

Planning Board Minutes
April 2, 2020

Time: 7:00 pm - 7:46 p.m.

Location: Via Zoom Remote Participation simulcast on Peabody Access TV

Members Present: Atty. Peter Arvanites, Chairman Thomas Bettencourt, Atty. Diane Cooper, Joseph Gagnon, Mr. John Ford, Mr. Matthew Genzale, Dr. Judith Otto, Mr. Roy Simoes

Members Absent: Mr. Dennis Feld, Mr. John Franciose

Others Present: Mr. Andrew Levin (City Planner), Mr. Bob Wight, Salem Country Club, Mr. Brian McCarthy, RJ O'Connell & Associates, Mrs. Melanie Carr, W.S. Development, Mr. Stephen Glowacki, RJ O'Connell & Associates

Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00 p.m. and requested a Roll Call for the record.

Chairman Bettencourt opened the Public Hearing at 7:02 p.m.

A. Public Hearing:

This is an application by Salem Country Club, 133 Forest Street (Map 059, Lot 081X) as required under M.G. L. Chapter 40, Section 15C requesting to perform work at the sides of Forest Street, a designated scenic road (*continued from March 5, 2020*).

Discussion regarding a Memorandum to the Board dated March 13, 2020 from Brian Grant, Superintendent of Parks & Forestry, which authorized Salem Country Club to remove debris and grub along a stretch of Forest Street from Route 128 to the entrance to the country club at 133 Forest Street. Further, Mr. Grant said in his memo that Salem Country Club could reseed the banks, in an effort to stabilize them, with a low-maintenance grass, such as a fine fescue, that would require minimal maintenance.

Mr. Wight for Salem Country Club said he would take questions from the Board and said Salem Country Club agreed to reseeding the banks with a fine fescue as noted in Mr. Grant's memorandum.

J. Ford asked if the club would be keeping the small saplings along the road and some of the trees, to which Mr. Wight agreed.

Planning Board: Motion: J. Ford. MOVE TO allow the petitioner, Salem Country Club, to effect the clean-up of the sides of Forest Street, a scenic way abutting country club property, removing natural debris and man-made litter. Additionally,

petitioner shall be required to install or plant and maintain a low-maintenance ground cover to prevent erosion of earthen materials into the roadway. Further, saplings of native-growing natural species of trees shall not be damaged, disturbed or removed unless it is within thirty-six (36) inches of a competing, naturally-occurring sapling or is in an area with inadequate space to safely support a mature tree. **Seconded by:** D. Cooper. **Motion carried:** (7 – 0).

B. Approval of Minutes:

Planning Board: Motion: D. Cooper. MOVE TO accept the Minutes of the Public Hearing and Regular Meeting held on March 5, 2020. **Seconded by:** J. Ford.
Motion carried: (8-0).

C. ANR/Land Court:

None

D. Site Building Permit Plan Reviews:

1. 635 – 637 Lowell Street (Map 024, Lot 070):

Mr. McCarthy and Mrs. Carr for the applicant. Mr. McCarthy, civil engineer for the project, reviewed the Site Plan, which Mr. Levin displayed for the Board, explaining that the proposed drive-up and drive-through ATM would be located at the southern end of the Big Y Plaza property between two existing driveways on Lowell Street. The ATM would be on a concrete pad with a canopy top that would be a total of (ten)10 feet in height.

The ATM would have a maintenance access door only. Mr. McCarthy said that there would be a total net loss of three (3) parking spaces to make room for the ATM, but that the 14.2 acre lot with 600+ parking spaces allowed for adequate parking. The applicant had received approval for the project from the Conservation Commission a couple of weeks prior, said Mr. McCarthy, adding that all drainage would be handled on-site.

Mr. Levin said that the applicant had come before Construction Review last month and at the request of Community Development and Planning, and agreed to move the ATM location to allow for adequate space for a car to move forward after using the ATM and stop, while allowing another car that had been in queue behind to pull up to use the ATM.

J. Otto confirmed that the applicant had reviewed the March 11, 2020 Memorandum from the Department of Public Services Mr. McCarthy said the plan was adjusted to comply with all requirements including adding a Do Not Enter sign, double lane arrows.

R. Simoes asked if the ATM would belong to North Shore Bank set to move to a corner space in the building and Mr. McCarthy said that it would.

Planning Board: Motion: J. Otto. MOVE TO make a recommendation to the building inspector that permits issue for an ATM at 635-637 Lowell Street. **Seconded by:** D. Cooper. **Motion carried:** (7-0).

E. Appointments:

None

F. Subdivision Board Action:

Proposed Stonegate Subdivision:

Planning Board: J. Ford. MOVE TO accept correspondence from Atty. John Keilty dated March 27, 2020 requesting a continuance for action regarding Stonegate until May 14, 2020. **Seconded by:** D. Cooper. **Motion carried:** (8-0).

Planning Board: J. Ford. MOVE TO allow the continuance of time on Stonegate until May 14, 2020. **Seconded by:** D. Cooper. **Motion carried:** (8-0).

G. Correspondence:

No discussion.

Discussion:

210 Andover Street (Map 051, Lot 008):

Mr. Levin shared a visual of the site plan with the Board.

Mr. Glowacky, engineer, for the applicant, provided an explanation for a request for a minor modification to the Andover Street entrance to the North Shore Mall.

Mr. Glowacky said that there had been an issue with trucks clipping the curb at the entrance.

Mr. Glowacky worked with the Department of Public Services on the modification, which would eliminate an illegal left hand turn into oncoming traffic.

Planning Board: J. Ford. **Motion:** MOVE TO allow the site plan modification to the Street entrance at property located at 210 Andover Street (*Map 051, Lot 008*). **Seconded by:** D. Cooper. **Motion carried:** (7-0).

H. City Council:

None

I. Other Matters Properly Before the Board:

None

I. **Adjournment:**

Planning Board: D. Cooper. MOVE TO adjourn at 7:46 p.m. **Seconded by:** J. Ford.
Motion carried. (8-0).

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