

A regular meeting of the Planning Board was called to order on September 5, 2019 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. In attendance were Planning Board members Chairman Thomas Bettencourt, Mr. John Ford, Mr. John Franciose, Mr. Joseph Gagnon, Mr. Matthew Genzale, Mr. Roy Simoes.

**A. Approval of Minutes:** Mr. John Ford. **Motion:** MOVE to accept the minutes of the regular Planning Board meeting of August 15, 2019 with the exception of a small error at the bottom of Page 3 which refers to me as "attorney" instead of "mister." **Seconded by:** Mr. Matthew Genzale **Motion Carried:** Unanimous.

**B. ANR/Land Court:** None.

**C. Site/Building Permit Plan Reviews:**

**157 Newbury Street:** Mr. Andrew Levin, City Planner, presented the Board with Memorandum dated September 5, 2019 regarding 157 Newbury Street from the Department of Public Services.

**Planning Board:** Mr. John Ford. **Motion:** MOVE to accept a late communication from the Department of Public Services dated September 5, 2019 from Mr. William Paulitz in regards to 157 Newbury Street. **Seconded by:** Mr. John Franciose. **Motion Carried:** Unanimous.

Atty. Athan Vontzalides for the applicant: The applicant proposes to build a three-story, 48-unit hotel on an existing foundation. Atty. Vontzalides provided a history of the proposed project noting that since rezoning, which is now BR1, the applicant does not require a special permit. Mr. Christopher Mello of Eastern Land Surveyors, for the applicant: Reviewed revised plans dated August 29, 2019 which included taking out four (4) parking spaces to make room for snow removal/storage at the request of the Building Department, replacing a portico with a canopy, installing downlit ambient lighting and light poles and a new fire hydrant, and a fence on the side of the property abutting the mobile home park. Mr. Mello and Mr. Vontzalides confirmed that there would be an employee kitchen area but that there would be no cooking on the property. Atty. Vontzalides said that the applicant would be seeking a variance from the Zoning Board of Appeals and would come back to the Planning Board for Site Plan Review on September 19.

Chairman Bettencourt said that the applicant could tell the ZBA that the Board members are generally in favor of the project.

**D. Appointments:** None.

**E. Subdivision Board Action:**

1. **Birch Hill Subdivision:** Atty. Athan Vontzalides for the applicant, Carl Crupi, who was also present, along with Ward 6 City Councilor Mark O'Neil. Atty. Vontzalides said that the applicant is seeking to have all twenty-three (23) lots released for the subdivision and that they had obtained a Letter of Credit in the amount of \$625,000 as required by the Department of Public Services.

**Planning Board:** Mr. Simoes asked how long the Letter of Credit was valid and Atty. Vontzalides responded that it would expire on October 4, 2020. There was some discussion about staying aware of the credit's expiration and about holding back some of the lots.

**Planning Board:** Mr. John Ford. **Motion:** MOVE to establish a Letter of Credit for the Birch Hill Subdivision in the amount of \$625,000. **Seconded by:** Mr. Roy Simoes. **Motion Carried:** Unanimous.

**Planning Board:** Mr. John Ford. **Motion:** MOVE to approve the request for the Release of Lots 1 through 23 at the Birch Hill Subdivision. **Seconded by:** Mr. Roy Simoes. **Motion Carried:** Unanimous.

2. **Proposed Stonegate Subdivision:** **Planning Board:** Mr. John Ford. **Motion:** MOVE to receive a late communication from Atty. John Keilty dated September 5, 2019 for an extension of time regarding Stonegate Subdivision. **Seconded by:** Mr. John Franciose. **Motion Carried:** Unanimous.

**Planning Board:** Mr. John Ford. **Motion:** MOVE to allow an extension of time for Stonegate Subdivision to October 10, 2019. **Seconded by:** Mr. Matthew Genzale. **Motion Carried:** Unanimous.

G. **Correspondence:**

1. **Regional Notices:** No action.
2. **Memorandum and City of Peabody Housing Production Plan – Community Development:** Mr. Levin said that the City Council will hear this plan and that the Planning Board could provide its recommendation on it. The City's consultant will be present at the next Planning Board meeting on September 19 to take any questions from the Board.

H. **City Council:** None.

I. **Other Matters Properly Before the Board:** Mr. Levin said that he would reach out to the new Business Manager for the School Department regarding using Higgins Auditorium for televised Planning Board meetings.

J. **Adjournment:** **Motion:** Meeting adjourned at 7:47 P.M.