



April 8, 2019 ZBA MEETING MINUTES

A regular meeting of the Peabody Zoning Board of Appeals was held on Monday, April 8, 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	Mike Garabedian (A)
Stephen Zolotas, Vice-Chairperson	Kevin McHugh
Julie Picardi	Barry Osborne
Dan Sencabaugh	

NEXT MEETING, MONDAY, APRIL 22, 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 **NOT permitted** without first notifying the Commissioner of ZBA Board. The Commissioner must then announce videotaping is occurring. It may in no way be disruptive.
- Meetings are broadcast on channel 9 (PATV) and live on Facebook
- 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 before the scheduled meeting.

REGULAR MEETING

1. Application of Colaris VI, LLC c/o Attorney John Keilty, for a Variance from the Provision of the Zoning Ordinance 2018, as amended, Sections 7.1 as it applies to the premise known as 18 Crowninshield St. and 0 Crowninshield St., Peabody, MA, Map 074, Lots 65A and 65C. Petitioner seeks a variance to allow sub-division of lot to create lot S containing 4,489 +/- square feet rather than 30,000 square feet required; zero frontage rather than 75 feet required; and access and egress from Warren St. and Crowninshield St. by means of easements; 6 feet rear-yard setback where 35 feet are required. The property is located in a R4 Zoning District.

Attorney Keilty: Explained the variance request.

Dan Sencabaugh: Read a memo from Community Development
(letter was made part of these minutes.)

(Discussion ensued)

Mr. Zolotas: Motion to close Public Hearing

Ms. Sencabaugh: Second

Mr. Sencabaugh: Motion to approve with condition, the easement be widened along the boundary of Lot S as requested by City of Peabody.

Mr. Zolotas: Second.

Variance was granted (4-0 in favor)

BUSINESS MEETING

Motion to accept withdrawal without prejudice application of 157 Newbury St.
(Letter had been made part of these minutes)
Withdrawal was granted (4-0)

Conflict of Interest Video Training an Acknowledgement

REPORTS

Carla D. McGrath, Clerk