

Planning Board Minutes
September 19, 2019

A regular meeting of the Planning Board was called to order on September 19, 2019 at 7:00 P.M. by Vice Chair John Ford. The meeting was held in the lower level conference room, City Hall, 241 Lowell Street, Peabody, MA. In attendance were Planning Board members: Atty. Peter Arvanites, Atty. Diane Cooper, Mr. Dennis Feld, Mr. John Ford, Mr. Joseph Gagnon, and Mr. Matthew Genzale.

A. **Approval of Minutes:** Atty. Diane Cooper. **Motion:** MOVE to accept the minutes of the regular Planning Board meeting on September 5, 2019. **Seconded by:** Mr. Matthew Genzale. **Motion Carried:** Unanimous.

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

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

157 Newbury Street:

Planning Board: Mr. Matthew Genzale, **Motion:** MOVE TO receive two additional late communications from the Department of Public Services regarding 157 Newbury Street, one being an email from Mr. William Paulitz and the other a Memorandum, both dated September 16, 2019. **Seconded by:** Atty. Diane Cooper. **Motion Carried:** Unanimous.

Mr. Andrew Levin, City Planner, informed the Board that, as is detailed in the Sept. 16, 2019 DPS Memorandum, the department is still seeking six (6) items from the applicant. **Atty. Athan Vontzalides for the applicant:** Has reviewed the Memorandum and updated the Board on a recent conversation he had with both Mr. Curt Bellavance, Director of Community Development and Mr. Al Talarico, Building Commissioner, who recommended that the applicant withdraw his application for a variance regarding setbacks and come to the Planning Board for a Site Plan Review. Discussion regarding whether or not the Board should vote on any recommendation to the Building Department and it was decided that the Board would yield to Mr. Paulitz's recommendation not to take any action until the DPS items were addressed. The Board recommended to the applicant that the matter be continued to the December 5, 2019 meeting to provide the applicant time to clarify what is required of the Building Department and the Department of Public Services.

Planning Board: Mr. Matthew Genzale. **Motion:** MOVE TO continue the matter regarding Site Plan Review for 157 Newbury Street (*Map 47, Lot 41*) to the December 5, 2019 Planning Board meeting. **Seconded by:** Atty. Diane Cooper. **Motion Carried:** Unanimous.

D. **Appointments:** None.

E. **Subdivision Board Action:**

1. **Proposed Stonegate Subdivision:**

No one representing applicant present. Action continued to October 10, 2019.

F. **Correspondence:**

1. **Regional Notices:**

Planning Board: Atty. Diane Cooper. **Motion:** MOVE TO receive the late addition from the Town of Lynnfield regarding a Public Hearing on Oct. 2, 2019 regarding town zoning bylaws. **Seconded by:** Mr. Dennis Feld. **Motion Carried:** Unanimous.

2. **Meridian Associates letter dated August 22, 2019 regarding the proposed Stonegate Definitive Subdivision:**

Planning Board: Atty. Diane Cooper. **Motion:** MOVE TO receive the Department of Public Services response to the Meridian Associates letter dated August 22, 2019 regarding the Stonegate Subdivision. **Seconded by:** Mr. Dennis Feld. **Motion Carried.** Unanimous.

H. **City Council:** None.

I. **Other Matters Properly Before the Board:** Discussion: City of Peabody Housing Production Plan dated August 2019:

Stacey Berenson, Assistant Community Development Director, and Karen Sunnarborg of Sunnarborg Consulting, provided an overview of the 2019 Plan, which is a proactive strategy for planning and developing affordable housing by creating a plan to enable the City to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and regulation. Ms. Berenson and Ms. Sunnarborg took a few questions from the board.

Planning Board: Atty. Diane Cooper. **Motion:** MOVE TO approve the Community Development's Housing Production Plan of August 2019 and also move to recommend that the City Council adopts it. **Seconded by:** Mr. Dennis Feld **Motion Carried:** Unanimous.

J. **Adjournment:** **Motion:** Atty. Diane Cooper. **Seconded By:** Mr. Matthew Genzale. **Motion Carried.** Unanimous. Meeting adjourned at 7:48 P.M.