

APPROVED

**Planning Board Minutes
January 7th, 2021**

Time: 7:00 pm – 7:27P.M.

Location: Via Zoom Remote Participation simulcast on Peabody Access TV

Members Present: Dr. Judith Otto, Mr. Dennis Feld, Atty. Peter Arvanites, Mr. Joseph Gagnon, Mr. John Ford, Mr. Thomas Bettencourt, Mr. Matthew Genzale

Members Absent: Atty. Diane Cooper, Mr. Roy Simoes

Others Present: Mr. Andrew Levin (City Planner), Mike Solimine, David Solimine

Chairman of the Board Thomas Bettencourt called the meeting to order at 7:00PM

Approval of Minutes:

Planning Board: Motion: J. Ford. MOVE TO accept the Minutes of the Public Hearing and Regular Meeting both held on December 3rd, 2020 **Seconded by:** Dr. Otto
Motion carried: (7-0).

A. ANR/Land Court:
None

B. Site Building Permit Plan Reviews:
None

C. Appointments:

This is a request by the applicants from the previously approved “Boulderwood” Subdivision seeking acceptance of the subdivision by the City.

Mike and David Solimine are present, and requesting the Board accept the subdivision as complete. M. Solimine explained the subdivision was completed over the summer, as-built plans were provided to DPS, and all house construction has been completed, sold and occupied, and MassDEP has issued a letter of compliance for the superseding Order of Conditions which was provided to the Peabody Conservation Commission. M. Solimine explained that the outstanding issue is the City taking ownership of the water pumping station which the Solimines are ready to hand over. M. Solimine explained a draft deed has been handed to the Mayors office and Planning Board.

MOTION: J. Ford to receive the memo from Public Services from Mr. Will Pualitz, City Engineer, dated January 4th, Mr. Paulitz requesting the Board defer action until DPS can review the subdivision in the field. SECOND: Dr. Otto, Unanimously approved.

MOTION: J. FORD move to received (Executed Water Tower Agreement, Watertower and Mitigation Agreement) SECOND: Dr. Otto, Unanimously approved.

Through the Chair, J. FORD asked if the Solimines had any more information to provide.

D. Solimine inquired if the Board could vote to authorize the Mayor's and City Law office to accept the deed. Atty. Arvanites explained that the Board is not able to vote for the Mayor's office to do anything, but stated they might be able to request that the City, if conditions in section 7 of the agreement are fulfilled, then to accept the deed, but stated this is a request.

Atty. Arvanites stated that he believes, until the City accepts the water tower, the Planning Board cannot accept the subdivision.

Mr. Solimine and the Board discussed the water tower agreement and the proposal that the City take responsibility.

Mr. Levin recommended the Board refrain from voting until the City Attorney review the request and agreement, M. Solimine agreed.

MOTION: J.FORD move to communicate with the City Attorney over the water tower agreement and acceptance of the water tower agreement in the Boulderwood Subdivision, and kindly come before the Board and provide guidance. Second: Atty. Arvanites, Unanimously approved.

D. Subdivision Board Action:

The Applicants for the proposed Stonegate Subdivision have sent a letter in to the Board requesting that action be continued until February 28th.

MOTION: J. FORD move to receive communication from Attorney Keilty dated December 29, 2020, extending the time to act on Stonegate Subdivision until January 28th, 2021, and further to allow the requested extension of time. SECOND: D. FELD, Unanimously approved.

E. Correspondence:

F. City Council:

None

I. Other Matters Properly Before the Board:

MOTION: M. GENZALE to start a sub-committee to review the ability of sub-divisions or site plan projects support, financially or otherwise the City's transportation goals. SECOND: J. FORD. Unanimously approved.

J. FORD nominated M. Genzale to be the chair of the subcommittee.

The Board and Mr. Levin briefly discussed the search for more Board members.

G. Adjournment:

MOTION: Dr. Otto to adjourn, Second, J. Gagnon, Unanimously approved. Meeting adjourned at 7:23pm.

ANDREW LEVIN
City Planner