

CITY OF PEABODY
2019 NOV 14 PM 3:53
CITY CLERK

**Planning Board Minutes
October 17, 2019**

A regular meeting of the Planning Board was called to order on October 17, 2019 at 7:00 P.M. by Chairman Thomas Bettencourt. The meeting was held at City Hall, 24 Lowell Street, Peabody MA in the lower level conference room. In attendance were Planning Board members: Atty. Peter Arvanites, Mr. Thomas Bettencourt, Mr. Dennis Feld, Mr. John Franciose, Mr. Joseph Gagnon, Mr. Roy Simoes, Atty. Diane Cooper (arrived late and missed two (2) votes.)

A. **Approval of Minutes**: Mr. Joseph Gagnon **Motion**: MOVE to accept the Minutes of the regular Planning Board meeting on October 3, 2019. **Seconded by**: Mr. John Franciose **Motion Carried**: Unanimous.

B. ANR/Land Court:

1. **0 Summit Street (Map 083-009C)**

Applicant proposed to change the lot line of a parcel by changing two angles of the property with the square footage of each lot remaining the same.

Planning Board: Mr. Andrew Levin, City Planner, confirmed with applicant that the lot conforms with required zoning and that the lot is buildable. Further questions and discussion by the Board. Applicant said the purpose of the lot line change is to follow the line of a gravel driveway separating the parcels.

Planning Board; Atty. Peter Arvanites. **Motion**: MOVE TO approve a plan of land in Massachusetts prepared for Leslie Boucher of 0 – 120 Summit Street prepared by LeBlanc Survey Associates dated September 12, 2019 which switches two (2) lots to move the boundary lines as shown on the plan while maintaining the current square footage on the remaining lots (Map 083-009C).

C. Site/Building Permit Plan Reviews:

1. **0 Newbury Street (Map 088, Lot 007)**

Mr. Rick Salvo, Engineering Alliance, and Atty. John Keilty for the applicant: Proposing a medical marijuana facility to be built behind the former Kouzina property, which would be approximately 5,000 s.f. The facility would be accessed off Rt. 1 through a right-of-way. There would be an isolated area for deliveries by van, no tractor trailers or large vehicles. Discussion regarding setbacks, wetland buffer zone, and demarcation of the right-of-way. There was further discussion as to ownership of the right-of-way and what improvements/changes the applicant has the right to make. Atty. Keilty said that he would provide a letter to the City Engineer, the City Solicitor and the Planning Board defining the right-of-way and the applicant's rights to making improvements/changes to it.

CITY OF PEABODY
2019 NOV 14 PM 3:54
CITY CLERK

Planning Board: Atty. Diane Cooper. **Motion:** MOVE TO recommend issuance of the building permit regarding 25R Newbury Street or 0 Newbury Street (Map 088, Lot 007) contingent upon the applicant satisfying the conditions of Mr. William Paulitz's memorandum dated October 15, 2019 and to also satisfy the conditions of the Conservation Commission and/or Conservation Agent. **Seconded by:** Mr. Dennis Feld. **Motion carried:** Unanimous.

2. **251 Andover Street (Map 029, Lot 014)**

Planning Board: Mr. Levin. Informed the Board that they had previously voted on Site Plan approval contingent upon meeting conditions as outlined by the Department of Public Services and the new memorandum from Hayes Engineering for the applicant, dated October 8, 2019, that the Board had received, was simply a response to those conditions. **No Action Required.**

D. **Appointments:** None

E. **Subdivision Board Action:**

Proposed Stonegate Subdivision:

Mr. Christopher Mello, Eastern Land Survey, and Atty. John Keilty, for the applicant: Mr. Mello presented amended plan depicting a 90 degree intersection at Pearl Street and Ralph Road. The applicant planned to go to the Zoning Board of Appeals regarding reconfiguring one (1) lot for the proposed new intersection. There was discussion regarding increased grading on Pearl Street, signage, and possibly changing two-way access to the existing cul-de-sac. Mr. Mello said that the applicant is working with a traffic consultant and the Department of Public Services regarding the proposed revised plan. Atty. Keilty said that the applicant will seek a waiver from the Planning Board for the increased grading on Pearl Street.

F. **Correspondence:**

Regional Notices: None

G. **City Council:** None

H. **Other Matters Properly Before the Board:** None

I. **Adjournment:** **Motion:** Atty. Arvanites. **Seconded By:** Atty. Cooper. **Motion carried:** Unanimous. Meeting adjourned at **7:58 p.m.**