

A regular meeting of the Planning Board was called to order on May 16, 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.

- A. Approval of Minutes: Motion:** To accept the minutes of the regular meeting of May 2, 2019: Atty. Peter Arvanites/Mr. John Franciose. Motion carried: unanimous.
- B. ANR/Land Court:** None.
- C. Site/Building Permit Plan Reviews: 3 Mount Pleasant Drive, Atty. John Keilty:** Peter Blaisdell (Williams & Sprague) responded to earlier memo: #1 – all set; #2 – DPS shall witness bed bottom inspections; #3 – satisfied doing; #4 - ok; #5 - the dumpster will be fully enclosed with a 6’ high fence and will have a lid. Fence posts will be steel, set in concrete; #6 – ok; #7 – Will Paulitz (DPS) thinks the front parking spots are tight but there is enough room to pull in & back out. Currently there are four spaces so there is no alternative but to back out; #8 – is a post construction issue that we are happy to comply with. The sidewalk will comply with ADA standards; #9 – there will be new water & sewer connections. We are good with Drew’s memo. Lights shouldn’t face neighbors and will be on timers. This is an office setting so lights shouldn’t be a problem. There will be a new row of trees and plantings along the other neighbor’s property. There will not be any construction vehicles, nothing over six-wheels.

Planning Board: Mr. Levin: Has concerns about light pollution bothering abutters (there will be no external lighting, wall packs only at the doors). I would also like bollards behind the dumpster to keep it from moving back in case someone hits it. There were concerns about what time the dumpster will be emptied (during normal business hours). **Dr. Otto** has concerns about the dead-end parking (parking has already been approved by Con Comm, changing it would result in them having to go back to Con Comm for approval again). Dr. Otto also questioned the planting schedule stating the purpose is to not make residential abutters lives miserable when next to a business (this plan was submitted to Con Comm; Peter did not know Planning Board also needed to see it but will get it to the Board).

Motion: MOVE TO recommend the Building Commissioner issue a building permit for 3 Mount Pleasant Drive (map 29, lot 6) to demolish the existing structure down to existing concrete foundation and construct a new building of roughly the same footprint and with the following conditions: lighting shall face in or downward so as not to disturb abutting residences, the dumpster shall be surrounded by a fence with bollards in the rear to prevent it from being pushed back; item numbers 2, 3, 8, and 9 from the Dept. of Public Service’s memo dated May 7, 2019 shall be complied with; comment #2 from Andrew Levin’s memo stands changing “should” to “shall”; copy of the landscaping plan shall be submitted to the Planning Board. The application also calls for the construction of a 116 +/- addition in the front and a 668 +/- addition in the rear with associated steps and landings: Mr. John Ford/Mr. John Franciose. Motion carried: unanimous.

- D. Appointments:** None.

E. Subdivision Board Action:

1. **Proposed Stonegate Subdivision Application:** We've paid our fees to Meridian Associates for third-party peer review for roadway layout and stormwater management. The plan Meridian received is too busy. They asked for it to be color coded or thickness layering to easily identify watershed areas. I've asked to extend the action date to June 19, 2019.

Motion: MOVE TO receive written communication from Atty. John Keilty, dated May 7, 2019, requesting an extension for the Planning Board to act relative to the Stonegate Subdivision to June 19, 2019 and MOVE TO extend the time to act to June 19, 2019: Mr. John Ford/Dr. Judith Otto. Motion carried: unanimous.

2. **Laurel Heights Subdivision: Atty. John Keilty:** I didn't do all of my homework and ask to have it carried over to the next meeting.

Motion: MOVE TO accept Atty. Keilty's request and extend the time to act to the Planning Board meeting of June 6, 2019: Mr. John Ford/Mr. Matthew Genzale. Motion carried: unanimous.

F. Correspondence:

1. **Regional Notices:** No action.
2. **Special Permits:** No action.
3. **Stonegate Subdivision – Atty. Keilty (dated 5/7/19):** See action above.
4. **Board of Health Memorandum dated April 30, 2019:** No action.

G. City Council: None.

H. Other Matters Properly Before the Board:

1. **Rules and Procedures – Comments and Discussion: Chairman Bettencourt:** if there are no comments to the submitted plans, move to accept them, once approved, they can be amended at any time with a new sub-committee.

Motion: MOVE TO adopt the Planning Board procedural rules as adopted on April 12, 2019: Atty. Peter Arvanites/Mr. John Ford. Motion carried: unanimous.

2. **Late Add: Mr. Drew Levin:** We need a response regarding letter to the Council asking why they want to record Planning Board meetings. **Chairman Bettencourt:** They want reasons. We can accept it tonight and read it or put it on the next agenda. No action - it was decided to put it on the next agenda.

- I. **Adjournment: Motion:** Meeting adjourned at 7:55 P.M.: . Motion carried: unanimous.