

Planning Board Minutes
March 5, 2020

Time: 7:00 pm – 7:48 pm

Location: Lower Level Conference Room, Peabody City Hall, 24 Lowell Street

Members Present: Chairman Thomas Bettencourt, Atty. Peter Arvanites, Atty. Diane Cooper, Mr. John Ford, Mr. Matthew Genzale, and Mr. Roy Simoes

Members Absent: Mr. Dennis Feld, Mr. John Franciose, Mr. Joseph Gagnon, Dr. Judith Otto

Others Present: Mr. Andrew Levin (City Planner), Mr. Bob Wight, Mr. Peter Fischl, Atty. John Keilty

Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00 pm

A. Public Hearing:

This is an application by Salem Country Club, 133 Forest Street, (Map 059, Lot 081X), as required under M.G.L. Section 15C requesting to perform work at the sides of Forest Street, a designated scenic way, to clear debris, leaves, brush and overgrown groundcover to expose the natural landscape of the designated scenic road. Bob Wight, Peter Fischl, and Atty. John Keilty were before the Board on behalf of Salem County Club.

Discussion regarding proposed scope of work. Mr. Wight of Salem Country Club explained that the club met with the city's tree warden, Brian Grant, and discussed the club's desire to clear away debris and overgrown shamble along a portion of Forest Street, a designated Scenic Road, which is City owned property. Mr. Grant agreed to allow the work, but with the condition that no seed would be allowed to be planted. Atty. Keilty, for the applicant, added that the City did not want to have to maintain any new plantings.

P. Arvanties raised the issue of erosion should the current vegetation be removed and not replaced with anything and there was discussion and shared concern from other board members. P. Arvanites asked if the club had considered planting some sort of low maintenance groundcover to prevent erosion.

Mr. Fischl of Salem Country Club and Mr. Wight told the board that they had proposed planting fescue, a very slow growing groundcover.

The board decided to continue the Public Hearing to the March 19th meeting and to contact Mr. Grant regarding permission to plant the groundcover.

Planning Board: Motion: D. Cooper. MOVE TO continue the public hearing to our next scheduled meeting on March 19, 2020 and recommend that we submit a letter to the tree warden asking about the groundcover and the saplings and ask for more information regarding the proposed work at 133 Forest Street (SCC), a designated scenic way. **Seconded by:** Mr. John Ford. **Motion Carried:** Unanimous. (6-0).

B. Approval of Minutes:

Planning Board: Motion: J. Ford. MOVE TO accept the minutes of the regular meeting of February 20, 2020. **Seconded by:** Atty. Diane Cooper. **Motion carried:** Unanimous. (6-0).

C. ANR/Land Court: None.

D. Site/Building Permit Plan Reviews: None.

E. Appointments: None.

F. Subdivision Board Action:

Proposed Stonegate Subdivision: No action. (Action remains continued to April 9, 2020.)

G. Correspondence:

1. **Regional Notices:** No action.

2. **Special Permits:** None.

H. City Council: None.

I. Other Matters Properly Before the Board:

Discussion – 27R Farm Avenue and 0 Forest Street (Parcel 069-005A; Parcel 069-012): MGL Chapter 40B Comprehensive Permit Application by The Residences at Farm Avenue LLC.

Board members discussed various aspects of the proposed project, including such projects helping the City meet the state-mandated affordable housing threshold and the location of the proposed project as being assessable and not with many neighbors. Some members shared a history of the parcels.

Planning Board: Motion: D. Cooper. MOVE TO inform the Zoning Board of Appeals that the Planning Board has no objection to the proposed project located at 27R Farm Avenue and 0 Forest Street pursuant to M.G.L. Chapter 40B. **Seconded by:** P. Arvanites. **Motion Carried:** Unanimous. (6-0).

J. Adjournment: Planning Board: D. Cooper. **Motion:** Meeting adjourned at 7:48 P.M.: **Seconded by:** M. Genzale. Unanimous. (6-0).

Respectfully submitted by Bella Travaglini, Clerk, Peabody Planning Board.