



**Peabody Planning Board Minutes
FOR MARCH 20, 2025, MEETING
APPROVED APRIL 3, 2025**

Planning Board Minutes

March 20th, 2025

Time: 7:00—7:09p.m.

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

Members Present: Mr. Thomas Bettencourt, Attorney Peter Arvanites, Mr. Roy Simoes, Mr. Joseph Gagnon, Dr. Judith Otto, Mr. Matthew Genzale, Mr. Sean Walsh, Mr. Tom French

Others Present: Andrew Levin

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

A. Approval of Minutes: 3/6/2025

→**Motion:** Attorney Peter Arvanites—Move to approve the minutes of the March 6th, 2025, meeting.

→**Seconded:** Dr. Judith Otto

Unanimously approved and 1 Present.

B. ANR/Land Court: None.

C. Site Building Permit Plan Reviews:

1. 0 HARDY STREET (*Map 85, Lot 001*)

- i. This is an application by Michael Becker—seeking a site plan review to redevelop a vacant ±8,983 s.f. commercially zoned parcel bounded by Hardy St., Munroe St., Munroe Court, and Central St. The project consists of redeveloping the existing paved site to accommodate construction of an 8-unit commercial condominium building with associated walkways, paved parking area, utilities, landscaping, and other site amenities. Hardy St. drainage improvements are also planned as part of the development. Construction activities will include demolition and removal of structures and pavement; excavation; foundation installation; building construction; backfilling; installing and reconfiguring utility and drainage connections as needed; grading; paving; gas trap installation; and loaming and seeding and other site landscaping. The property is located in the {BC} Zoning District. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.

► CONTINUED FROM 3/6/2025

► ACTION CONTINUED TO 3/20/2025

● Mr. Andrew Levin explained that he had spoken with Attorney John Keilty who is representing the client on this project and noted that the Board is still awaiting to receive the revised plan that Attorney Keilty mentioned at the last meeting he would provide. In the meantime, Attorney Keilty has submitted a letter requesting a continuance to the Board's next meeting, if the Board chooses to accept the "late add" and vote on the continuance.

→**Motion:** Attorney Peter Arvanites—Move to accept a "late add" from Attorney John Keilty regarding 0 Hardy Street requesting that we continue this matter until April 3rd, 2025, and move to continue this matter until April 3rd, 2025.

→**Seconded:** Mr. Matthew Genzale

Unanimously approved.

2. 60 PULASKI STREET (*Map 53, Lot 85*)

- i. This is an application by Raymond Falite—seeking a site plan review to redevelop the property at 60 Pulaski Street by removing the remaining remnants of the previous development and constructing two proposed commercial buildings and associated parking fields and loading dock area. The project also proposes a public access walking trail and canoe launch along the Waters River. The property is ±6.7 acres and is bounded by commercial properties along Pulaski Street, Waters River and by residential properties on the easterly side of Pulaski Street. The property is located within the Light Industry {IL} and Mill Overlay {MOD} Zoning Districts. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.
 - ▶ CONTINUED FROM 3/6/2025
 - ▶ ACTION CONTINUED TO 3/20/2025

●Mr. Andrew Levin noted that Attorney John Keilty had mentioned that DPW had written a memo expressing that this project would need to be reviewed for traffic. So, the “Peer Review” is still out there—seemed to be a bit of confusion with sending the contract out, but this is under “Peer Review” at the moment. Mr. Levin then informed the Board that Attorney John Keilty had submitted another “late add” requesting a continuance on this matter, if the Board chooses to accept the “late add” and vote on the continuance.

→**Motion:** Attorney Peter Arvanites—Move to accept the “late add” from Attorney John Keilty regarding 60 Pulaski Street requesting that the matter be continued to the April 3rd, 2025, meeting and that the matter be continued until the April 3rd, 2025, meeting.

→**Seconded:** Dr. Judith Otto

Unanimously approved.

3. 10-12 MUNROE STREET (*Map 85, Lot 2H-2L*)

- i. This is an application by Joseph Salvaggio—seeking a site plan review to redevelop the property at 10 and 12 Munroe Street by removing the existing pavement and constructing a new three-story residential building with one story of parking under the building and two residential stories above. The building is proposed to contain 12 new units of residential housing. The parcel currently consists of paved surfaces and does not contain any structures and is otherwise unimproved. The properties lie within the Central Business {BC} Zoning District. New pedestrian sidewalks are being installed along both Munroe and Hardy Street. In addition, new trees and shrubs are being planted. To review plans and corresponding documents for this agenda item, please contact Andrew Levin, andrew.levin@peabody-ma.gov, 978-538-5783.
 - ▶ CONTINUED FROM 3/6/2025
 - ▶ ACTION CONTINUED TO 3/20/2025

●Mr. Andrew Levin commented that he spoke with Attorney John Keilty regarding this projects “Affordable Housing Application,” which Attorney Keilty still owes this Board. Mr. Levin also explained that this project needs to meet that “Inclusionary Zoning Ordinance.” Further, a memo from Mr. Bob Langley [reviewing the engineering on this project] was received and handed to the Board for the next scheduled meeting [April 3rd, 2025]. Attorney Keilty has submitted another “late add” requesting a continuance if the Board chooses to accept and vote on the continuance.

→**Motion:** Attorney Peter Arvanites—Move to receive a “late add” dated March 19th, 2025, from Attorney John Keilty regarding 10-12 Munroe requesting that the matter be continued until the April 3rd, 2025, meeting and that the matter be continued to the April 3rd, 2025, meeting.

→**Seconded:** Dr. Judith Otto

Unanimously approved.

D. Appointments:

1. Letter from Paul DiBiase, Manager-Peabody Living, LLC dated November 26th, 2024—Re: Stonegate Subdivision-Subdivision Completion, Full Tripartite Agreements Release Request, and Street Acceptance Request.
 - i. Stonegate Subdivision “As Built” and “Street Acceptance” plans.
 - ii. Stonegate Subdivision “Tripartite Agreement” #1 and #2.
 - ▶ CONTINUED FROM 3/6/2025
 - ▶ ACTION CONTINUED TO 3/20/2025

●Mr. Andrew Levin informed the Board that he has spoken with both Engineering and Mr. DiBiase and the applicant is requesting that the Bond on the site be released. DPW has provided the applicant with a list of items that they still needed to complete prior to them releasing the Bond. The applicant believes that they have complied. Mr. Levin commented that he spoke with City Engineer Jim Nicholas this afternoon. Mr. Nicholas mentioned in that conversation that he will be submitting a letter to the Board with an update of the items that still need to be completed before an acceptance or release is given. Based on that conversation, Mr. Levin believes that they will probably be here before the Board on April 3rd, 2025, seeking a release. Mr. Levin also informed the Board that a letter was submitted by Mr. DiBiase requesting a continuance to the Board’s April 3rd, 2025, meeting—if the Board so chooses to accept the “late add” and vote on the continuance.

→**Motion:** Attorney Peter Arvanites—Move to receive a “late add” [e-mail] from Mr. Ugo DiBiase dated March 20th, 2025, and that the matter be continued to the April 3rd, 2025, meeting.

→**Seconded:** Dr. Judith Otto

Unanimously approved.

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

F. Correspondence:

1. Fire Department Correspondence dated March 12th, 2025—Re: 60 Pulaski Street, 0 Hardy Street, and 10 Munroe Street.
2. Regional Notices.

G. **City Council:** None.

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

I. Adjournment: 7:09p.m.

→**MOVE to adjourn:** Mr. Joseph Gagnon

→**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.youtube.com/watch?v=t2GG58p0OrY>.