

Planning Board Minutes
August 16, 2018

A regular meeting of the Planning Board was called to order on August 16, 2018 at 7:00 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 August 2, 2018, striking comments made in Section H. Motion carried: unanimous.

B. ANR/Land Court: Scott & Karen Sousa, 13 Shamrock Street:

Planning Board: Mr. Levin: they got ZBA approval in November (2017) and are here to get it officially subdivided. It fits in with the other lots in the neighborhood as reported on the Planning Report of August 14, 2018. Mr. Bettencourt: Proposed lot A will have 4,536 s.f. on Shamrock and lot B will have 5,308 s.f. on Sprague St.

Motion: Move to approve the ANR for 13 Shamrock St. (prepared for applicant Scott & Karen Sousa by David P. Terenzoni, PLS on 7/18/17) as presented to the Planning Board with lot A (proposed new lot) having adequate frontage and square footage on a public way, Sprague Street, and lot B having adequate frontage and square footage on a public way, Shamrock Street, as required in R-1A Zoning District. This is a subdivision of plan at Plan Book 462, Plan 98. Motion carried: unanimous.

C. Site/Building Permit Plan Reviews:

1. 210 Andover Street – Project Update: Mr. Levin: third party reviews are in. Mr. Ford: Weston & Sampson's report says water is ok, they can get what they need; Tighe & Bond has questions with water flow, distance of pipes and manholes. There are a few glitches to be worked out between the Mall and DPS. Dr. Otto: when are they coming back? (Mr. Levin: I'm going to reach out to Atty. Ankeles when I get the last review).

2. 535 Lowell Street – Request for Modification:

Planning Board: Chairman Bettencourt: Color and signage are not in our purview. These changes should go before the Building Commissioner. Any changes in the footprint or height of the building should come here. We don't want to see interior changes. Mr. Simoes: They should only come before us with footprint changes. Mr. Levin: they emailed me with the changes. I'll reach out to them. Mr. Ford: they can come and make a presentation. I would like to see changes, whether minor or major. I don't want developers to get in the habit of emailing Drew. Mr. Gagnon: if there are no structural changes they can move forward. They don't have to talk to us for colors or signage. They shouldn't have to stop and wait for us.

D. Appointments: None.

E. Subdivision Board Action:

1. Proposed Stonegate Subdivision Application:

Planning Board: Mr. Levin: I spoke with Atty. John Keilty. There are no updates. They will be coming back before the Board soon. Mr. Simoes: the Mayor approved the contract with Weston & Sampson.

2. Boulderwood: **Mr. Levin**: I spoke with Atty. Smerczinsky and DPS. We will be getting a memo soon.

F. Correspondence:

1. DPS Memo regarding 210 Andover Street: no action.
2. Regional Notices: no action.
3. Planning Report: no action.
4. Request for modification – 535 Lowell Street: see C 2.
5. Other: none.

G. City Council:

1. Special Permit Application – 212-216 Newbury Street: **Mr. Levin**: we have a special permit for an adult paraphernalia store. Does anyone have any comments for the Council? (None). **Mr. Gagnon**: Doesn't the city have a specific zone for adult paraphernalia? **Mr. Simoes**: I think it's all of route 1.

- H. Other Matters Properly Before the Board: **Dr. Otto**: I would like to request that the agenda reflect the date of expiration so we don't lose track of subdivisions. **Mr. Ford (to Mr. Levin)**: that's the time that the Board has to act.

Mr. Ford: How long as Winona Woods been? I'm tempted to have them come in. **Mr. Levin**: I will look into it.

Mr. Levin: I didn't put Birch Hill on the agenda but I would like to ask Mr. Crupi in. **Mr. Simoes**: he has agreed already to come in on September 20th.

- I. Adjournment: Motion: Meeting adjourned at 7:20 P.M. Motion carried: unanimous.

CITY OF PEABODY PLANNING BOARD

CITY HALL, 24 LOWELL STREET, PEABODY, MA 01960

ATTENDANCE

DATE
8/16/18

STAFF:
Dianne Marchese, Clerk

A regular meeting of the Planning Board was called to order on Thursday, August 16, 2018 at 7:00 P.M. by Chairman Thomas Bettencourt. The meeting was held in the Wiggin Auditorium, Peabody City Hall, 24 Lowell Street, Peabody, MA.

Members (With Voting Privileges):

Pos.	By	Present	
		Yes	No
1	Mr. John Franciose	Y	
2	Mr. John Ford (Vice Chair)	Y	
3	Mr. Dennis Feld	Y	
4	Mr. Roy Simoes	Y	
5	Dr. Judith Otto	Y	
6	Mr. Joseph Gagnon	Y	
7	Atty. Peter Arvanites (Secretary)		X
8	Atty. Diane Cooper		X
9	Mr. Thomas Bettencourt (Chair)	Y	
10	Ms. Christine Mizioch (A)		X
11	Mr. Matthew Genzale (A)	Y	

Also Present: Mr. Drew Levin, Assistant Planner, Community Development & Planning
Mr. & Mrs. Scott Sousa, 13 Shamrock Street

CITY OF PEABODY PLANNING BOARD

CITY HALL, 24 LOWELL STREET, PEABODY, MA 01960

MOTION TALLY SHEET

DATE
8/16/18

STAFF:
Dianne Marchese, Clerk

Move approval of the minutes of the regular meeting of August 2, 2018, striking comments under section H.

Motion By: Mr. John Ford

Seconded By: Dr. Judith Otto

Members (With Voting Privileges):

Pos.	By	Motion		Amendment	
		Yes	No	Yes	No
1	Mr. John Franciose	Y			
2	Mr. John Ford (Vice Chair)	Y			
3	Mr. Dennis Feld	Y			
4	Mr. Roy Simoes	Y			
5	Dr. Judith Otto	Y			
6	Mr. Joseph Gagnon	Y			
7	Atty. Peter Arvanites (Secretary)				
8	Atty. Diane Cooper				
9	Mr. Thomas Bettencourt (Chair)	Y			
10	Ms. Christine Mizioch (A)				
11	Mr. Matthew Genzale (A)	Y			

MOTION CARRIES 8 TO 0

CITY OF PEABODY PLANNING BOARD

CITY HALL, 24 LOWELL STREET, PEABODY, MA 01960

MOTION TALLY SHEET

DATE
8/16/18

STAFF:
Dianne Marchese, Clerk

Move to approve the ANR for 13 Shamrock St. (prepared for applicant Scott & Karen Sousa by David P. Terenzoni, PLS on 7/18/17) as presented to the Planning Board with lot A (proposed new lot) having adequate frontage and square footage on a public way, Sprague Street, and lot B having adequate frontage and square footage on a public way, Shamrock Street, as required in R-1A Zoning District. This is a subdivision of plan at Plan Book 462, Plan 98.

Motion By: Mr. John Ford

Seconded By: Dr. Judith Otto

Members (With Voting Privileges):

Pos.	By	Motion		Amendment	
		Yes	No	Yes	No
1	Mr. John Franciose	Y			
2	Mr. John Ford (Vice Chair)	Y			
3	Mr. Dennis Feld	Y			
4	Mr. Roy Simoes	Y			
5	Dr. Judith Otto	Y			
6	Mr. Joseph Gagnon	Y			
7	Atty. Peter Arvanites (Secretary)				
8	Atty. Diane Cooper				
9	Mr. Thomas Bettencourt (Chair)	Y			
10	Ms. Christine Mizioch (A)				
11	Mr. Matthew Genzale (A)	Y			

MOTION CARRIES 8 TO 0

**CITY OF PEABODY
PLANNING BOARD**

CITY HALL, 24 LOWELL STREET, PEABODY, MA 01960

MOTION TALLY SHEET

DATE
8/16/18

STAFF:
Dianne Marchese, Clerk

Motion to adjourn at 7:20 P.M.

Motion By: Mr. John Ford

Seconded By: Dr. Judith Otto

Members (With Voting Privileges):

Pos.	By	Motion			Amendment	
		Yes	No		Yes	No
1	Mr. John Franciose	Y				
2	Mr. John Ford (Vice Chair)	Y				
3	Mr. Dennis Feld	Y				
4	Mr. Roy Simoes	Y				
5	Dr. Judith Otto	Y				
6	Mr. Joseph Gagnon	Y				
7	Atty. Peter Arvanites (Secretary)					
8	Atty. Diane Cooper					
9	Mr. Thomas Bettencourt (Chair)	Y				
10	Ms. Christine Mizioch (A)					
11	Mr. Matthew Genzale (A)	Y				

MOTION CARRIES 8 TO 0
