



City of Peabody
Zoning Board of Appeals

City Hall • 24 Lowell Street • Peabody, Massachusetts 01960 • Tel. 978-538-5900

OCTOBER ZBA MEETING MINUTES

A regular meeting of the Peabody Zoning Board of Appeals was held on Monday, October 15, 2018 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, NOVEMBER 15, 2018.

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.



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1. Continued Application of Joseph Carpenito, 13 Madison Ave, Peabody, Massachusetts. Petitioner is seeking a variance to allow proposed garage to premise located at **13 Madison Ave, Peabody, Massachusetts**. Relief is needed to **Height** where 28.6' is proposed and 20' is allowed and Buildable Area where 900 square feet are proposed, and 500 square feet are allowed. The property is located in a **R-1 Zoning District**.

(This continued application could not be heard because all Board Members who were at last month's meeting were not present at this meeting.)

(Ms. Gallugi then explained to the rest of the applicants, the rules on a 4 -person Board and that in order to be approved ALL 4 Board Members must vote Yes. The applicants were given the opportunity to continue until the November meeting if they so choose)

2. Application of Jeanna Alimonti, 3 Jennings Circle, Peabody, Massachusetts. Petitioner seeks a variance to allow for an accessory structure (inground pool) in Front Yard where no accessory structure is allowed and relief from Front Yard Setback where 25 feet are required, and 10 feet are proposed. The Property is located in an **R1 Zoning District**.

(Secretary read the Legal Notice)

Ms. Alimonti: Hi I'm Gina Alimonti. I live at 3 Jennings Circle. I'm the homeowner. I'm here today because when I bought the house two and a half years ago there was an in-ground pool in the technically is the front yard, but it's fully fenced in and the pool failed so we want to put a new pool in the same location. We want to go with an in-ground pool and found out that for the permit I'd have to... I it's you know the zoning laws are that the pool has to be behind the front facade of the house, so I had to go for this variance and that's why I'm here today.

Mr. Sencabaugh: Through the Chair. Taking a look at your application you submitted; with the application was a survey a pot plan from the eastern land survey Chris Mello and it says that the existing 18 feet by 33 foot above-ground pool is to be removed but I think I heard you say it was an existing in-ground pool. Can you clear up whether the existing is an above ground pool?

Ms. Alimonti: It was an above ground pool. Yes.

Mr. Sencabaugh: Okay great so in ground, and the in-ground pool that's proposed is essentially in the same footprint?



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Ms. Alimonti: It's gonna be a few feet larger than the current footprint.

Mr. Sencabaugh: For the above-ground same width same width and three feet a few feet longer?

Ms. Alimonti: Yes. Longer towards the front of the yard. It doesn't have to go towards the front. It can definitely go towards the back, but just using the same footprint as the old one just I can go further back.

Mr. Sencabaugh: Do you know as it's drawn and on the plan is that he didn't write the measurement right there from the very front of where he drew the pool or I guess it's 10 feet well it is 10 feet so I guess my question would be is at 10 feet currently or is it 13 feet or is it 7 feet?

Ms. Alimonti: There's a fence there too and I just know that where that front end of the pool was to the fence is um and then then the ground in front of it slopes down. It's a hill like the whole yard is raised. The house and the front yard are lower and there's a set of stairs on each side of the house to go up to the yard. The yard is a story higher than the front of the house so that area where it says 10 feet up probably about half of that or five or six maybe I don't know. It grades down. There's no wall there. It grades down to the street more.

Mr. Sencabaugh: What's happening with the fence?

Ms. Alimonti: We are going to do a new fence. A higher fence. There's a four-foot fence now. We are going to replace it with a six-foot fence.

Mr. Sencabaugh: Is that fence going to be a privacy fence or is it going to be... will you be able to see through?

Ms. Alimonti: No, it would be a privacy fence like one of the kind that you see everywhere.

Ms. Gallugi: How long has the above ground pool been there? In the file it said 1994.

Ms. Alimonti: They had a special permit for it in 1994 to build it. That was two owners ago.

Mr. McHugh: Through the Chair. Two things. One is procedural one is not. The documentation it's different than that I've seen before. Are we using a new application?



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Ms. Gallugi: Yes.

Mr. McHugh: I did not know that because I wasn't here last time.

Ms. Gallugi: Don't you like it better?

Mr. McHugh: I'm not gonna say I do or do not.

Ms. Gallugi: But yes, it is brand-new and from this point on moving forward this is what will be used.

Mr. McHugh: Okay. Thank you. The second part is I just want to make sure I heard this correctly. The pool that's here right now is an in-ground pool?

Ms. Alimonti: No. It's an above ground and it's going to be taken down. Yeah. It's being taken down, but the pool mound is still there.

Mr. McHugh: I thought I heard that differently.

Ms. Gallugi: What is the reason you are not putting it anywhere else?

Ms. Alimonti: The very back of the yard where you see like how it's a small like jetting that pretty much that whole thing is a very steep hill with a lot of trees.

Mr. Sencabaugh: Through the chair. This is also a corner lot correct?

Ms. Alimonti: Yes, okay that's Jennings circle. It's on the corner of Jennings and Jennings.

Mr. Sencabaugh: Okay. Thank you.

Ms. Gallugi: Any other questions by the Board? Anyone to speak in favor? Anyone to speak in opposition?

Mr. Gallagher: Chris Gallagher 36 Jennings Circle. I would say I'm really here for more fact gathering. So, just something to make sure I understand what is being requested. The only thing that is I guess a violation of zoning is just the fact the pool is extending out closer to the road than what's allowed, and an accessory structure allowed in a front yard? And the pool is considered an accessory structure? So, the pool as it's drawn up here has to be 10 feet off the road, right? So, that would put the fence somewhere short of 10 feet if they're supposed to be 25 feet from the street to where you would have a structure?



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(Mr. Gallagher questions where the setback begins and ends)

(The Board explains the setback is from the structure to the lot line and where the fence is positioned and where the sidewalk is has no relevance.)

Mr. Gallagher: I was just getting confused I mean in principle I don't really have an Issue. I was just trying to work through the dynamics of where this is because it makes more sense when I'm looking at it than on a piece of paper. So, in reality your in-ground pool is going to be in the same area as the above-ground pool or essentially it will extend out to where the fence is now, and the existing fence will be replaced with a taller fence.

(Discussion ensued on whether or not there can be a condition regarding the type of fence)

Ms. Gallugi: Anyone else in opposition? Hearing none the matter is before the Board.

Mr. McHugh: Motion to close the Public Hearing

Mr. Osborne: Second.

Mr. Sencabaugh: I will move to allow the variance on the condition that a privacy fence be placed where the existing fence is now.

Mr. Osborne: Second.

Ms. Gallugi: Roll call vote (4-0) It's a vote.

3. Application of Paul Silva, 23 Paul Ave., Peabody, Massachusetts. Petitioner seeks a variance to allow for 8' x 24' proposed addition and needs relief from Front Yard Depth where 25 feet are required, and 21.5 feet are proposed. The Property is located in an **R1B Zoning District**.

(Secretary read the Legal Notice)

Mr. Silva: Good evening. My name is Paul Silva. I live at 23 Paul Avenue. I'm here looking for a relief of three and a half feet off the front of the house for proposed addition to be 28 by 8 to expand the living room and add on a mudroom.



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Ms. Gallugi: Any comments or questions by the Board? Anyone here to speak in favor? Anyone to speak in opposition? Hearing none the matter is before the Board.

Mr. Sencabaugh: Motion to close the Public Hearing.

Mr. Osborne: Second.

Mr. Sencabaugh: Motion to approve.

Mr. Osborne: All in favor? (4-0) It's a vote.

4. Application of **David and Jaclyn Silvey, 47 Blaney Ave., Peabody, Massachusetts** c/o Attorney John Keilty. Petitioner seeks to subdivide the parcel of land and requires a variance for the following for **Lot A; Lot Area** where 20,000 square feet are required and 7,007+/- square feet are proposed, **Lot Frontage** where 125 feet are required and 67.20 feet

are proposed, **Lot Width** where 93.75 feet are required, and 67.20 feet are proposed, **Side Yard** where 20 feet are required, and 11+/- feet are proposed, **Minimum Buildable Lot Width** where 60 feet are required and 47+/- feet are proposed. **Lot B; Lot Area** where 20,000 square feet. are required and 8,855+/- square feet are proposed, **Lot Frontage** where 125 feet are required, and 82.80 feet are proposed, **Lot Width** where 93.75 feet are required, and 82.80 feet are proposed, **Side Yard** where 20 feet are required and 15+/- feet are proposed, **Minimum Buildable Lot Width** where 60 feet are required and 42+/- feet are proposed. The property is located in a **R1 Zoning District**.

(Secretary Read Legal Notice)

Attorney Keilty: Thank You members of the board. My name is John Keilty. I'm an attorney. I have offices at forty Lowell Street in Peabody Massachusetts and I appear here this evening on behalf of David P Sylvie and Jacqueline Sylvie Jacqueline is here this evening. Jacqueline resides on Blainey Avenue in Peabody Massachusetts. I'm pleased to say that we've had the opportunity to vet these plans and speak with our neighbors concerning these plans and we have gained the support of those neighbors We have signed letters Michael O'Hara who is the property owner at 28 Blainey Avenue and our other neighbor is adjacent to that at 45 Blaney Ave. We've also our immediate neighbor is Grace your former clerk to the board and she is not in opposition whatsoever to this matter that's before you this evening. The property comes out of the old Thomas Appleton plan which is a 1928 plan there is a joinder of two Lots they have merged for purposes of Zoning over a period of years originally back in 1928. These Lots did conform to zoning. Since zoning has changed over the years they is now an order to develop the second lot where the shed was.



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There's a need to divide the property seek variance from this board. If you were to grant the variances that are before you this evening which do have the support of our neighbors, we are suggesting to you that this will result in two lots both of which will have more frontage than the majority of the lots on the street and they will be of an area larger than the majority of lots on the street. There is a need to bring this matter before the Conservation Commission. As shown on the plan there is a pipe to the rear of the lot on the left and we are happy to bring that matter before we have had we will hire the services of Bill Manuel. He will outline where the wetland area is and we're happy to appear before the Conservation Commission. If we're fortunate enough to get the vote of this board this evening, we are proposing the construction of a 50 x 30 single-family dwelling which once again that proposed dwelling would be in conformity with the neighborhood and my client is here this evening and happy to answer any questions. We are in concert happy to answer any questions the board may have.

Mr. Osborne: Through the Chair Attorney Keilty, do you know if the existing structure has been granted a FALA for a family accessible living area?

Mr. Osborne: Through the Chair to the Petitioner. Do you have a FALA associated with the existing building?

Ms. Sylvie: Yes.

Mr. Osborne: Was it obtained through the Building Department?

Ms. Sylvie: Yes.

Mr. Osborne: I'll tell you my concern here is we did get a letter and one of the things mentioned in the letter was the number of cars and vehicles one including the motorcycle that currently utilized the property now and I can see that you have quite a large driveway that could probably accommodate those vehicles but with the subdivision of this land a good portion of that driveway will be removed.

Ms. Sylvie: Jaclyn Sylvie, 47 Blaney Ave. Peabody, Massachusetts. So, the FALA we have is I live downstairs and my brother lives upstairs, and we remodeled that house and fixed up the land a bit. We brought the property and our intention is for us to build on the second property for both of us I mean we won't be sharing the land anymore, but we will still maintain same number of vehicles pretty much and our driveway fits all those vehicles. Right now, the motorcycle is there but it's never on the street.



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Ms. Gallugi: Carla, what does the ordinance state for commercial vehicles in a residential zoned district.

(Carla read the ordinance 9.2 which allows for 1 commercial vehicle be allowed by the owner of the property and not to exceed GVW of 12,000)

Ms. Gallugi: You have 2 commercial vehicles on that property?

Ms. Sylvie: He's a plumber, so he has a van by his company but it's just a van.

Ms. Gallugi: So, it does have commercial plates?

Ms. Sylvie: My brother does have commercial plates on his truck as well for his company but he's actually changing them back to he just recently decided he's gonna change them back for insurance purposes or whatever it is but his is just a pickup truck.

Ms. Gallugi: We do have that R1 zoning ordinance to allow for one commercial

vehicle not in a public way not to exceed 12,000 pounds to be used solely by owner of property that's what that law states- one commercial vehicle not in a public way not to exceed 12,000 pounds to be used solely by owner of property.

Attorney Keilty: If the vehicle exceeds 12,000 pounds we would must need remove it from the property.

Mr. McHugh: Through the Chair. Isn't there another Street there Eastman something or other?

Attorney Keilty: Eastman Park yes and it shows to the rear of us on the so it's to the immediate left of second dwelling and the plan says Peabody Housing Authority and the roadway driveway into the Peabody Housing Authority is what's called Eastman Park.

Mr. McHugh: It just doesn't show on this.

Attorney Keilty: This it's actually not a public way. So, Mr. Mello didn't put it on the plan, but the driveway is exactly adjacent to our lot B. It's just more around the it's a corner lot versus...

Mr. McHugh: I'm thinking oh there's lots of land there but there isn't right?



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(Mr. McHugh voiced his concerns over the inaccuracies of the Plot Plan)

Mr. McHugh: I see that this is housing authority. I would not know because it says right here there is existing sidewalk I would look at that saying well there must be another house next to there I did not realize that there is no house next to it there is there is a road here call it what you want driveway what have you so this is a corner lot.

Attorney Keilty: I don't believe it's a corner lot. It's not a public way.

Ms. Gallugi: How many years must pass before a newly paved road can be torn up?

Ms. McGrath: 5 or 6 I think. I would need to check with DPS.

Mr. McHugh: Through the chair. Behind the property is Peabody Housing Authority and beyond the housing authority there is what is that the golf course? Okay, so can Peabody Housing Authority build behind this property? They own it. Can they build there?

Attorney Keilty: From a zoning perspective they could probably seek to add units. From a zoning perspective they would be unable to do that, but I do believe that the golf course is developed in close enough proximity and the resource area that shows behind our lots that would be a constraint so most of the units that are owned by the Housing Authority they don't wrap around behind us. They are adjacent to us. Staying on the left-hand side.

Mr. McHugh: So, I bring it up because we're looking for you know a pretty big change with a lot of different elements. With the lot size, setbacks, what-have-you and maybe there's people here to talk for or against it...

Ms. Gallugi: Is there anybody in the audience to speak in favor? Anybody in the audience to speak in opposition? Before you do come up to the podium would you mind if I read this? We have a letter.

(Ms. Gallugi read a letter of opposition from Mary Desjardins stating concerns about the number of people living in the house, the number of cars being parked there, and safety issues associated with the cars.)

Ms. Paskovich: My name is Anne Paskovich and I live at 35 Dustin Street. O constantly get flooded every time something is built, or trees come down. It's that bad all the time, so my concern was what was happening with this property going up for sale and being subdivided and what was going in there and am I looking at the same problem again and



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those are my concerns because there was also a problem with across the street. There was so much ledge there when they started digging in blasting and whatever they could do that caused a lot of problems for us in the neighborhood and then they couldn't even put a cellar in because there was so much ledge and now I mean you told me not to talk about crazy things but I mean it's just like a junkyard because there's no place to put any of the toys or anything. Their yard is full of stuff and as far as the vehicles you know it's a little bit of a concern because there are two big vehicles that are there and one of them is the Giovanni Tile company and he keeps moving the truck around and I can see where a couple of my neighbors are concern for their children. I don't have personally have children but it can be a concern so that's what I wanted to know - what was going in there are they going to put two more duplexes in or is it going to be a single family home or a garage or whatever so that was my concern. Thank you for your time.

Mr. Osborne: Through the chair. Jack, do you know if there's any storm water management to be proposed? I mean and if blasting is gonna be required for this construction you repeat that question do you know offhand if it's gonna require blasting for the for the construction of this home and if so and if there's any what arrangements is being made for the storm water?

Attorney Keilty: The expectation is there would be no blasting. We do have to file with the Conservation Commission as I've said because we have a swale adjacent to us. We would also at the same time consider french drains around the premises in order to catch runoff because there is in fact a broken (inaudible) to us and we would seek approval to get our water into that brook and I think that an appropriate condition would also be that there be no commercial vehicles located on the property that are in violation of the zoning ordinance of the city of Peabody. So, the dump truck is likely to be over the weight and that's gonna have to leave the premises.

Mr. McHugh: Through the chair. Doesn't it need to leave the premises now regardless of what we vote?

Attorney Keilty: I would agree with that.

(Mr. Osborne questioned the conditions of the swale and french drain should the variance be granted.)

(Attorney Keilty explained what he would seek permission for in regards to Conservation Commission.)

Mr. Osborne: I don't think it's gonna be very bad for the neighborhood. I mean most of



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the existing homes are on probably what five to seven thousand square feet maybe?

Attorney Keilty: Correct they're all smaller than this.

Mr. Osborne: The old ordinance was what five thousand? This is an older neighborhood – it probably was built when these on zoning was five thousand so...

Attorney Keilty: There was one question that was brought up - this is a single-family home. It's not a duplex. It's in an R-1 zoning district

Mr. Osborne: If you looked at the map the reason the houses across the street are duplexes is because the zoning line runs right down the middle of the street. The other side of the street is R-2 which those duplexes are permissible in an R-2 district. I don't think the zoning ordinance of the 20,000 square feet was intended for neighborhoods. I know it wasn't for neighborhoods such as the ones we're talking about. I think even with the relief I they would pretty much fit in with everything else that's on that side of the street as being single-family home so as long as we can condition it. I would have no problem approving it with the conditions that we mentioned.

Mr. McHugh: Through the chair. I think you said earlier there's four people in four votes so do we want to go forward or do we want to roll the dice?

Attorney Keilty: Yes, I understand that I'm not at this late hour late date late minute, I don't get the opportunity to get a fifth vote by coming back next month.

Mr. McHugh: What I look at some of the comments made tonight about things that truly aren't related to the zoning, you know the vehicles. That's a problem today. Building a new house is not gonna make that problem go away. I'm a little disappointed about looking at it tonight because you know we do get this electronically but it's more in your face when you see the big plan. I'm saying that's, it would have been better for me to see the reality, what's really there. I'm gonna have to think long and hard about this one. You are seeking a good amount of variances.

Mr. Sencabaugh: Through the chair. Attorney Keilty could you please just elaborate as to the hardship here that would be associated with this variance?

Attorney Keilty: In my application I've tried to address that by pointing out the existence of the 1928 Appleton Plan. Also, with regard to why we are R-1 zoning today. There was a line drawn back when I want to say in the 70s when the city was considering rezoning land and they rezoned all of Eastman which is immediately adjacent to this and actually our



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Eastman Park was formerly owned if I'm not mistaken was formerly owned by Eastman Gelatin and the golf course and all of their land was R-1. The land also up in the off of Lynnfield Street between Lynnfield Street and the Higgins Heights Junior High is also all R-1 so that doesn't seem to be real. There's an arbitrariness to parcels such as this at the end of Blaney Ave which was in R-2 zoning district. In the R-2 zoning district we would have been allowed to develop these parcels as single-family homes on 5,000 square feet or as duplexes on 7500. My client is now stuck if you will, with trying to develop in an R-1 zoning district. The arbitrariness to the application of an R-1 zoning district to this particular parcel of land constitutes a hardship.

Mr. Sencabaugh: I hear that and I appreciate it. I think it's a good answer. I think the problem here is that I'm having with this is that it's possible that it's zoned poorly and it's not meeting the requirements of a variance. I don't think that's the answer that you want to hear but I think that it's probably a better solution to have that street rezoned correctly because I think we're setting a difficult precedent if we allow something like this to your point Kevin to go through and something else we don't that's bordering the R-1 district and it could have been R-2 but it's not it's R-1 and unfortunately in this situation we're looking at in R-1 district and I'm having trouble finding a variance that would be in compliance with the Massachusetts General Laws so I I'm on the fence with this one.

Mr. McHugh: I will have to say Attorney Keilty brings up a point that I had not thought of. That the line was drawn when the property was part of Eastman Gelatin business. This area could be seen especially since the abutters I don't know if it's East West behind the property is all the golf course that you know that the intent of the Zoning Board was to exclude them from across the street neighbors. I definitely have a different understanding of the concept. I'm saying that Attorney Keilty's hardship to take property that was adjacent to the what was Eastman Gelatin there was going to be 600 homes before another bought the property and made it into a golf course. There's probably a reasonable argument that there's a hardship because I think that when the golf course was made they didn't want to have duplexes small lots. I think the zoning at that time was more around – I hate to say West Peabody size lots for zoning.

Attorney Keilty: It's important to note that the only R-1 zoning districts are in West Peabody. This is the only area which surrounds Eastman and one side of Lincoln Road the very bottom of a couple of the streets that end at Eastman's land. In the golf course they happen to be the only R-1 zoning districts in the downtown.

Mr. Sencabaugh: I just want to point out that I think I mean I I like I said I'm on the fence and I could have I could be swayed either way but I think it's important for us to have this



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conversation on the record because I think if we do vote for this I think we need to be able to look at the precedent and say well this was a different situation because.... and I think if we had just voted for it yes or no and we didn't actually analyze it then we wouldn't really have set any kind of precedent. So, I think that what we've done was carefully consider this application and if nobody has anything further I would make a motion to close the public hearing.

Mr. McHugh: Second.

Mr. Osborne: Motion to approve with the following conditions. That no commercial be vehicle be allowed on either properties that are in violation of the Peabody Zoning Ordinance, that the owners constructing the new structure provide a straight french drains around the structure to control storm water, that the owners petitioned the conservation commission to try to gain approval to utilize the swale for the proposed at the wetlands are if that fails that the owner provide drainage to the existing street drainage system. The vehicles be off the property by 30 days.

Mr. McHugh: Second.

(Mr. McHugh once again voiced his concerns with the acceptance of a plot plan that did not represent the actual land. Ms. Gallugi asked if we could discuss that during the business part of the meeting)

5.. Application of Nathaniel Terenzoni, 38 Proctor Circle, Peabody, Massachusetts. Petitioner seeks a variance to allow for a 20' x 11.65' addition and requires relief from Right Side Yard where 30 feet are required, and 9.3 feet are proposed and Lot Coverage where 35% is allowed and 36% is proposed. The Property is located in an **BN Zoning District**.

(Secretary read the Legal Notice)

Mr. Terenzoni: My name is Nate Terenzoni, 38 Proctor Circle Peabody Mass. What I've got is a two-unit commercial building in a BN zone on Lynn Street, 11 Lynn Street in Peabody. I am seeking relief for the proposed 20 by 11 and a half foot addition to better reconfigure the property as a two unit residential. I was able to speak with some of the immediate neighbors to the right Faustino Mello and to the left Miss Jacqueline McGowan they gave me verbal okay's that they didn't have a problem and I have a signature from Mr. Fiore who's to the left of Miss McGowan. I was able to speak with a few of the immediate neighbors.



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Mr. Osborne: Through the chair. Do I understand this correctly that it's a pre-existing nonconforming? You're not building any closer to the lot line is that correct?

Mr. Terenzoni: Correct it'll actually be further from the lot line than what's existing.

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

Mr. Sencabaugh: Motion to close the Public Hearing.

Mr. Osborne: Second.

Mr. Sencabaugh: Motion to approve.

Mr. Osborne: Second.

Ms. Gallugi: All in favor (4-0) It's a vote.

BUSINESS MEETING

Mr. Sencabaugh: Motion to accept Meeting Minutes of Meeting dated September 17, 2018.

Mr. Osborne: Second

Ms. Gallugi: All in favor? (4-0) It's a vote.

(Mr. Sencabaugh indicated to Attorney Keilty it would have been helpful if he provided the Assessor's Map to show the square footage and other parcels, and even an aerial map for the Blaney Application.)

(Mr. Osborne and Mr. McHugh asked that the packets containing the meeting information be mailed. They do not like receiving it electronically. Kevin cannot print it out at work and Barry can't see it clearly enough on his phone.)

The date for the Christmas Party was confirmed as well as the venue.

APPOINTMENTS/CORRESPONDENCE

REPORTS

Carla D. McGrath, Clerk