

CITY OF PEABODY
2019 DEC -5 AM 10:14
CITY CLERK

**Planning Board Minutes
November 7, 2019**

A regular meeting of the Planning Board was called to order on November 7, 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, Chairman Thomas Bettencourt, Mr. John Ford, Mr. Joseph Gagnon, Mr. Matthew Genzale, and Mr. Roy Simoes.

A. **Approval of Minutes: Planning Board:** Atty. Peter Arvanites. **Motion:** MOVE to accept the Minutes of the regular Planning Board meeting on October 17, 2019. **Seconded by:** Mr. Roy Simoes **Motion Carried:** Unanimous.

B. **ANR/Land Court:** None

C. **Site/Building Permit Plan Reviews:** None

D. **Appointments:**

1. **7 Dearborn Road (Map 078, Lot 019):** Mr. Andrew Levin, City Planner, presented an update on the project saying that the applicant had received Conservation Commission and Zoning Board of Appeals approval and was continuing to work with the Department of Public Services and that the applicant was before the Board tonight to receive its recommendation to the Community Development Authority, which is the authority overseeing Site Plan Review for this project. Atty. John Keilty for the applicant, along with Mr. Albert Ellis, project representative: Issues with water pressure and a valve have been resolved with the Peabody Fire Department.

Planning Board: Mr. John Ford. **Motion:** MOVE TO recommend approval to the Community Development Authority for the project at 7 Dearborn Road, contingent upon the applicant satisfying the items detailed in the Department of Public Services memorandum dated October 16, 2019. **Seconded by:** Atty. Peter Arvanites. **Motion Carried:** Unanimous (6 – 0).

2. **251 Andover Street (Map 029, Lot 014):** Atty. John Keilty for the applicant: Before the Board for a minor Site Plan Modification to substitute granite curbing at the rear of the property with Cape Cod Berm. Discussion.

Planning Board: Mr. Joseph Gagnon. **Motion:** MOVE TO approve the Site Plan modification to replace granite at the rear of 251 Andover Street with Cape Cod bit berm. **Seconded by:** Mr. Roy Simoes. **Motion Carried:** Unanimous. (6 – 0)

E. **Subdivision Board Action:**

1. **Boulderwood Definitive Subdivision:** Mr. David Solimine and Mr. Michael Solimine, applicants, requesting lot releases of the two (2) remaining lots in the subdivision. Presented updated schedule, which projects construction completion for April 2020. The

City holds a \$500,000 Letter of Credit and will continue to hold it until completion of the project. Discussion regarding issues with the water tower. Applicant said water tower and lot releases are two (2) separate issues. Mr. Genzale asked Andrew Levin, City Planner, to draft a letter to the City Solicitor prior to the Board's next meeting on November 21st regarding resolving issues with ownership of the water tower.

Planning Board: Mr. John Ford. **Motion:** MOVE TO release the final two (2) lots, Lots 86 & 87, of the Boulderwood Definitive Subdivision in lieu of the City still holding a \$500,000 line of credit. **Seconded by:** Atty. Peter Arvanites. **Motion Carried:** Unanimous (5 – 0) with Mr. Joseph Gagnon recusing himself.

2. Proposed Stonegate Subdivision:

No action. (*Action remains continued to December 5, 2019*).

F. Correspondence:

1. Atty. Vontzalides email dated October 23, 2019 to the Planning Board regarding 157 Newbury Street.

Planning Board: Mr. John Ford. **Motion:** MOVE TO receive an email from Atty. Vontzalides dated October 23, 2019 requesting a continuance on Site Plan review for 157 Newbury Street to the first regularly scheduled Planning Board meeting in January 2020 and to grant that continuance. **Seconded by:** Mr. Matthew Genzale. **Motion Carried:** Unanimous (6 – 0).

2. Proposed Planning Board Meeting Dates 2020:

Planning Board: Mr. John Ford. **Motion:** MOVE TO approve the proposed Planning Board Meeting Dates for 2020. **Seconded by:** Mr. Matthew Genzale. **Motion Carried:** Unanimous (6 – 0).

G. City Council: None

H. Other Matters Properly Before the Board:

1. M.G.L. Chapter 40B Comprehensive Permit Application – 40 Oak Street – Discussion regarding density of the area and concern for adequate emergency response vehicles to access the property.

Planning Board: Mr. John Ford. **Motion:** MOVE TO recommend that the Planning Board drafts a letter to the Zoning Board of Appeals asking that the ZBA look into reducing the size and scope of the proposed 40B project located at 40 Oak Street. **Seconded by:** Mr. Roy Simoes. **Motion Carried:** Unanimous (6 – 0).

I. Adjournment: Planning Board: Mr. Joseph Gagnon. **Motion: To adjourn. **Seconded By:** Mr. Matthew Genzale. **Motion carried:** Unanimous (6 – 0). Meeting adjourned at **8:20 p.m.****