

A regular meeting of the Planning Board was called to order on July 11, 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: Mr. Thomas Bettencourt, Atty. Diane Cooper, Mr. Dennis Feld, Mr. John Ford, Mr. Joseph Gagnon, and Mr. Roy Simoes as well as Atty. John Keilty, Mr. Christopher Melo, and Andrew Levin. Absent were: Atty. Peter Arvanites, Mr. John Franciose, Mr. Matthew Genzale, and Dr. Judith Otto.

A. Approval of Minutes: Motion: To accept the minutes of the regular meeting of June 20, 2019: Mr. John Gagnon/Mr. John Ford. Motion carried: unanimous.

B. ANR/Land Court: None.

C. Site/Building Permit Plan Reviews: 0 Newbury Street: Mr. Levin: the Planning Board approved Circle Storage's plan contingent upon them satisfying DPW. An ANR was filed in March to subdivide two pieces: one by the body shop, one of the front parking lot.

Atty. Keilty: There was a prospective buyer who wanted something bigger but there wasn't enough of a storm management system. We're going back to the original plan, will complete storm water analysis, bring it back to its natural grade and determine the absorption rate.

Motion: No action.

D. Appointments: None.

E. Subdivision Board Action:

1. Preliminary Subdivision Plan: Meadowview (Map 110, Lot 002X): Mr. Christopher Melo, Eastern Land Survey, Lowell St., Peabody: Here for information only. This is a preliminary subdivision of approximately 30 acres that abuts the Salem line/golf course at the 7th fairway. There will be approximately 52 lots in conformance with zoning (20,000 s.f. lots, 125' frontage, 20' side yard, 35' rear yard), and can accommodate houses 60' by 40'. Water service will loop around, sewer will be gravity fed to Sherwood Ave. in an 8" line. Houses will be typical center-entrance colonials. We're trying to eliminate some crossing in Salem over brooks. The area is pretty flat. We'll be meeting with Will Paulitz, DPS, to determine their needs and should be back before the board in three weeks to a month.

Planning Board: Mr. Simoes: I foresee neighborhood opposition. Is Sherwood conventional? (Mr. Melo: yes, 50' layout, berm sidewalks, houses are on 6,000 s.f. lots). Will their water improve? (Mr. Melo: yes because it will move more).

2. Proposed Stonegate Subdivision Application: Atty. John Keilty: We're in the process of responding to DPS' memo and would like to request an extension. **Mr. Melo:** we've hired a consultant to review the plans. There are 35 items they've come up with. Of these: 10, no issue or clarification needed; 15 are inconsequential; 3 don't need a response. Of the remaining issues: we're not dealing with run off of 100' or additional soil testing. I disagree with four (soil type, 15' berm around the storm water management system – there are no regulations requiring

such). Retention ponds don't require a lot of maintenance, there will be 30' easements around them and 12-15' grade. The pump will most likely be located below on Polino's land.

Planning Board: Mr. Simoes: any issues with roof infiltration systems? (Mr. Melo: no response from the reviewer, eliminated two. They are similar to what is in Salem: 10'x30' with a 4" pipe).

Mr. Levin: asked that new sheets be sent to him.

Motion: MOVE TO receive written communication from Atty. John Keilty requesting an extension for the Planning Board to act relative to the Stonegate Subdivision to September 12, 2019 and MOVE TO extend the time to act to September 12, 2019: Mr. John Ford/Atty. Diane Cooper. Motion carried: unanimous.

F. Correspondence:

1. **Regional Notices:** No action.
2. **Special Permits:** No action.
3. **Health Dept. Memo received June 13, 2019 regarding preliminary Site Plan Review – Meadowview:** No action.
4. **DPS Memo dated June 24, 2010 and motion sheet dated July 12, 2018 re: conditions Site Plan approval for 0 Newbury Street:** No action.
5. **City of Peabody Office of the City Solicitor response dated July 2, 2019 to the Commonwealth of Massachusetts regarding the filing by Warren Innis, TTEE of A & W Realty Trust II, et al:** No action.

G. City Council: None.

H. Other Matters Properly Before the Board: Mr. Drew Levin: I reached out to the School Dept. but the Business Manager has left. There are no School Committee meetings that day. Someone will get back to me. Meetings will be at the Higgins.

I. Adjournment: Motion: Meeting adjourned at 7:35 P.M.: Atty. Diane Cooper/Mr. John Ford. Motion carried: unanimous.