

Planning Board Minutes  
November 15, 2018

A regular meeting of the Planning Board was called to order on November 15, 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 November 1, 2018.  
Motion carried: unanimous.

B. ANR/Land Court: None.

C. Site/Building Permit Plan Reviews:

1. **Charles Holden, 91 Lynnfield Street: Mr. Holden:** we want to demolish the existing building that has the store, offices and garages, and replace it with a building that will be roughly the same footprint. There will be 2,500 s.f. for a convenient store and approximately 750 s.f. for a small bank with an ATM. The bank will seek their own permits. We've addressed all of DPS' concerns and have submitted the third-party traffic report (minimal changes to traffic). The city attorney is working on the easement for water lines because the shut-off is on private property. The engineer is getting back to Will regarding water & sewer demand but thinks it will be less than existing. Parking has been reconfigured, deliveries will be in the back by the diesel pumps. Curb cuts were discussed.

**Planning Board: Mr. Levin:** the applicants went to construction review on October 31<sup>st</sup> attended by Police, Fire, Board of Health, DPS, PMLP, and the Building Commissioner. I have a letter from DPS with conditions. Will Paulitz, DPS, is satisfied.

**Motion:** Move to recommend the Building Commissioner issue a building permit for Holden Oil, 91R Lynnfield Street (Map 101, lot 029) to demolish the existing store and construct a new 3,100 square foot building, subject to comments and conditions of the Dept. of Public Services. The applicant shall provide an updated plan showing everything has been addressed: Atty. Diane Cooper/Dr. Judith Otto. Motion approved: unanimous.

2. **45 Tremont Street: Mr. Levin:** They went to construction review where it was revealed that the construction company is much larger than originally presented to the council. The police department has requested a traffic study because the vehicles and equipment will be very large. There is concern about noise as well. **Mr. Genzale** stated that Councilor Moutsoulas presented this to the council as their satellite sales office and the council pushed it through.

**Motion:** Move to extend the time for the Planning Board to act relative to 45 Tremont Street to December 13, 2018: Atty. Diane Cooper/Dr. Judith Otto. Motion approved: unanimous.

D. Appointments: None.

E. Subdivision Board Action:

1. **Proposed Stonegate Subdivision Application: Mr. Drew Levin:** Atty. Keilty sent a letter asking for an extension to December 13, 2018.

**Motion:** Move to accept the letter from Atty. John Keilty, dated October 13, 2018, requesting an extension of time for the Planning Board to act to December 13, 2018: Atty. Diane Cooper/Dr. Judith Otto. Motion approved: unanimous.

Move to approve the request for an extension of time for the Planning Board to act to December 13, 2018: Atty. Diane Cooper/Dr. Judith Otto. Motion approved: unanimous.

F. Correspondence:

1. Email from Councilor O'Neill dated 10/31/18 re: Birch Hill Subdivision: There was a discussion about the construction schedule Councilor O'Neill posted on-line. The Board does not accept anything posted on-line as official. They also understand that any schedule presented to them can change depending on circumstances such as the weather. Atty. Arvanites would like the letter to reference Item 4 on the Order of Conditions and let Mr. Crupi know his permit can be rescinded if he does not comply.

**Motion:** Move to have Mr. Levin send a letter to Mr. Crupi to provide a more detailed construction schedule and to appear before the Board on Thursday, December 6, 2018: Atty. Diane Cooper/Dr. Judith Otto. Motion approved: unanimous.

2. Winona Street Flooding Pictures: No action.
3. Regional Notices: No action.
4. Other: No action.

G. City Council:

1. None.

H. Other Matters Properly Before the Board:

1. Holiday Party: The Holiday party will be Monday, December 10, 2018, at 7:00 p.m. at the Hardcover. He is working on the menu.
2. 2019 meeting dates were distributed in the packet. Mr. Levin will distribute a better copy of the calendar.

**Motion:** Move to accept the 2019 Planning Board schedule: Dr. Judith Otto/Atty. Diane Cooper. Motion approved: unanimous.

- I. Adjournment: **Motion:** Meeting adjourned at 7:50 P.M. Motion carried: unanimous.