

Atty. Arvanites A regular meeting of the Planning Board was called to order on July 12, 2018 at 7:00 P.M. by Acting Chairman Peter Arvanites. The meeting was held in the Wiggin Auditorium, City Hall, 24 Lowell Street., Peabody, MA.

A. Approval of Minutes:

Motion: To approve the minutes of the regular meeting of June 21, 2018. Motion Carried: unanimous

B. ANR/Land Court: None.

- C. Site/Building Permit Plan Reviews: 128 Newbury Street (Map 57, Lot 74T) – Application for the construction of a storage facility: Mr. Genzales asked that the address be confirmed. It is 128 Newbury Street, not 0 Newbury St. Mr. Roy Tiano, Engineering Alliance, Saugus, Mass., representing Circle Storage: Circle Storage would like to build a storage facility at 128 Newbury Street which is a 5 acre site. They had a good construction review meeting, worked out the issues and he has answers for any concerns. The site is in rough shape, trees were cleared. Circle Storage is going to dress it up with buildings totaling 108,000 square feet. They'll plant 120 evergreens, 120 deciduous trees and 110 ornamental shrubs. There is a 4' drop high to low, 10' rise off route 1. There will be one 3-story storage facility with an elevator and two 1-story buildings for additional storage and office space, and 69 parking spaces, three of which will be handicapped. A lot of the vehicles that drop off are oversized so some of the spaces are larger than standard. Currently this is a barren site, they've overdesigned the drainage including two large basins, one of which will be abandoned after construction. There will be 160 linear feet of 48" perforated pipes to ensure neighbors don't have any flooding issues. There will be 30" perforated pipes in two locations; soil is good in the test pits so infiltration will work well. Drainage in buildings will consist of 6" lines tied into an 8" line, existing services are good. There may be some runoff. The property will be locked, accessible after hours by a keypad. There will be no overnight parking or outside storage with five employees. Utilities will all be underground (Mr. Simoes: make a utility easement).

Planning Board: Mr. Gagnon: will it be staffed 24/7? Will there be living quarters? (Mr. Tiano: no, staff will be there most of the day, not 24/7 but it will be accessible 24/7 by a keypad; no on-site living and no overnight parking). You're saying there will be no water runoff to neighbors either? (Mr. Tiano: we'll be collecting roof runoff. There is a small portion along one border that we can't collect. Once it's up and operating we don't anticipate any issues). Explain the lighting (Mr. Tiano: There will be 15 22' tall highmast lights, 49 lights along the buildings with a screening function to not disturb neighbors.). Mr. Levin: will landscaping screen the lights? (Mr. Tiano: some will). 66 spaces seems excessive (Mr. Tiano: there will be a lot of traffic when school is out.). This property has been a thorn in the neighbors' sides, I'm concerned with them being happy. (Mr. Tiano: new owner, we're respecting the neighbors.). Atty. Arvanites: the water issue will be dicey during construction (Mr. Tiano: there will be erosion controls in place, we will do everything possible to keep it at a minimum. Erosion controls will be around the entire perimeter – silt fence, hay bales, the standard controls.). Mr. Genzale: are you agreeing to the Health Department's rodent control measures? (Mr. Tiano: yes.). Mr. Levin: what will the buildings be made of? (Mr. Tiano: we won't know until the design build is done. It won't be steel or brick, probably foam-backed stucco.). What about pedestrian safety? (Mr. Tiano: there will be a sidewalk and a crosswalk. The traffic loops, pushing people toward the office. There will not be speed bumps). Mr. Simoes: is the big building climate controlled? Is it insulated? (Mr. Tiano: a few sections are not). I am also concerned about dust and recommend there is a water truck on site to wet it down during construction. I'm confused about the old billiards area, there's a huge elevation there, is property to the right yours too? (Mr. Tiano: there is a retention basin that will be abandoned when the storm water management system is in place). I also remember that the dress shop has the rights to parking spaces there. (Atty. Keilty: there is a discussion to build more spaces but I don't think they have the right to the parking spaces there). Atty. Arvanites: the dress shop leases the spaces. Mr. Simoes: Did you do perc and test pits? (Mr. Tiano: yes). Atty. Keilty requested that the Board conditionally approve the permit tonight otherwise they risk losing their financing. He does not think DPS will have their issues in writing before the next meeting (8/2). There was a brief discussion among board members as to whether or not the applicant will comply with conditions, if the Board will have any say in any of the conditions set forth by DPS. Mr. Tiano: there will be an opportunity to incorporate your questions with DPS?. The building permit will not be issued until all of DPS' concerns are resolved. Mr. Simoes: all numbers end at the curb, they should exceed the property line. I would like to see a complete lighting plan with overflow.

Motion: MOVE to conditionally approve the site plan and recommend the Building Commissioner issue a building permit for Circle Storage, LLC, 128 Newbury Street, Peabody, MA (applicant: Circle Storage LLC, 128 Newbury Street, Peabody, MA). The building permit is subject to the following conditions: 1.) the Dept. of Public Services issues are all satisfied; 2.) an expansive photometric lighting drawing is provided; 3.) the Health Dep. Memo dated July 10, 2018 is complied with; 4.) there is no outdoor storage; 5.) there is no overnight parking; 6.) maintain continuous dust control, whether chemically or with a water truck on site; 7.) Erosion control measures are put in place during construction. Motion carried: unanimous.

D. Appointments: None.

E. Subdivision Board Action:

1. Proposed Stonegate Subdivision Application: **Atty. Keilty**: There are people here for Stonegate. At the last meeting I told them I would let them know when something was happening. Peer review has been paid for, we're still waiting for DPS to send project proposals so we know the cost and can write the checks.

Planning Board: **Mr. Levin, Atty. Aranites, Mr. Simoes**: (to neighbors) – projects stay on the agenda until they've been approved or denied; the public hearing is closed, we're now waiting to hear from developers and third-party review. We agreed to a second night to give Councilor Turco an opportunity to speak, the last subdivision lasted one year. Call Drew Levin in Community Development if you have any questions. **Mr. Simoes**: during the public hearing, neighbors complained that Pearl & Ralph are very narrow. They are conventional streets, 32' curb to curb, two cars can't pass if cars are parked on both sides.

2. Boulderwood – Developer update: **Mr. Michael Solimine** handed out drawing showing streets in blue (100% complete – landscaping, curbing, sidewalks, street, utilities) and streets in green (have binder coat). 100% of the utilities are underground, 100% retention is in. The lots outlined in red are to be released. He also distributed the Form H and a copy of the bond estimate. **Mr. David Solimine**: Keep us on the August 2 agenda for full lot release. The bond estimate is for 100% completion. The letter of credit is for \$500,000 which will cover the remaining items – sidewalks, curbing, finish paving – to 100% completion. We're on target to finish by the spring of 2020.

Planning Board: **Mr. Simoes**: is this the last of it? (**Mr. M. Solimine**: yes). **Mr. Gagnon**: what is lot 83, why is it so big? (**Mr. D. Solimine**: there's a huge granite drop there and a retention pond). **Mr. Genzale**: How did the retaining wall work out? (**Mr. M. Solimine**: erected a 4' high wall made of finished blocks and stabilized the area. There are pins between the blocks and the slope has rip-rap on it now. It's a permanent wall.).

Motion: MOVE TO receive cost estimate, updated diagram and Form H.

3. Birch Hill – Developer update: **Mr. Levin**: Mr. Crupi and his attorney will be before the Board on August 2nd. There was a brief discussion about his construction schedule (aggressive), whether he had another job that has to be finished before he can start this project. The lot has been cleared but stumps are still in place. Mr. Levin will let Atty. Vontzalides know the Board would like an updated construction schedule.

F. Correspondence:

1. DPS Memo regarding 210 Andover Street: **Mr. Levin**: we received the cost estimate for peer review - \$39,000 and are waiting for a check from Simon Malls. He will clarify if the Board has to sign the contract or someone else.
2. DPS Memo regarding the proposed Stonegate Subdivision: no action.
3. Regional Notices: no action.
4. Planning Report: no action.
5. Other: no action.

G. City Council:

1. Request for Special Permit – 25 Farm Ave: **Mr. Levin**: plans provided did not match the location. He met with the surveyor who agreed so I sent a memo suggesting that the council doesn't accept them.
2. Notices of Decision(s): approved both medical marijuana facilities which will have to come before Board.

H. Other Matters Properly Before the Board: None.

I. Adjournment: Motion: Meeting adjourned at 8:30 P.M. Motion carried: unanimous.