



Ward Councillors

Jon G. Turco, Ward 1
Peter M. McGinn, Ward 2
James Moutsoulas, Ward 3
Edward R. Charest, Ward 4
Joel D. Saslaw, Ward 5
Mark J. O'Neill, Ward 6

Councillors at Large

Thomas L. Gould
David C. Gravel
Anne M. Manning-Martin
Ryan Melville
Thomas J. Rossignoll

Clerk of Council

Timothy E. Spanos

City Council Stenographer

Allyson Danforth, RPR

City Hall
24 Lowell Street

978-538-5900
FAX (978) 538-5985

PEABODY CITY COUNCIL

Special Permit #12

Map 85 Lot 95

April 6, 2018

Building Inspector
City Hall
Peabody, MA

Dear Sir:

At a Regular Meeting of the Peabody City Council held on Thursday evening, April 5, 2018, the following Special Permit was approved:

COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application from Granite Coast Brewing Company, 8 West Street, Marblehead, MA for a Special Permit seeking to establish a brewery with tasting room at 77 Main Street, Peabody, MA as filed in accordance with Sections 4.2.5, 6.1 and 15.7 of the Peabody Zoning Ordinance be approved based on the following reasons and subject to the following conditions:

Reason: The City Council has determined that the application as submitted and approved meets the general requirements of Section 6.1 of the Peabody Zoning Ordinance, specifically, 6.1.2 which satisfies a desirable local need, that its design and appearance will not be injurious to the established or future character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody.

Conditions:

- 1) Food service will be limited to prepackaged retail items and licensed caterers or food trucks and owner must obtain a retail food permit.
- 2) Trash, recycling and other debris will be removed from the site at a frequency sufficient to prevent the excessive accumulation of any such materials. The dumpster shall be situated and utilized such that it does not create a nuisance condition (objectionable odors, rodent attraction etc.) to abutters or building residents. As part of pest management control, grain waste will be removed from the premises daily.
- 3) Owners will make ongoing reasonable efforts to prevent and/or mitigate potential nuisance odors.
- 4) There will be no smoking of any type or vaping anywhere on the property.
- 5) Owners will make ongoing reasonable efforts to prevent noise from becoming disruptive to residential abutters.



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- 6) Non-live background music in the patio area shall be limited to a level such that it does not create a nuisance condition to abutters. The door to the patio area will remain closed whenever possible to limit noise and the patio area door will always be closed during the hours the patio area is not permitted open.
- 7) Any lights in the patio area will be designed and situated such that they do not illuminate abutter's properties or upstairs residential units and all lights in the patio area will be off during times that use of the patio area is not permitted.
- 8) In accordance with the special permit application, deliveries made by trucks shall be facilitated from established Main St. loading zones.
- 9) In accordance with the special permit application, hours of operation:
 - a. Monday through Thursday, 8:00 a.m. – 12:00 a.m.
 - b. Friday, 8:00 a.m. – 1:00 a.m.
 - c. Saturday, 10:00 a.m. – 12:00 a.m.
 - d. Sunday, 11:00 a.m. – 9:00 p.m.
 - e. Outdoor patio hours limited to 9:30 p.m. any night
- 10) Building owner contact information will be provided to direct abutters and building residents to facilitate addressing issues that may arise. Business owner will assure building owner is promptly notifying business owner of any reported issues.
- 11) Construction hours of operation shall be from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday with no Sunday hours.

(Carried 9-0, 2 absent; Councillors Manning-Martin and Melville)

NOTICE OF DECISION: *IN ACCORDANCE WITH CHAPTER 40A, SECTION 17 OF THE MASSACHUSETTS GENERAL LAWS, AN APPEAL OF THIS DECISION MUST BE FILED WITHIN TWENTY (20) DAYS FROM THE DATE OF FILING OF SAID DECISION WITH THE APPROPRIATE COURT AND OFFICE OF THE CITY CLERK.*

IF SAID SPECIAL PERMIT WAS APPROVED, YOU MUST OBTAIN A CERTIFIED COPY OF THE SPECIAL PERMIT FROM THE OFFICE OF THE CITY CLERK, AND A BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED BY THE INSPECTOR OF BUILDINGS AFTER THE TWENTY DAY APPEAL PERIOD HAS EXPIRED. IF THE 20TH DAY FALLS ON A WEEKEND DAY (SATURDAY OR SUNDAY), THE NEXT BUSINESS DAY IS CONSTITUTED AS THE 20TH DAY. SAID SPECIAL PERMIT MUST BE EXERCISED WITHIN TWO YEARS FROM THE DATE OF TIME STAMP WITH THE OFFICE OF THE BUILDING INSPECTOR. IF NOT, SAID SPECIAL PERMIT SHALL EXPIRE.



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THERE SHALL BE NO TRANSFER OF THIS SPECIAL PERMIT UNTIL WRITTEN APPROVAL OF THE SAME IS OBTAINED FROM THE SPECIAL PERMIT GRANTING AUTHORITY, OR ITS DESIGNEE

A COPY OF YOUR SPECIAL PERMIT MUST BE POSTED UPON THE BUSINESS PREMISES IN A CONSPICUOUS PLACE VISIBLE TO THE PUBLIC AT ALL TIMES.

THE LAST DAY TO FILE AN APPEAL IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 17 IS APRIL 26, 2018

IF THE SAID SPECIAL PERMIT WAS APPROVED, YOU CAN OBTAIN A BUILDING/OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR ON APRIL 27, 2018 IF NO APPEALS ARE FILED. IT IS REQUIRED THAT SAID PERMIT BE OBTAINED FROM THE BUILDING INSPECTOR, AND A CERTIFICATE OF BUSINESS BE OBTAINED FROM THE CITY CLERK IN ORDER TO COMPLETE THE SPECIAL PERMIT REQUIREMENTS.

PEABODY CITY COUNCIL
COUNCILLOR EDWARD R. CHAREST
CITY COUNCIL PRESIDENT

Timothy E. Spanos
City Clerk

cc: Planning Board, Community Development Department, Police Department,
Human Services Department, Licensing Board