

Planning Board Minutes  
October 18, 2018

A regular meeting of the Planning Board was called to order on October 18, 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.

CITY OF PEABODY

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CITY CLERK

A. Approval of Minutes: Motion: To approve the minutes of the regular meeting of October 4, 2018.  
Motion carried: unanimous.

B. ANR/Land Court: None

C. Site/Building Permit Plan Reviews:

1. 210 Andover Street: Atty. Dave Ankeles, 246 Andover St.: we finished our presentation at the last (October 4<sup>th</sup>) meeting and have asked Curt Bellavance to indicate to the Board what has transpired over the last four & half months. I appreciate your cooperation and anticipated that there will be conditions. We will work with Drew and provide whatever is needed. Curt Bellavance, Director, Community Development & Planning: I've been working with Atty. Ankeles and Mr. Mark Whiting since February. Simon Property is looking to change their business plan and has chosen North Shore Mall as a model. There were six construction review meetings with Police, Fire, Con Comm, Building Inspector and worked with draft plans. The city's third-party consultants reviewed everything. As with all large projects there will be issues that will come up that will require changes. DPS is satisfied and will be working closely with the mall. I'm hoping for support from the Planning Board. Mr. Mark Whiting, Manager, North Shore Mall: (handed out plans presented to the Police Chief for the new PPD substation) I want to thank the Board, I've been here 21 years and appreciate your support. I want to talk about plans to relocate the Police sub-station to the old Kitchen's Etc. location next to the school.

Planning Board: Mr. Ford: I'm prepared to move forward and have conditions (read conditions, attached). Chairman Bettencourt: I believe the Board recognizes all plans are dynamic and are subject to changes and that you will work closely with the city. You did a wonderful job previously and we expect the same this time. Mr. Gagnon: Is Mark's handout something we should look at it? Atty. Arvanites: No, this has nothing to do with site plan review.

Motion: Move to approve the definitive site plan and issue the building permit for 210 Andover Street (applicant Simon Property Group) subject to the order of conditions (attached) dated October 18, 2018 as set forth by the Peabody Planning Board: Mr. John Ford/Atty. Diane Cooper. Motion carried: unanimous.

D. Appointments: None.

E. Subdivision Board Action:

1. Proposed Stonegate Subdivision Application: Mr. Drew Levin: They'll be coming back to the Board on November 15<sup>th</sup>.
2. Birch Hill: Mr. Levin: I went to Birch Hill with Will Paulitz and Jim Nichols (DPS) and met with the Crupis. They're working on sewers now.

F. Correspondence:

1. Regional Notices: No action.
2. Other: No action.

G. City Council:

1. P-698-18 – Motion: **Mr. Simoes:** We received a request from the city council asking that they want to know when the Board received their correspondence. **Atty. Arvanites:** I always wondered why we don't do anything with these. **Atty. Cooper:** we've moved to receive notices then discuss them and move to send communications. **Mr. Gagnon:** it would be nice to get their comments back. Sometimes they vote the opposite way of ours.

H. Other Matters Properly Before the Board:

1. **Dr. Otto:** asked that Subdivisions have the following information on the agenda: the date submitted, the hearing date and the plan of action date. She also asked that Drew date the Planning Board memo.
2. **Mr. Ford:** I noticed that there's been some activity, that they're moving material. **Mr. Levin:** Will has contacted them. There was a brief discussion about the earth, bigger piles of material and whether or not they're fixing the retention pond.

- I. Adjournment: Motion: Meeting adjourned at 8:10 P.M. Motion carried: unanimous.