



**Peabody Planning Board Minutes  
FOR APRIL 18, 2024, MEETING  
APPROVED MAY 16, 2024**

## Planning Board Minutes

April 18<sup>th</sup>, 2024

Time: 7:00—9:39p.m.

Location: The Wiggin Auditorium and simulcast on Peabody Access TV.

**Members Present:** Mr. Thomas Bettencourt, Mr. John Ford, Attorney Peter Arvanites, Mr. Joseph Gagnon, Mr. Roy Simoes, Mr. Matthew Genzale, Mr. Dennis Feld, Mr. Sean Walsh, Mr. Tom French

**Others Present:** Andrew Levin, Attorney Michael Osborne, Attorney John Keilty, Steven Morris, John Pelletier, Attorney David Ankeles, Robert Michaud, Garrett Horsfall, Jay Polakiewicz

► Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00 p.m.

### A. Approval of Minutes: 4/4/24

→**Motion:** Attorney Peter Arvanites—Move that we approve the minutes of the meeting of April 4<sup>th</sup>, 2024.

→**Seconded:** Mr. Roy Simoes {raised his hand}

**Unanimously approved.**

### B. ANR/Land Court:

- i. 8 Elm Street and 8 Elm (R) C/D, Peabody, MA 01960 {Parcel ID: 075-193 & 075-193A}—Applicant and Owner: Mr. George M. Zolotas of 4 Post Gate Road, Danvers, MA 01923. Plan to create a new Lot out of the 3 existing Lots to have enough s.f. to build a home. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

● Attorney Michael Osborne {30 Church Street, Suite 202, Salem, MA} presenting on behalf of the applicant, Mr. George Zolotas—seeking an endorsement for an ANR Plan [8 Elm Street, 8 Elm Street (Rear—A/B and C/D)] seeking to add a fourth Lot to those Parcels.

● Mr. Andrew Levin informed the Board that he had spoken with Attorney Osborne regarding the proposed Plan. Mr. Levin had questions concerning such Plan since Lot Lines are being moved. Mr. Levin believes that this item should go before the Zoning Board of Appeals first for a variance {due to the lack of frontage}, then to the Planning Board. Mr. Levin also pointed out to the Board that the Plan does not have the right designation noted and will need to be revised. Mr. Levin provided the Board with his recommendation and a lengthy discussion was had amongst the Board and all involved parties with their points of view on the issue. Mr. Levin then informed the applicant of their options: ask for a continuance, withdraw, or ask that the Board take a vote on the ANR tonight. Attorney Osborne requested a continuance to go before the Zoning Board of Appeals to acquire the necessary relief that the Board is requesting. Attorney Osborne then requested that the Board allow him to confer with Mr. Chris Mello on the matter—and requested that the Board continue with the next item listed on the agenda.

→**Motion:** Mr. John Ford—In the matter of 8 Elm Ave., move to allow a recess and revisit this item later in the evening.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

### C. Site Building Permit Plan Reviews:

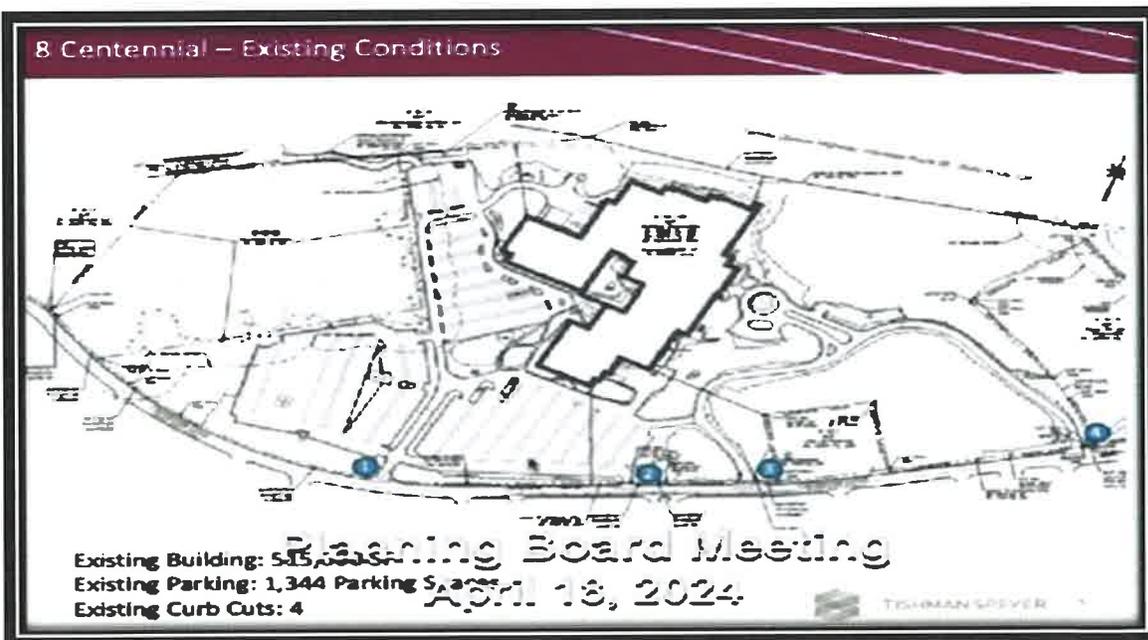
#### **8 CENTENNIAL DRIVE (Map 091, Lot 006)**

This is an application by 8 Centennial Drive Owner, LLC c/o Tishman Speyer Development, LLC—seeking a site plan review for a proposed redevelopment. Project to include demolition of all existing facilities and construction of four warehouse buildings totaling ±710,560 square feet. All four warehouses are set up to accept multiple tenants. Project to also include site work, including earthwork, parking reconfiguration, site lighting, and landscaping. The anticipated number of employees is approximately 1,000. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

- ▶ CONTINUED FROM 4/4/2024
- ▶ ACTION CONTINUED TO 4/18/2024

● Mr. Andrew Levin gave a brief update on the project’s standing to the Board.

● Attorney John Keilty {40 Lowell Street, Peabody, MA} representing the applicant. Attorney Keilty explained that he would be introducing Mr. Steven Morris and Mr. John Pelletier, and they would be giving their final presentations on 8 Centennial Drive {the Analogic site}. Mr. Steven Morris utilized slides to make his presentation to the Board—and proceeded to give a lengthy synopsis {added more signage, crosswalks, and greenspace}. After Mr. Morris’ presentation he requested that the Board take a vote. Mr. Roy Simoes had a question concerning when all the buildings would be demolished and when site work would commence...Mr. Morris’ response was after securing all approvals, Analogic would then start a lease, we would then buy and close on the site, which Analogic would stay on for 12-18 months. So, demolition would probably start in late 2025. Mr. Joseph Gagnon then inquired on the intended use of the warehouses...Mr. Morris responded with a bunch of different users—distribution and light manufacturing. Mr. Sean Walsh then inquired on the timeline of the project {from inception to completion}...Mr. Morris’ response was two and a half years. Mr. Walsh’s follow-up question was concerning the phase opening of the buildings...Mr. Morris explained that building C and D would open first, then A, then B {but the order may be subject to change}. Mr. Matthew Genzale requested information, if any available, on the traffic plans for Centennial Drive-Summit Street area. Mr. Morris responded with a start date in late 2025 or early 2026 for improvements in that area. Mr. Andrew Levin stressed to the Board his concerns with the applicant paying up front to the city for those traffic improvements...Board members also jumped in on the conversation to share their opinions. Mr. Levin then requested that the applicant provide milestone updates on the project to the Board, since this is a sizeable undertaking.





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Proposed Building: 710,560 SF (Total)  
 Proposed Parking: 711 Parking Spaces  
 Curb Cuts: 3 existing cuts to be reused

**Summary of Review to Date**

- Last presented an update on February 1, 2024.
- Project Team has been in contact with Peer Reviewers over prior months and received close out memo on April 10, 2024 from Engineering Department.
- We have reviewed close out memo and agree to various conditions.
- We received approval to issue an Order of Conditions from Peabody Conservation Commission on April 10, 2024.

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**Transportation – Tighe & Bond**

- Upon request, additional traffic counts were collected in November 2023 and various, minor technical revisions and request for additional information were submitted with revised drawings.
- Close out condition for proponent to make improvements to the Centennial/Summit intersection.

**Stormwater – Horsley Witten**

- Coordination meetings/working sessions held earlier in the year, with minor technical revisions and clarifications were submitted with revised drawings
- Various close out conditions agreed to.

**Wastewater – Tighe & Bond**

- Minor technical revisions submitted with revised drawings.
- Various close out conditions agreed to.

**Water Connection – Weston & Sampson**

- Minor technical revisions submitted with revised drawings
- Various close out conditions agreed to.

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→**Motion:** Mr. John Ford—In the matter of 8 Centennial Drive, the Planning Board move to recommend permit to issue with the fifteen conditions laid out in Mr. Robert Langley’s [Director of Engineering for the City of Peabody] memo of April 10<sup>th</sup>, 2024 [Stormwater, Domestic Water, Sewer & Transportation], so moved.

→**Seconded:** Mr. Joseph Gagnon

**Roll call 9 to 0**

**0 NEWBURY STREET (Map 57, Lot 74T)**

This is an application by Circle Storage, LLC of Revere—seeking a site plan review to construct an approximately 39,000 s.f. of new construction in two buildings, one being 15,000 s.f. and then (10) bays (Bldg. #2), and a second building (Bldg. #1) being 24,000 s.f. yielding (16) bays. Access to the 191,021 s.f. parcel is via a previously approved “driveway” shared with the residential project approved in the rear of this proposal. The only access/egress will be directly to U.S. Rte. 1. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

▶ CONTINUED FROM 4/4/2024

▶ ACTION CONTINUED TO 4/18/2024

● Attorney John Keilty respectfully requested 0 Newbury Street be continued to the Board’s May 16<sup>th</sup>, 2024, meeting.

● Mr. John Ford inquired into the back tax issue this property currently has—and if it’s been resolved. Attorney John Keilty informed the Board that he has advised that the taxes be paid, or the applicant will be stopped in the water with their project.

→**Motion:** Mr. John Ford—Move to grant Attorney John Keilty’s request for an extension of time for 0 Newbury Street to the Board’s meeting of May 16<sup>th</sup>, 2024, so moved.

→**Seconded:** Attorney Peter Arvanites

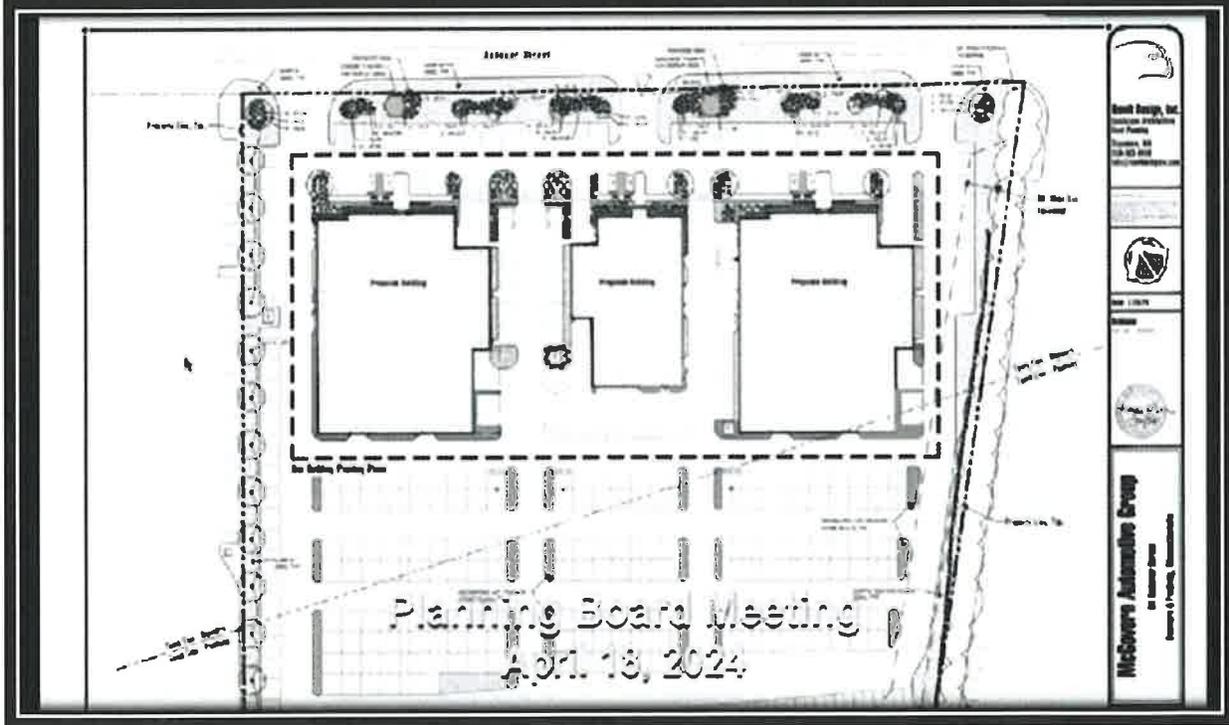
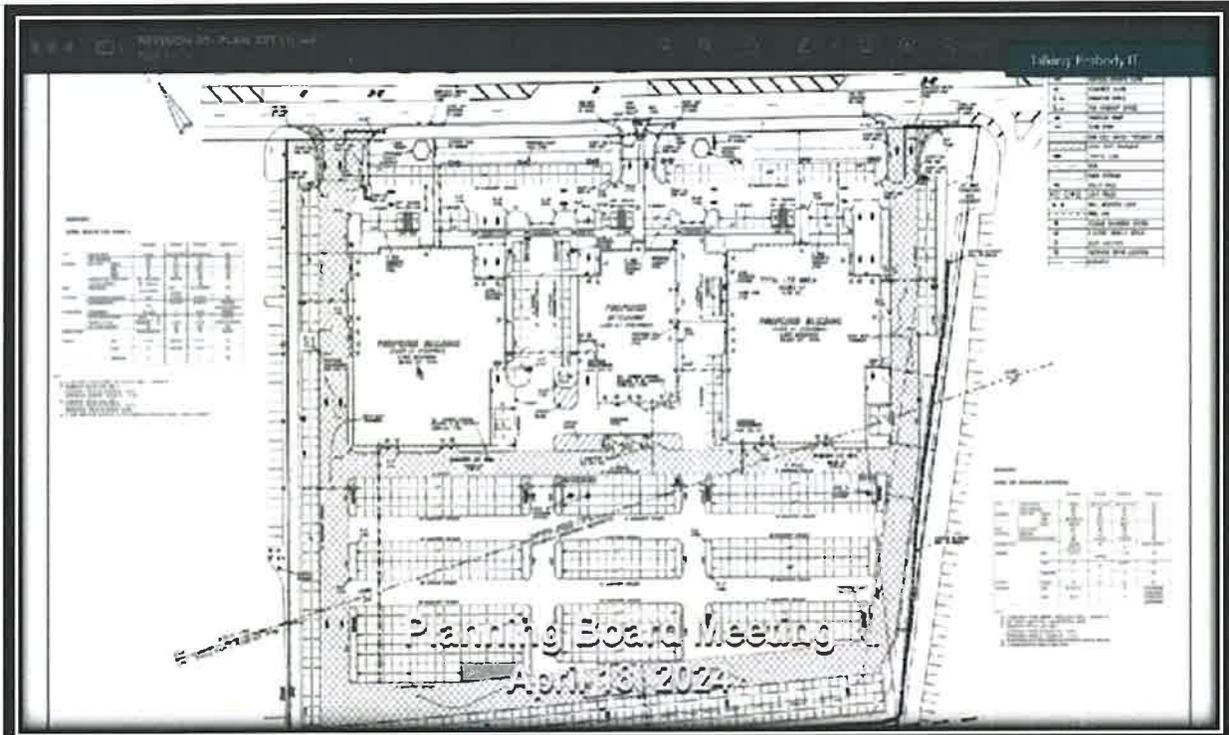
**Unanimously approved.**

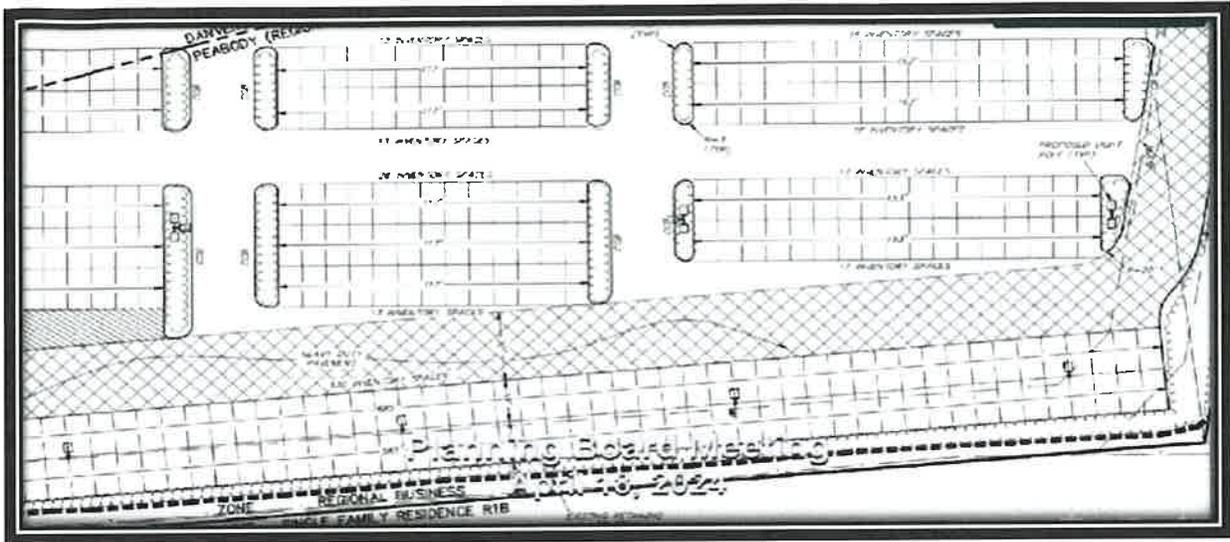
**64 ANDOVER STREET (Map 029, Lot 001)**

This is an application by McGovern Automotive Group—seeking a site plan review to construct an automobile dealership to be located at 64 Andover Street, Danvers, MA with a portion of the site located to the rear, off Andover Street, in Peabody. The portion of the proposed project located in Peabody is to be used for inventory parking of new vehicles. No other use is to be made of the land located in Peabody. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

● Chairman of the Board Thomas Bettencourt recused himself since his son's Architectural firm developed the Plans for this project. Mr. John Ford served as the Chairman in Mr. Bettencourt's absence.

● Attorney David Ankeles {Peabody, MA} representing the applicant. Attorney Ankeles proceeded to give the Board a lengthy overview of the redevelopment project of 64 & 70 Andover Street {3.3-4 acres in Peabody & Danvers, MA}. Plans were utilized during the presentation.

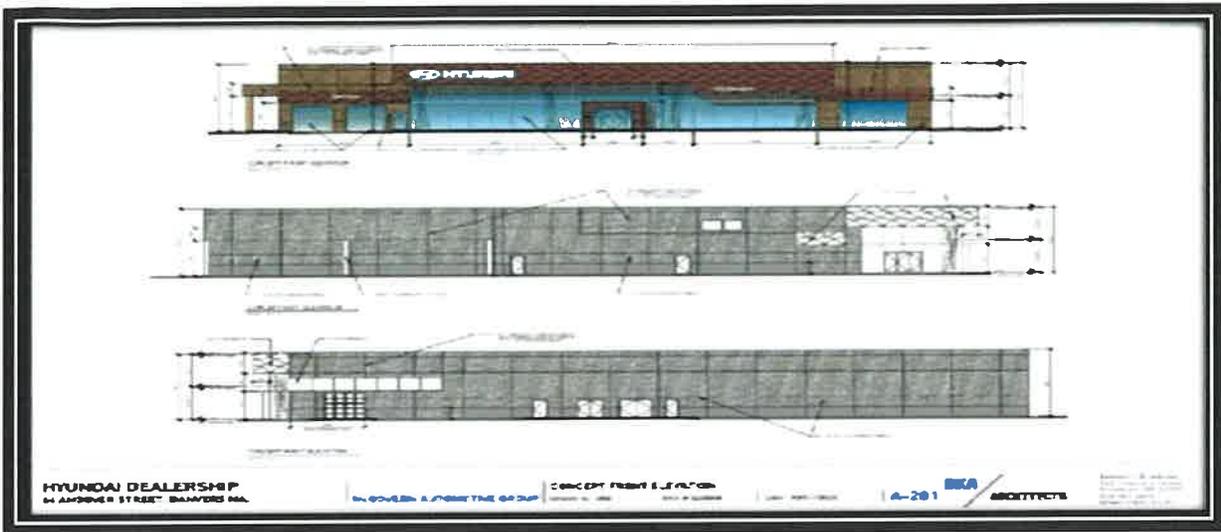




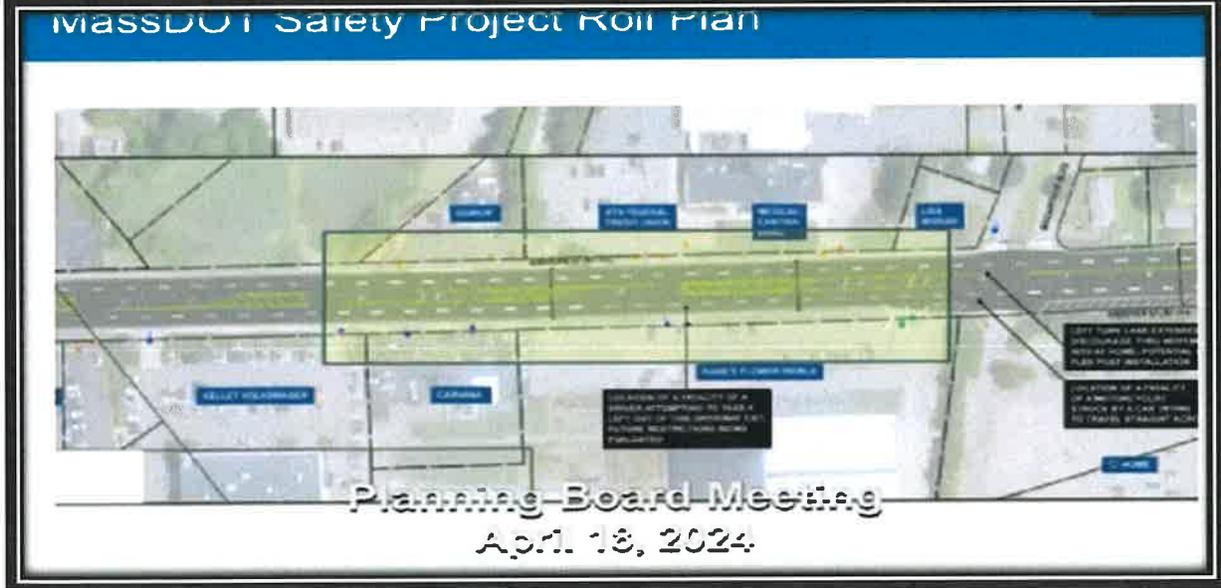
●Mr. Garrett Horsfall {Kelly Engineering Group, Inc.} presented to the Board at length his findings on the project {33% in the City of Peabody}. They are proposing three dealerships in the area. Plans were utilized during the presentation.





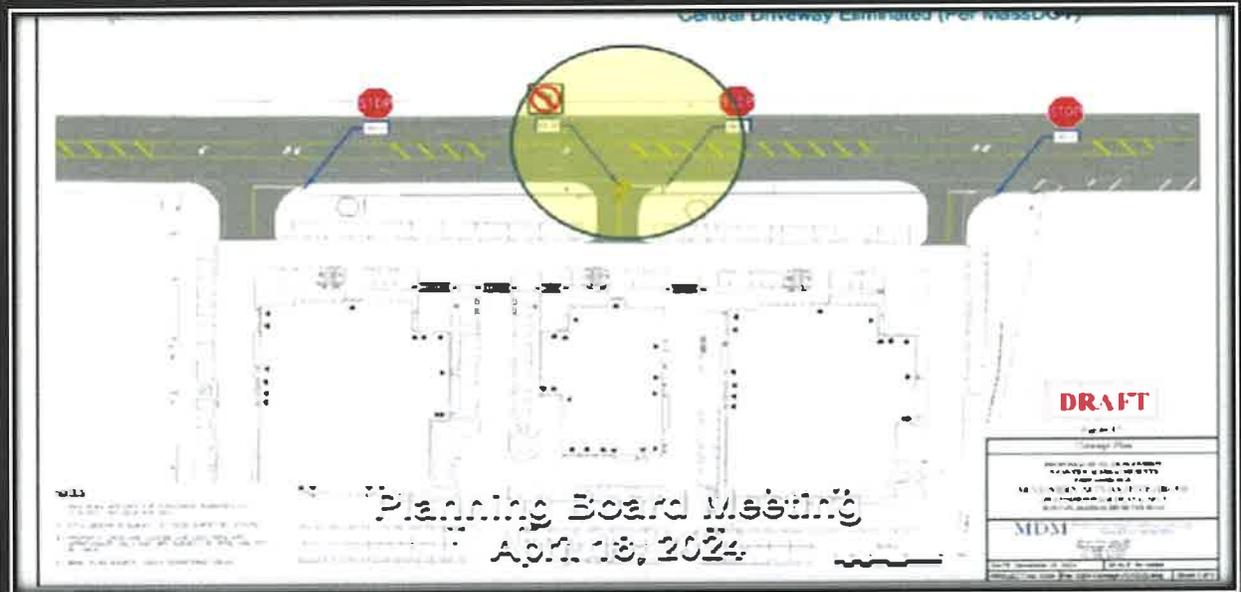


● Mr. Robert Michaud {MDM Transportation Consultants-Marlborough, MA} gave a lengthy overview of the traffic impact of this project to the Board. Plans were utilized in the presentation.





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Period/Direction	McGovern Hyundai Wilmington, MA 17,887 sf		McGovern Ford Framingham, MA 36,780 sf		McGovern GMC Acton, MA 16,154 sf		McGovern GMC Westborough, MA 26,200 sf		Autobahn USA Westborough, MA 12,340 sf		McGovern Average Rate	Proposed Danvers, MA 68,400 sf Average	Proposed TIAS Lynn, MA 68,400 sf ITE
	Trips	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips	Trip Rate			
<b>Weekday Morning Peak Hour</b>													
Entering	8	0.64	32	0.87	12	0.73	13	0.50	14	1.13	0.78	53	93
Exiting	4	0.32	24	0.76	12	0.73	12	0.46	4	0.32	0.82	36	35
Total	12	0.96	60	1.83	24	1.47	25	0.96	18	1.46	1.30	80	128
<b>Weekday Evening Peak Hour</b>													
Entering	5	0.40	24	0.65	21	1.28	4	0.15	11	1.05	0.71	49	64
Exiting	14	1.12	28	0.76	19	1.16	15	0.56	19	1.54	1.03	71	100
Total	19	1.52	52	1.41	40	2.45	19	0.71	30	2.59	1.74	120	164
<b>Saturday Midday Peak Hour</b>													
Entering	26	2.08	22	0.60	16	0.98	9	0.36	10	0.81	0.86	66	138
Exiting	20	1.60	23	0.63	21	1.28	13	0.50	9	0.73	0.88	66	138
Total	46	3.68	45	1.22	37	2.26	25	0.86	19	1.54	1.82	132	276
Weekday Daily	-	-	498	1.43	103	1.63	183	0.98	163	1.63	1.63	1,110	1,910
Saturday Daily	-	-	264	0.76	264	0.76	264	0.46	264	0.46	0.46	660	1,664

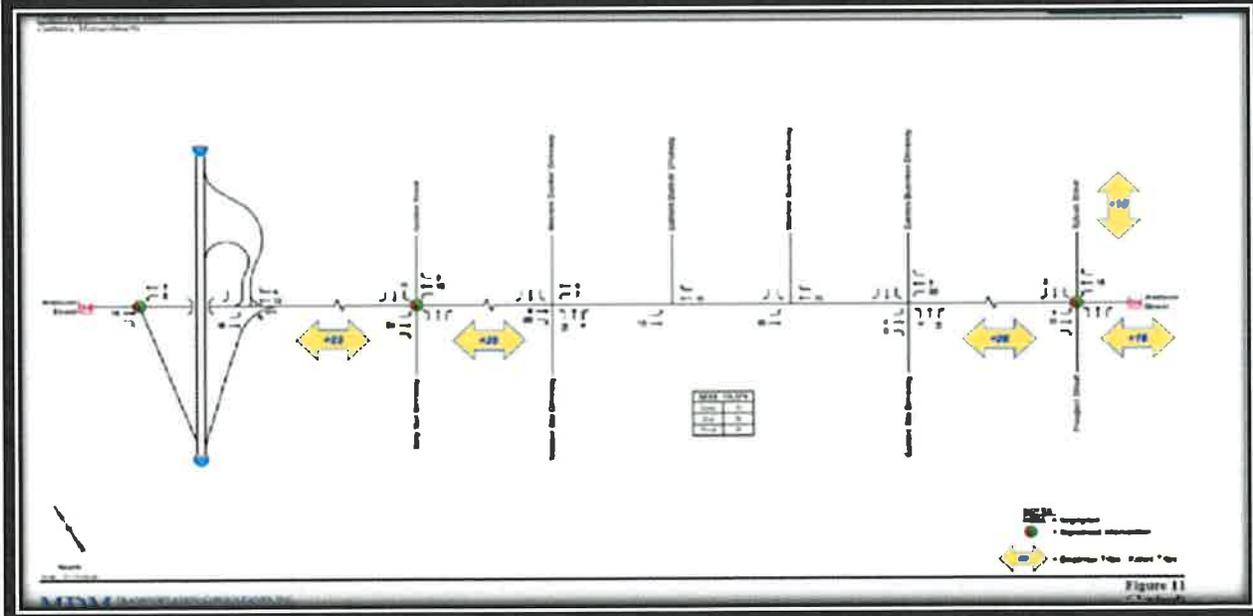
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Proposed Car Dealership			
Period/Direction	Empirical Basis <sup>1</sup>	ITE Basis <sup>2</sup>	Δ
<i>Weekday Morning Peak Hour:</i>			
Entering	53	93	-40
Exiting	36	35	+1
Total	89	128	-39 (-30%)
<i>Weekday Evening Peak Hour:</i>			
Entering	49	66	-17
Exiting	71	100	-29
Total	120	166	-46 (-28%)
<i>Saturday Midday Peak Hour:</i>			
Entering	66	138	-72
Exiting	66	138	-72
Total	132	276	-144 (-52%)
<i>Weekday Daily</i>	1,110	1,910	-800 (-42%)
<i>Saturday Daily</i>	650	3,584	-2,934 (-82%)

<sup>1</sup>Average empirical rate for five (5) McGovern Dealerships applied to 68.6 lot.  
<sup>2</sup>ITE 111C 241 - Automobile Sales (New) trip rates applied to 68.6 lot.

### RELATIVE TRIP-GENERATION INCREASES (OFF-SEASON)

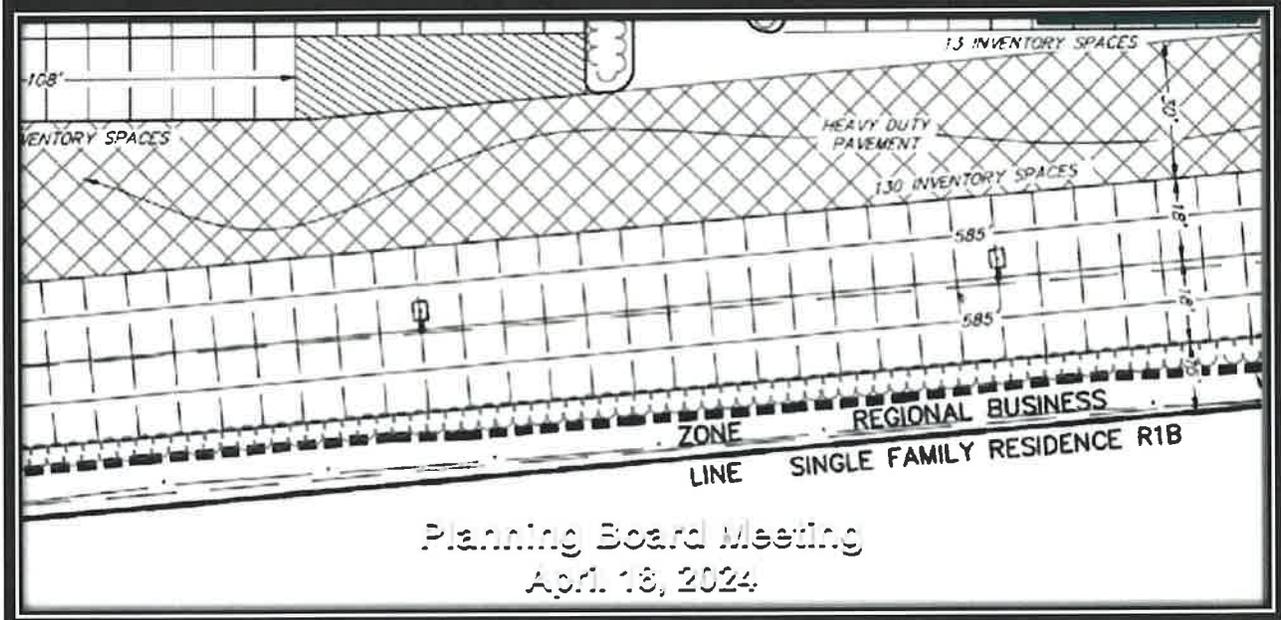
Period/Direction	Proposed Dealership Empirical Basis <sup>1</sup>	Existing Kane's Trips <sup>2</sup>	Δ
<i>Weekday Morning Peak Hour:</i>			
Entering	53	22	31
Exiting	36	16	20
Total	89	38	51
<i>Weekday Evening Peak Hour:</i>			
Entering	49	25	24
Exiting	71	32	39
Total	120	57	63
<i>Weekday Daily</i>	1,110	658	452





- Consolidated locations coincide with MassDOT plans
- Driveway consolidation reduces conflicts
- Immaterial change or reduction in traffic vs Kane's,
- Site driveways LOS C or better operations;
- Study locations in Peabody overall LOS B or better
- No change in LOS at any locations under Build condition

• Mr. Andrew Levin gave a lengthy overview of the project's current standing to the Board and highlighted his thoughts...Attorney David Ankeles continued on discussing the project at length. Mr. John Ford asked if Attorney Ankeles was looking for an approval tonight...Attorney Ankeles' response was that he didn't have much more to present on the matter...Mr. Levin then interjected and recommended that the Board not take action until we hear back from Engineering since there is a large stormwater systems that's proposed in the City of Peabody, and test pits have yet to be done out there. Mr. John Ford then brought up the issues he had on the project and Attorney Ankeles responded at length. Mr. John Ford asked that the Engineer on the project come up and elaborate on the stormwater system. Mr. Garrett Horsfall stepped up to the podium and utilized the slides to explain the stormwater system at length. A lengthy discussion then ensued where the Board voiced their opinions on the project and asked questions of Mr. Horsfall, Attorney Ankeles, and Mr. Michaud. Mr. John Ford suggested to Attorney Ankeles that he go out to the second Board meeting in May...Attorney Ankeles agreed, and formally requested a continuance to the Board's May 16<sup>th</sup>, 2024, meeting.



→**Motion:** Mr. Roy Simoes—Move to grant extension to the May 16<sup>th</sup>, 2024, meeting.

→**Seconded:** Mr. Joseph Gagnon

**Unanimously approved.**

**1 BROOKSBY VILLAGE DRIVE (Map 027, Lot 005X)**

This is an application by Erickson Senior Living seeking a site plan approval for the construction of an addition to the existing McIntosh Clubhouse. The project includes the construction of a two-level addition totaling 4,082 gsf, no new living areas are proposed. The project also includes the repairing and installation of new pedestrian walkways, a new patio area and connections to an existing stormwater management system, as well as landscaping improvements. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, [andrew.levin@peabody-ma.gov](mailto:andrew.levin@peabody-ma.gov), 978-538-5783.

●Mr. Jay Polakiewicz {Hancock Associates} representing the applicant with their “Site Plan Review” application. Mr. Polakiewicz provided the Board with a synopsis of the project—adding an addition to the MacIntosh Club House. Plans were utilized to explain.

Residential Village Presentation.pdf Page 3 of 3 Tabling Embassy II

**EXISTING CONTEXT NOTES**

- A Campus Gateway
- B Midweek Clubhouse
- C Proposed Construction Access Point
- Zone of Scope of Work

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Residential Village Presentation.pdf Page 3 of 3 Tabling Embassy II

**EXISTING CONTEXT NOTES**

- A Midweek Clubhouse
- B Existing Rear of Building
- C Existing River Center
- D Proposed Construction Access Point
- Zone of Scope of Work

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Residential Village Presentation.pdf Page 3 of 3 Tabling Embassy II

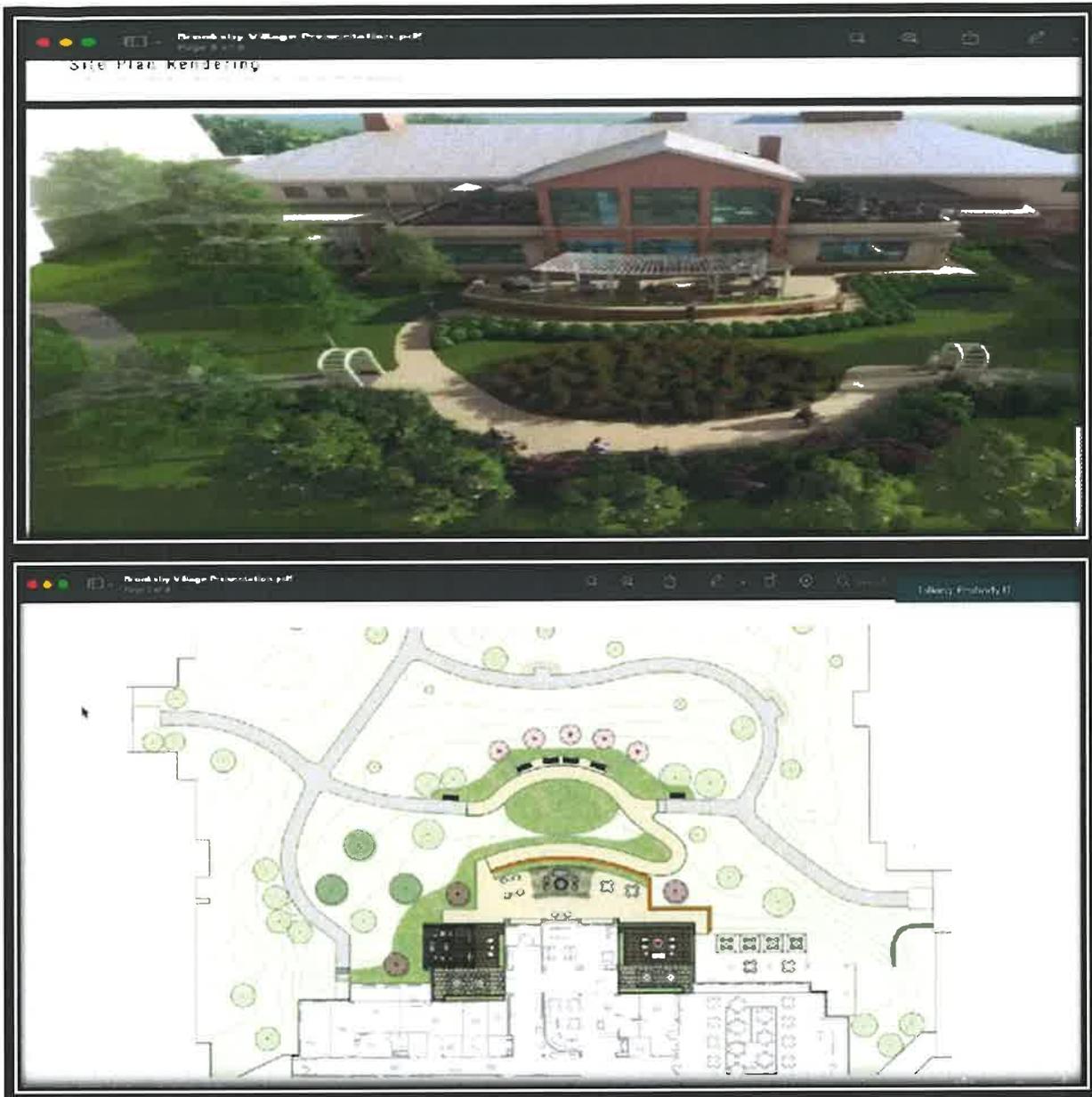
**DESIGN OPPORTUNITIES**

Use existing structure for the new building. This will allow for a more integrated design and reduce the need for new construction. The existing structure is a good starting point for the new building.

Extend the volume of the building to the new building. This will create a more cohesive design and provide a clear transition between the old and new buildings.

Conceptual Elevations of Rear Addition

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●Mr. Andrew Levin reiterated to the Board that a “Construction Review” meeting was had on this project. Mr. Levin also explained that in the eyes of the Community Development office this project is de minimis and there is no further comment.

→**Motion:** Mr. John Ford—In the matter of Brooksby Village, the Planning Board move to recommend permit to issue.

→**Seconded:** Mr. Joseph Gagnon

**Roll call 9 to 0**

→**Motion:** Mr. John Ford—Move to suspend the recess on the Elm Ave. ANR Plan.

→**Seconded:** Mr. Roy Simoes

**Unanimously approved.**

●Attorney Michael Osborne explained that upon conferring with Mr. Chris Mello and Attorney John Keilty he would respectfully request a continuance to the May 2<sup>nd</sup>, 2024, meeting to figure out what will be needed from the Zoning Board of Appeals. A discussion on the timeframe of the continuance took place amongst the Board, Mr. Andrew Levin, and Attorney Osborne.

→**Motion:** Mr. John Ford—In the matter of 8 Elm Ave., move to allow an extension to the Board's May 2nd, 2024, meeting.

→**Seconded:** Mr. Matthew Genzale

**Unanimously approved.**

#### D. Appointments:

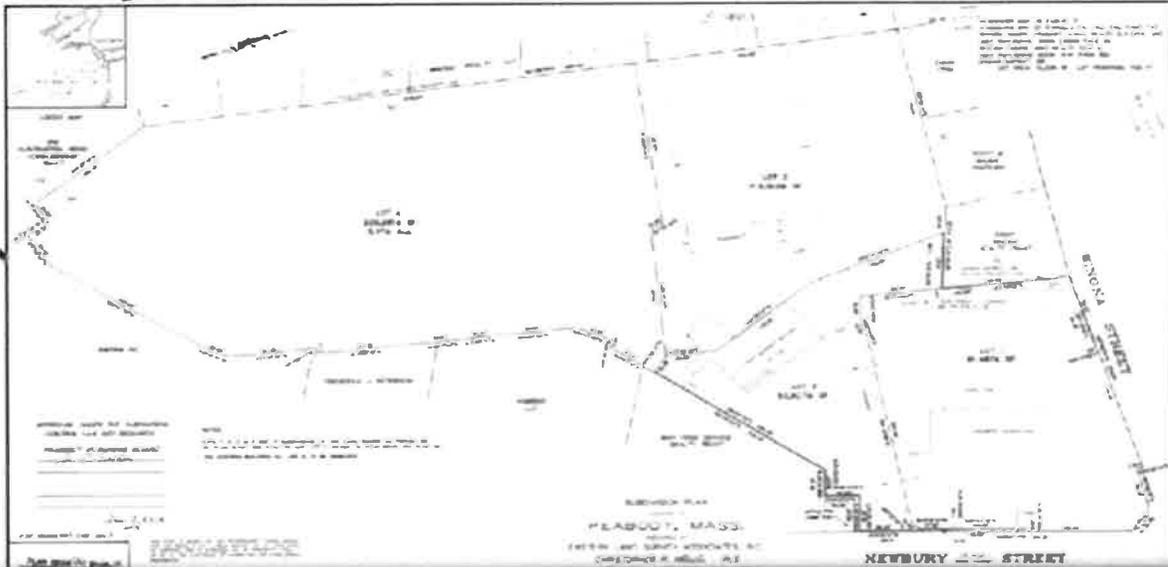
1. Mr. Ross Titelbaum {Treasurer-Peabody City Hall}—Re: Tax Title of 0 & 128 Newbury Street Parcels.

●A lengthy discussion ensued amongst the Board, Mr. Andrew Levin, and Mr. Ross Titelbaum {Treasurer-Peabody City Hall} regarding back taxes being owed to the city—and what options are available to remedy the situation. Slides were utilized to explain.

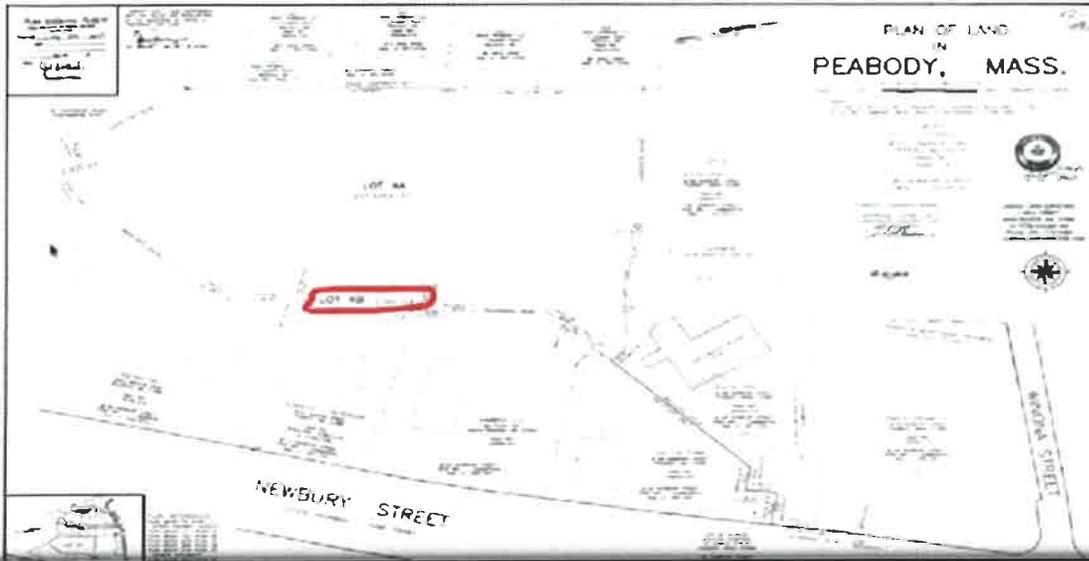
### March 20, 2003



### January 5, 2012



March 21, 2019



April 4, 2019

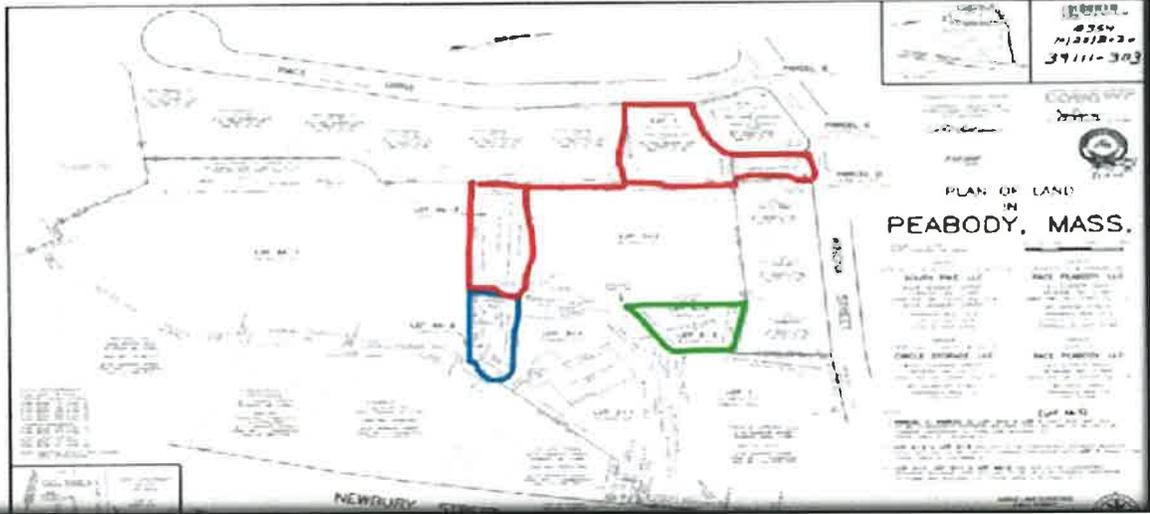


### MLCs Pulled

- 057-074 Feb 7, 2020 shows back taxes owed.
  - ATTY John R. Keilty
- 057-074U Feb 7, 2020 shows back taxes owed.
  - ATTY John R. Keilty

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March 23, 2020

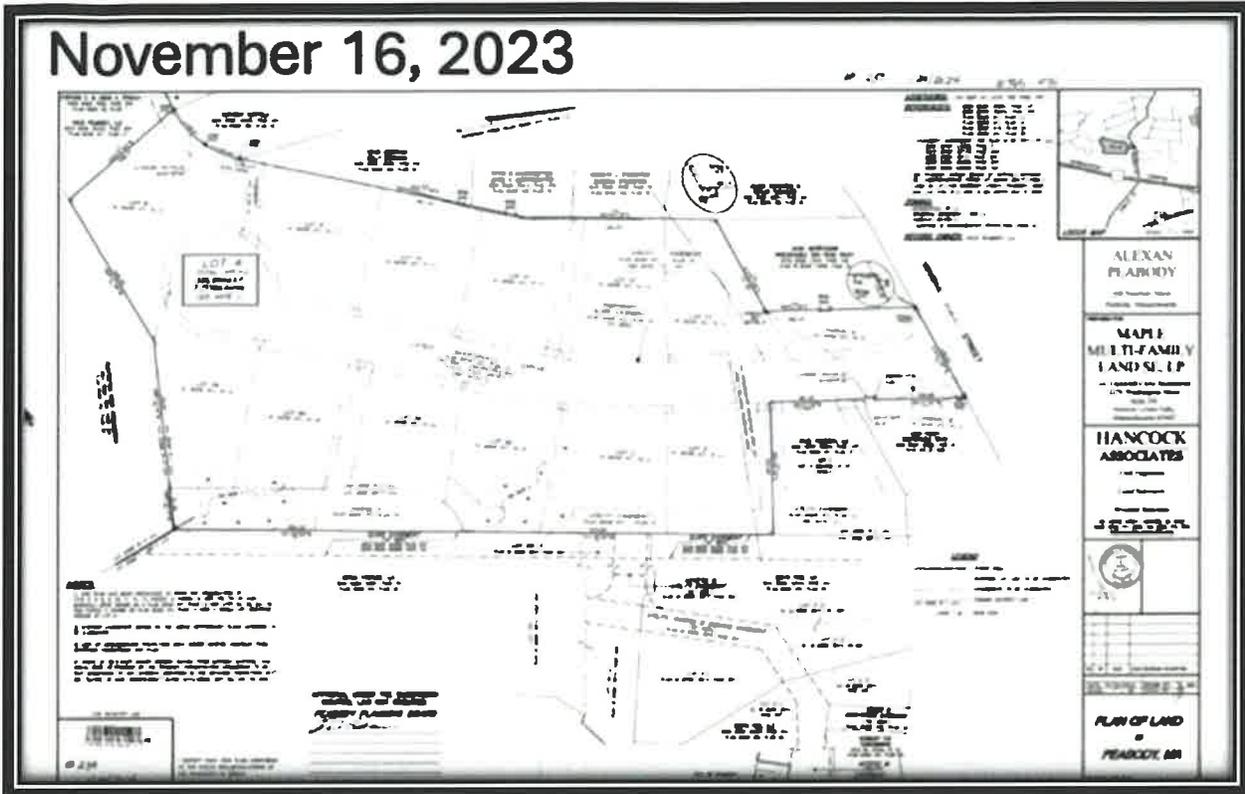


### Assessor Map



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# November 16, 2023



E. **Subdivision Board Action:** None.

F. **Correspondence:**

1. Regional Notices.
2. Engineering Closeout memo (Robert Langley) – dated April 10<sup>th</sup>, 2024.
3. Presentation - Mr. Ross Titelbaum {Treasurer-Peabody City Hall}—Re: Tax Title of 0 & 128 Newbury Street Parcels.
4. Memo from Robert J. Langley, P.E., Director of Engineering—Re: 64 & 70 Andover Street Automotive Campus dated April 11<sup>th</sup>, 2024.

G. **City Council:** None.

H. **Other Matters before the Board:** None.

I. **Adjournment: 9:39p.m.**

→**MOVE to adjourn:** Mr. Sean Walsh

→**Seconded by:** Mr. Matthew Genzale

**Unanimously approved.**

An audio and visual recording of the meeting is available by following the link below or copying this link into an internet browser: <https://www.facebook.com/peabodytv/videos/peabody-planning-board-meeting-april-18-2024/441110358289666/>.