Steve Angelo, 5 Ralph Rd.: 1) how are you addressing the water pressure issue? Mr. Melo: described the water system, including connecting 8" mains to 12" main on Bartholomew St. and how the system will loop around instead of dead-ending as it does now increasing water pressure for everyone. There will be a third party review per DPS. Tighe & Bond is familiar with the city's system and we will take their suggestions.

Mr. Scott Torrence, 12 Pearl Ave.: wife spoke earlier. Their quality of life will be impacted, there are three dead ends. Suggests putting a circle in where Paulino's is so as not to affect two spots, the neighbors will be happier and this will give fire truck another place to turn around.

Motion: Move to receive the sign-up sheet for Stonegate Subdivision from residents; receive written communication from Ms. Kari Richards; written communication from Councilor Jonathan Turco. Motion carried: unanimous.

Chairman Bettencourt: Councilor Turco requested we not close the public hearing and hold it over until June 21st. I am suspending the public hearing (8:05 p.m.) until June 21st in the Wiggin Auditorium.

Resume regular hearing (8:07 p.m.)

C. ANR/Land Court: None.

D. Site/Building Permit Plan Reviews: None.

E. Appointments: None.

F. Subdivision Board Action:

1. Proposed Stonegate Subdivision Application: No action.

G. Correspondence:

1. Zoning Board of Appeals: No action.

2. Regional Notices: No action.

H. City Council:

1. Request for Comments:

1. 210 Newbury Street – Freestanding Exterior Electronic Message Board: Mr. Levin: the mall is requesting a special message board in the new promenade area by Tony C's. They're going before the council on July 12th. If you google Simon Mall message board you'll see examples. They want one inside and one outside. Mr. Ford: is Weston & Sampson on the mall yet? (Mr. Levin: no).

2. Correspondence:

1. Special Permit Votes

2. Other: Mr. Levin: Chairman Bettencourt, the Lynnfield Planning Board chairman would like you to get in touch with him regarding Sagamore Springs project. Ms. Mizioch: Sagamore golf course can put up 80 units of over 55 housing but they have to connect to the MWRA & Peabody for their water supply. We need an agreement and I have concerns about a subdivision so close to our line. Lynnfield does not have a planner. Mr. Levin will talk to Curt.

3. Other

I. Other Matters Properly Before the Board:

1. Mr. Levin: handed out a brief summary explaining that he will be distributing these for every meeting. It follows the agenda and gives a brief outline of every item on the agenda.

2. Mr. Levin: The meeting for the ban on recreational marijuana is June 21st. The ban is to be permanent. There was a brief discussion about the ban on recreational marijuana.

3. Mr. Levin: there are two medical marijuana facilities before the council. The council will probably choose one which will come before the planning board.

4. Ms. Mizioch: would like to recommend that developers don't have to submit 10 copies of the thick binders. The information can also be sent electronically. Mr. Levin: Curt mentioned reviewing subdivision laws.

J. Adjournment: Motion: Meeting adjourned at 8:15 P.M. Motion carried: unanimous.