



FEBRUARY ZBA MEETING MINUTES

A regular meeting of the Peabody Zoning Board of Appeals was held on Monday, February 25, 2019 at 7:00 p.m. in the Wiggin Auditorium, City Hall, 24 Lowell Street, Peabody, MA.

MEMBERS PRESENT	MEMBERS ABSENT
Frances Bisazza-Gallugi, Chairperson	
Stephen Zolotas, Vice-Chairperson	
	Daniel Sencabaugh, Secretary
Kevin McHugh	
	Barry Osborne
Julie Picardi (A)	
	Mike Garabedian (A)

NEXT MEETING, MONDAY, MARCH 18, 2019.

REGULAR MEETING

(Ms. Gallugi read the opening statement according to Chapter 40A)

Ms. Gallugi addressed the attorneys, applicants and audience in regard to the following...

- Cell phone videotaping is **illegal and NOT permitted** without permission by the Board
- Meetings are broadcast on channel 9 (PATV)
- Meeting minutes are made public
- New applications, information, plot plans, renderings, etc., should be passed into the ZBA Clerk **BEFORE the deadline NOT the day of the meeting**
- The above-mentioned material **can NOT** be accepted the night of the meeting because all information pertaining to a variance application must be filed in the City Clerk's office and be made available to the public.

REGULAR MEETING

1. Application of **Todisco Properties c/o Athan Vontzalides, 10 Chestnut St., Peabody, MA.** Petitioner is proposing a funeral home with 7,900 s.f. of off-street area queue where 10,000 square feet are required. The property is located in a **BC Zone**.

Attorney Vontzalides: See remarks included in the meeting minutes.

Ms. Gallugi: Anyone in the audience to speak in favor?

(Audience members **spoke in favor** for reasons including Mr. Ruggerio's impeccable reputation as a business owner, need for competition in the city.)

Lori Coleman, 578 Lowell St., Peabody, MA

Cathy Strange, 71 Ellsworth Rd., Peabody, MA

Terence Lee, 21 Emerson St., Peabody, MA

Karen Pastore, 4 Ellis Road, Peabody, MA

Tom Gravel, 44

Mike Zellen, 5 Chase Cir., Peabody, MA

(Three letters were also read into the record in favor. They are included in these minutes and are from, Mayor Marty Walsh, President of East Boston Chamber and Orient Heights Neighborhood Council.)

Ms. Gallugi: Anyone in audience here to speak in opposition?

(Audience members **spoke in opposition** citing congestion, traffic concerns and lack of parking in that specific location.)

(Letter of concern from Peabody Municipal Federal Credit Union is included in these minutes)

Kevin Conway, 1 Briton Rd., Peabody, MA 01960

Ben Broudeau, 2 John Rd., Peabody, MA 01960

Joseph 34 Elmwood Cir. Peabody, MA 01960

Kevin Donovan, immediate abutter, 151R Lowell St., Peabody, MA

Attorney Vontzalides: Reiterated his clients plan for a police detail, outdoor attendant and valet parking.

Ms. Gallugi: Anyone else in who would like to speak? Hearing none the matter is before the Board...

Mr. Zolotas: Motion to close the Public Hearing

Mr. Picardi: Second

Mr. Zolotas: Motion to approve.

Mr. McHugh: Second

Ms. Gallugi: All in Favor? Any opposed? (4-0) **Variance approved**

2. Application of Hop + Grind, c/o Jenn Robichaud, 210 Andover St., Peabody, MA.

Petitioner is seeking a variance to allow for one, 186.5 square foot Wall Sign where 75 square feet are permitted. The property is located in a **BR Zone**.

Mr. Barcott and Mr. B. from Sign company in New Hampshire: Explained size of sign, lighting of sign, non-flashing, times it will be lit.

Ms. Gallugi: Any questions by the Board?

Ms. Gallugi: Anyone in the audience to speak in favor? In opposition? Hearing none the matter is before the Board.

Mr. Zolotas: Motion to close the Public Hearing

Mr. Picardi: Second

Mr. Zolotas: Motion to approve.

Mr. McHugh: Second

Ms. Gallugi: All in Favor? Any opposed? (4-0) **Variance approved**

3. Asked to be continued Application of Rudolfo Florencio c/o Attorney Keilty for 10 ½ Winter St. Petitioner is seeking a variance to allow for a 2-family dwelling that would require relief to the following.....

Setbacks for	Required	Proposed
Area	34,500 s.f.	3,810 s.f.
Frontage	75'	37'
Lot Width (definitions)	56.25'	36'
Side yard	15'	8'
Rear yard	35'	27'
Min Buildable Lot Width	25%	7'
Driveway width	20'	10'
Landscaping	4 street trees per 100 linear feet	None
Landscaping	Site-perimeter buffer at the property line of parking lot	None

Mr. Zolotas: Motion to continue

Ms. Picardi: Second

All in Favor? (4-0) in favor of continuation

4. Application of Dean Fisher. 10 Welcome St., Peabody, MA. Petitioner seeks variance to allow for a 14' x 19' deck. Relief is needed to Rear Setback where 35' are required and 12' are proposed. The property is located in an R1-A Zoning District.

Mr. Fisher: Explained proposed deck.

Mr. Marshall: Neighbor of Mr. Fisher (5 Welcome St) spoke in favor of proposed deck.

Mr. Zolotas: Motion to close public hearing

Ms. Picardi: Second

Mr. Zolotas: Motion to approve.

Ms. Picardi: Second

Ms. Gallugi: All in Favor? Any opposed? (4-0 in favor)

Variance granted

BUSINESS MEETING

Mr. Zolotas: Motion to accept Meeting Minutes dated January 28, 2019.

Ms. Picardi: Second

Mr. Zolotas: Motion to Adjourn

Ms. Picardi: Second

Carla D. McGrath

02/26/19