

ZBA

June 14, 2021

40-42 ENDICOTT

15 KING ST



CITY OF PEABODY
2021 MAY 25 PM 1:09
CITY CLERK

**City of Peabody
Zoning Board of Appeals**

City Hall • 24 Lowell Street • Peabody, Massachusetts 01960 • Tel. 978-538-5792

JUNE 14, 2021 ZBA AGENDA
LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT THERE WILL BE A SPECIAL REMOTE PARTICIPATION
MEETING OF THE ZONING BOARD OF APPEALS ON
MONDAY, JUNE 14, 2021, AT 7:00 PM

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A § 18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Peabody Zoning Board will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public adequately access the proceedings in real time, via technological means. Individuals may participate remotely in the meeting via a participation platform called Zoom.

Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation through any one of the following ways:

- Enter this link into your web browser to join the meeting: <https://us02web.zoom.us/j/84659527931>
- Enter this link into your web browser to open the Zoom website: <https://zoom.us/join>. Enter the meeting/webinar ID# **846 5952 7931** as directed on the webpage and click "Join". Follow the on-screen instructions to join the meeting.
- Participants can dial a toll-free number: **+1 312 626 6799** to join the meeting. When prompted, enter meeting/webinar ID# **846 5952 7931** and follow the instructions to join the meeting.

PLEASE FAMILIARIZE YOURSELF WITH THE MUTE/UNMUTE FUNCTION AS WELL AS THE RAISE HAND FEATURE ON THE ZOOM PLATFORM.

THE AGENDA FOR THIS MEETING AND THESE INSTRUCTIONS ARE POSTED ON THE CITY OF PEABODY WEBSITE. **WWW.PEABODY-MA.GOV**

PEABODY ACCESS TELEVISION WILL BE AIRING THIS MEETING LIVE ON CHANNEL 9, AS WELL AS STREAMING ON THEIR FACEBOOK AND/OR YOUTUBE PLATFORMS.

IF YOU WISH TO COMMENT ON OR REVIEW ANY PLANS OR DOCUMENTS RELATED TO ITEMS ON THIS AGENDA PLEASE CONTACT CARLA MCGRATH VIA PHONE, E-MAIL OR WRITTEN LETTER.

ZONING BOARD OF APPEALS
C/O CARLA MCGRATH, CLERK
24 LOWELL STREET
PEABODY, MA 01960
carla.mcgrath@peabody-ma.gov
978-538-5792

SPECIAL ZBA MEETING MONDAY, JUNE 14, 2021

1. Continued application of **HDG King Street, LLC c/o Attorney Jason Panos**, for a **Chapter 40B Comprehensive Permit** as it applies to the premise known as **15 King St, Peabody, MA, Map 074, Lot 258**. Petitioner seeks to construct 133 units. The property is located in an **R2 Zoning District**.
2. Continued application of **Residence at Endicott, LLC c/o Attorney Jason Panos**, for a **Chapter 40B Comprehensive Permit** as it applies to the premise known as **40-42 Endicott St., Peabody, MA, Map 075, Lots 004 and 005**. Petitioner seeks to construct 68 units. The property is located in an **R1A Zoning District**.

BUSINESS MEETING:

CORRESPONDENCE:

- 4.29.21 Ed and Patricia Rennick 49 Endicott St letter in opposition ✓
- 4.28.21 Laura Johnson 7 Esquire Dr. letter in opposition ✓
- 5.21.21 Letter rescinding opposition to 40-42 Endicott project from Erin Murphy and Alexander Saltzman, 11 Endicott St.
- 5.25.21 Attorney Panos Peer Review Agreement Memo
- 5.7.21 Planning Board Memo

REPORTS:



CITY OF PEABODY
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CITY CLERK

June 14, 2021 SPECIAL ZBA MEETING MINUTES

A meeting of the Peabody Zoning Board of Appeals was virtually held on Monday, June 14, 2021 at 7:00 p.m. remotely via Zoom platform.

MEMBERS PRESENT	MEMBERS ABSENT
Frances Bisazza-Gallugi, Chairperson	
Stephen Zolotas, Vice-Chairperson	
Julie Picardi	
Dan Sencabaugh	
Barry Osborne	
	Keith Slattery

Also in attendance for the City of Peabody

Will Paulitz - City Engineer
Curt Bellavance - Director Community Development
Ezra Glenn – 40B Consultant 15 King St.

In attendance for 40-42 Endicott...

Pat Todisco-Principal
Tony Capachietti- Hayes Engineering
Attorney Jason Panos

In attendance for 15 King St...

Attorney Panos
Wayne Keefner – DCI
Al Chow – Hemisphere Development
Will Chalfant – Khalsa Design
Mark Mazarelli
Stephen Sawyer - DCI
Scott Thornton -Vanasse Associates
Rod Emery – World Tech

(Ms. Gallugi read the opening statement made part of these minutes)

SPECIAL MEETING:

- 1. Continued Application of The Residence at Endicott, LLC c/o Attorney Jason Panos, for a Chapter 40B Comprehensive Permit as it applies to the premise known as 40-42 Endicott St., Peabody, MA, Map 075, Lots 004 and 005.** Petitioner seeks to construct 68 units. The property is located in an **R1A Zoning District.**

Fran Gallugi: So, before we begin, I do have two correspondences that were previously accepted on May 17th Those being one of the letters written by Councilor Ann Manning Martin and School Committee Member Jared Hochman and they had requested or questioned whether we could invoke safe harbor, which we could not. We also have a letter dated 5. 17. 21 from Mayor Bettencourt asking for the same safe harbor claim which we were not able to do. Now for the sake of time I 'm not going to read these, however anybody listening or anybody that is listening and wants to relate the message you may call Carla McGrath, the Zoning Board Secretary at 978-538-5792 or call City Hall and ask for Carla. She can either email you a copy or send you out a copy or you may email her at carla.mcgrath@peabody-ma.gov. The second order of business is we are going to accept into the record the following correspondences...

4.29.21 Ed and Patricia Rennick 49 Endicott St letter in opposition ✓

4.28.21 Laura Johnson 7 Esquire Dr. letter in opposition ✓

5.21.21 Letter rescinding opposition to 40-42 Endicott project from Erin Murphy and Alexander Saltzman, 11 Endicott St. ✓

5.25.21 Attorney Panos 40-42 Endicott Peer Review Agreement Memo ✓

5.7.21 Planning Board Memo 40-42 Endicott ✓

6.10.21 Attorney Panos Correspondence ✓

6.10.21 40-42 Endicott Letters in Favor with acceptable signatures (10 were removed) ✓

Stephen Zolotas: Motion to accept the above-mentioned correspondence ✓

Barry Osborne: Second

Fran Gallugi: All in favor. Any opposed? Correspondence accepted (5,0)
(All correspondence was made part of these minutes)

Attorney Panos: Good evening members of the Board. My name is Jason Panos, practicing law at 246 Andover Street in Peabody. Representing the applicant uh the residences at Endicott, LLC. I'm joined by Pat Todisco who is a principal of the applicant at 28 Jennifer Lane and Tony Capachietti from Hayes Engineering. Tonight, it was my understanding that we were doing..... we basically continued the hearing to hear public comment, based on the May 10th application or rather presentation. So, we really don't have a lot to say tonight. By way of substance however, we would like to take this opportunity to update the board as to what's been going on over the past month and I'm happy to say that in in coordination with Will Paulitz over at DPS, Tony Capachietti from Hayes Engineering and Curt Bellavance, that peer review is well underway. We've already done some test pits on site so that Janet Bernardo from Horsley Witten could start her work with regard

to storm water and Tony if you have anything else to say, through the Chair, I'd like to introduce you to the discussion and you can update us and hopefully we can also chime in perhaps again through the Chair to the rest of the Board.

Fony Capachietti: Well, it's like I said, Will's been very cooperative. We've been moving forward trying to get things prepared so we can get peer review... We'd just like to ask if it's at all possible as the reports come in, if we could get them, understanding that he typically likes to see them as one chunk on the response which we're fine with, but this would at least allow us to prepare to respond to each of them as they come in on a rolling basis and then provide him one memo at the end, understanding that he also has to prepare his memo that would be the overarching item to be addressed.

Will Paulitz: As Jason said the peer reviews are all underway so we're going to start getting I think we may have gotten one or two back on Friday and I expect to all start coming back in at this point and if I could just add to conclude, it's the same cast of characters that this board is all too familiar with...Horsley Witten on stormwater and 21E it's World Tech on traffic, it's Tighe and Bond on sanitary sewer wastewater and it's Weston and Sampson on water hookup.

Fran Gallugi: Do we have anyone in the audience that would like to add anything, ask a question or comment? We can still take comments, and questions at another meeting in the future. Hearing none we will continue this application.

(Discussion ensued on possible dates to continue)

Dan Sencabaugh: Motion to continue to July 19, 2021 7:30pm

Barry Osborne: Second

All in favor. Any opposed (5,0) motion to continue approved

- Continued application of **HDG King Street, LLC c/o Attorney Jason Panos**, for a **Chapter 40B Comprehensive Permit** as it applies to the premise known as **15 King St, Peabody, MA, Map 074, Lot 258**. Petitioner seeks to construct 133 units. The property is located in an **R2 Zoning District**.

Stephen Zolotas: Motion to accept the following correspondences...

.10.21 Attorney Panos 15 King St Memo

6.10.21 Revised List of Requested Exemptions 15 King St

6.10.21 DCI Revised Plans 15 King St

6.10.21 DCI Revised Stormwater Management Plans 15 King St.

6.10.21 DCI Revised Stormwater Calculations 15 King St.

Barry Osborne: Second

Fran Gallugi: All in favor. Any Opposed (5,0) correspondences are accepted into the record Please provide Carla with hard copies

Will Paulitz: Jason can confirm this but we were reviewing...you accepted into the record the DCI plans from June 10th and the stormwater from June 10th also received plans dated June 11th and stormwater dated June 11th and that's what our peer review has been.... our finalized review has been based on.

Fran Gallugi: Was that was that provided to us? Okay we're going to have to go back and look for that. If it wasn't we will definitely get it into the record.

Jason Panos: Good evening members of the Board my name is Jason Panos practicing law at 246 Andover Street in Peabody. Before I begin the presentation, I thought I'd take an opportunity to frame our presentation. So, we obviously have some outstanding peer-reviewed issues that relate to traffic parking storm water and sanitary sewer wastewater tie in. We would like to do those technical presentations first and have that discussion back and forth centered around Mr. Paulitz's memorandum and then after that conversation includes we'd like to go into the non-peer-reviewed aspects of our presentation which are related to design landscape and lighting which will be presented by Will Chalfant and Mark Macarelli. Is that acceptable?

Fran Gallugi: Yes.

Attorney Panos: Again, my name is Jason Panos and I represent the applicant and property owner HDG King Street, LLC. Tonight, is a continuation of the hearing opened by this board on October 5th and continued to November 9th of last year December 7th, April 12th and May 10th and we are prepared to conclude the technical aspects of the peer-reviewed items I just mentioned related to traffic, storm water, parking and wastewater, lighting and design and landscaping, were not peer-reviewed but nonetheless important and we will present those separately after the conclusion of the technical discussion by correspondence and materials provided by DCI Design Consultants Inc to the ZBA and its peer review consultant Horsley Witten dated June 10th. The applicant's responses were provided pursuant to the DPS memo of today June 14th. There was a subsequent plan revision that was technical in nature requested by with some tweaks requested by Horsley Witten and I am not sure whether you got those subsequent tweaks but you will get them and they certainly were peer-reviewed. Once we confirm whether or not you got them and obviously the DCI prepared. Revised site plans will be presented this evening. We are happy to report that with regard to traffic and parking and outstanding civil matters the applicant and its development team are more in agreement absolutely actually we have I believe entirely resolved the peer review items through extensive discussions which took place offline between me and Will Paulitz and members of our development team and we've come a long way toward resolving these outstanding issues. It's been a very collaborative process and I'm very proud to say that the process has worked the way it's intended and happy to report that to you. Mass Housing which issued the project eligibility letter for this development has been copied to all of the correspondence as it's gone back and

forth particularly with regard to the plan changes. So, they are familiar and with what's going on and Mike Busby who is the Liaison with Mass Housing has not chimed in. So, I believe that they are in alignment with the types of changes we've made which really are not material with regard to that project eligibility letter.

I believe that after the presentations, tonight peer review will absolutely conclude by way of introduction the project team members who are with us tonight are Al Chow who is the senior project manager for the applicant Stephen Sawyer of Design Consultants Inc, DCI on place of Wayne Keefner who you're familiar with who will conclude the discussion on the civil items mentioned, Scott Thornton of Vanasse Associates who will talk about traffic and parking, Will Chalfont of Khalsa Design who will present the lighting and design features. He is the architect and Mark Mazzarelli who will present the landscape design for the applicant. I intend to conclude our presentation this evening.

(Attorney Panos gave a brief overview of the 40B process)

At the time of the application filing the with the ZBA on May 13, 2020, Peabody's affordable housing stock and achievement toward its housing production goals was not consistent with local needs and this is important because the question comes up time and again...the city of Peabody has heard it's it has met its 10 percent subsidized housing inventory requirement and why are we hearing and proceeding with other 40Bs... well the time in which you measure consistency with local needs the time in which you measure your progress toward your SHI is the time of the application filing with the board and at the time the application was filed the city was in fact not at its 10 and had not certified its housing production plan and hadn't done any of the things that would allow it to assert safe harbor at that time and that's a very important concept that I think that everyone watching should understand. No one is trying to pull a fast one on anyone. I want to make sure that we all are on the same page and understanding that this is a redevelopment project what does that mean it is not a ground-up development. We are not replacing a beautiful structure with a less beautiful structure. We are replacing a blighted underutilized hospital that has not been in use for several years with graffiti and paint peeling off the walls which has been used by the local fire department and the bomb squad as a testing facility. We are seeking to replace that with new housing opportunities for Peabody and regional residents and we believe that this is first class luxury housing that will be afforded to particularly the affordable units City of Peabody residents for 70 of those units and the other 10 units will be put to regional lottery pursuant to a fair housing marketing plan. The project is located at 15 King Street at the corner of King Street and Ellsworth Road. The former site of JB Thomas hospital. King's Residences consists of three buildings with five stories of residences and Building C has a parking garage and contains a total of 133 condominium ownership style housing units. Access to the site is proposed to and from King Street alone via two site driveways which have been modified since the original application to accommodate comments from public safety officials to allow better ingress and egress in and out of the site. There is no access proposed through Ellsworth Road or Southwick for that matter as is currently the case or as was the case when the hospital was in use.

(Attorney Panos gave a further overview of the project)

We are ready to conclude our presentation before the board and I would ask that the technical presentation commence first with Scott Thornton from Vanasse to talk about traffic and parking followed by Steven Sawyer from DCI to talk about storm water and wastewater.

Scott Thornton: My name is Scott Thornton with Vanasse & Associates. We prepared the traffic assessment for the project and I think that you know as Jason indicated we've made a lot of progress on traffic and parking. We've had some very productive work sessions with Will Paulitz and Rod Emery of World Tech going through their comments and again I think that the peer review process has worked pretty well in regards to traffic and parking and I think we have a better project. So, I only have one slide and I'll be quick.

(Presentation is made part of these minutes)

Will Paulitz: I think Scott Thornton summed it up pretty well. I don't think there's any outstanding issues at this point with traffic. I'll let Rod Emery speak quickly if you would like to, in respect to the revised plans for

World Tech. The only thing I would add on the snow storage is that we don't want to see the...we... in our memorandum, we suggested some conditions for the Zoning Board to take a look at one being that as they store snow on the property, they don't reduce any on-site parking and also that they don't plow the snow off their property across into the public right away.

Attorney Panos: We're fine with that, with those conditions.

Will Paulitz: We took a look at the dollar amounts for mitigation and we were fine with what they're presenting from innovation after the two intersections and for doing the ADA concrete work as part of their project at the intersection of.... The only other thing I had, I'm sorry, is that we would ask them to as part of the construction review that they work with the fire department with respect to the modification of the pavement layout on Southwick Road.

Attorney Panos: We will obviously...they'll be part of the construction review process. So, we'll obviously be presenting the actual build set of plans to them at the appropriate time.

Rod Emery: World Tech. So, just that we spent most of our time ironing out the parking ratios so that's where we spent most of our time but I'm very happy that we've all reached this agreement on all the issues.

Fran Gallugi: Yes. I was going to say that I'm happy to know about the snow removal, the dumpsters were moved and that at this point in time it seems definite that the city and the builder and the attorney are all in agreement for the traffic, which makes me very happy. So, if that concludes traffic, we now will go...

Stephen Zolotas: Through the Chair. So, just real quick. Just to rehash from the last meeting where at least I had some concerns about parking that would be spilling out from inside. I know we can't force anything upon anybody here, but I'd ask is if the city would potentially consider the possibility of resident parking only on the abutting streets and if the city were willing to look into that or implement that. If the applicant would be willing to agree to a condition that the City did at some point implement that that they would abide by it or agree to it.

Fran Gallugi: Parking is allowed on the side of King Street where the houses are. Do you think there should be no parking signs on the side of the street the project is proposed and the signs should be resident parking only so they can park on both sides of the street?

Stephen Zolotas: No. My thought was when, if there's no parking already on that one side...I'm okay with that. I don't care about that. I just want to make sure that the...if there is spill over, there's some protection based on my prior comments and again I'm just one voice. But my thought would just be if the City's looking to do that, are okay with doing that at some point, whether it's now six months from now a year from now whatever it is, that...just to see if the applicant will be willing to condition this upon that and again I'm just one voice. If everybody else doesn't want to do it I'll jump off the topic.

Fran Gallugi: So, are talking resident parking on King St and Ellsworth?

Stephen Zolotas: At least those two.

Barry Osborne: Through the Chair. I think it's a good idea however, I've faced it before. The only problem with that is if you want enforcement, you are restricting the people who actually live there from having visitors who are visiting their house from parking in front of their house during the visit.

Stephen Zolotas: Fair point. I didn't think of it that way.
(Discussion ensued)

Attorney Panos: I just want to make sure we're all on the same page. We are talking about visitor parking right now we're not talking about restrictions on resident parking and the policy can be constructed and "rafted" anyway the City Council and in conjunction with emergency apparatus, captain Richards and the police decide, the policy works and everybody seems to do it differently and we'd be more than happy to engage in that conversation at the appropriate time because we're proposing 133 units of residence there. So, whatever resident permit parking requirement you would propose would also include us and I think Stephen and I don't want to put words in your mouth... you're talking about the visitors. I think we're all on the same page that we provide enough parking, and I don't want to assume that necessarily but I believe that peer review, DPS and certainly, this development team feels that at 1.5 spaces a unit, that's enough to satisfy the parking requirements for the residents. We're talking about visitor parking is that right Mr. Zolotas?

Stephen Zolotas: Yes.

Attorney Panos: We're happy to engage in a conversation at any time the city feels necessary with regard to a policy in that regard.

Fran Gallugi: Will, what do you think about all of this?

Will Paulitz: I honestly think it's really not our department to really weigh in. I don't know if Curt Bellavance is still on? I think it really would be up to...I guess the City Council and the Police Department if they want to enact resident parking, but as I think as Jason said that would be the people living there would still be residents. It would just be their visitors at that point you'd be restricting and the visitors as you had said before that already live in the neighborhood. I guess their visitors would be restricted as well. But from our stance we really wouldn't have an opinion either way.

Curt Bellavance: Director, Community Development. The City Council entertains motions or requests from different departments all the time in regards to parking throughout the city. So, it's something that they could entertain at a different time if they felt needed to be changed.

Stephen Sawyer: Design Consultants Inc. I'm here in place of Wayne Keefner. Those June 11th plans were emailed to Janet and Will in engineering. So, the ZBA did not get those plans but as far as a technical review of agents they both received them. The major comments or the major final issues was as we've talked about was the parking. So, we had 202 total spaces 107 full-size 9x18s 95 compact eight by 16 and a half at 47 percent with a rate of 1.52 spaces per unit.

(Presentation for Site Plan and Stormwater is made part of these minutes)

We had 202 total spaces 107 full-size 9x18s 95 compact 8 by 16½ at 47 % with a R for the rate of 1.52 spaces per unit. In discussions with the reviewers, we came to a consensus that the standard space didn't need to be a full 9' with. It was reduced to 8.5 by the full 18 for the standard space and then the compact remained as is at 8 x 16 ½. So, we lost one space for a 201 we had 15 compacts 15% compact spaces 24 total compact at 15 which is well below what is typically acceptable for any even a non-affordable element. One item as mentioned we are cleaning up the southern curb line at Southwick. There'll be a defined edge. There's some there's areas where it's just open pavement between. There'll be a landscape buffer between that with a defined edge with no access off that road. The dumpsters is one placed up at the corner Ellsworth and there's another one actually further up to King. So, they were moved further away as part of the review. In regard to Stormwater... part of the final comments there was a requests to get a little more aggressive with our reductions. So, we expanded the infiltration basins by about 20-25% The criteria was they wanted was to hold the 10-year storm that is in its entirety of the storm water that flows to those basins which we have done. This rendered a 49-23% reduction to the Southwick stormwater system and a 22-18% reduction to the King Street stormwater system.

This will help mitigate or reduce the impacts from today's runoff to the runoff in the future. There was an ask to provide water quality units prior to discharging to the city. So, we added a water quality unit up at the Southwick and King St. The water quality that we discharged to the city system is greatly improved. We had no issues with the letter from Will with 10 conditions regarding site civil we have no issue with any of those. I think they were all discussed as the project went along. Quite a few of them pertained to the construction methods of construction of the infiltration basins which is fairly typical. What he's asking for is not out of the ordinary.

Fran Gallugi: So, what I basically heard was that Will, you are in agreement with everything that was just stated by Mr. Sawyer?

Will Paulitz: Yes.

Janet Bernardo: Horsley Witten Group. I just want to add one thing that Steven missed also one thing we asked them to do was try to include a little bit of the pavement area so for a subsurface infiltration system two they did kind of add the other one add a little bit of the pavement of that parking lot and a third water quality unit to the catch basin to provide water quality before it went into that subsurface system and then it goes out to the street. So, they did increase the two systems. Basically it's the roof runoff in the 10-year storm event and the change to the plans were a couple of typographical errors on the plans that were for inverts that we asked them to address. So, that was why there's a second set of plans dated the 11th.

Will Paulitz: I can very quickly touch base on water and wastewater to close up. The only thing on the water is... before demoing the building they'll be disconnecting their buildings from our water system and we ask them to work with the fire department in respect to the fire hydrant that was previously mentioned at the last meeting that will be behind the retaining wall. The applicant is proposing to reset the hydrant and face it towards Southwick Road. We just ask them to work with the Fire Department to see if that's acceptable or not. In respect to wastewater, we're asking the applicant to take on an inflow infiltration removal project in the neighborhood, which I believe they've accepted to do. We would be capping the amount of money that the applicant would have to put forth to that project at their II fee of \$243,100 and that we ask that any money not spent up to that dollar amount a check be cut to the City of Peabody for the inflow infiltration removal fund that the city has to remove INI from the sewer system. There are some 21E items that are still outstanding that we ask be resolved prior to a building permit being issued.

Attorney Panos: We're in agreement with the 21E issue.

Will Chalfant: Khalsa Design. We are the architects on this project. Mr. Chalfant gave an overview of the project.

(Presentation is made part of these minutes)

There will be a landscape buffer around the edge of the entire property. The entrance points have been enlarged to help with visibility as well as adjust some of our planting in that area. We have relocated the dumpsters along King St. which added greenspace along Southwick.

Mark Mazzarelli: Landscape Architect, Khalsa.

Mr. Mazzarelli gave a brief overview of the planting plan.

(Plan is made part of these minutes)

King Street and Ellsworth will be lined with shade trees and flowering trees will be introduced in the interstitial spaces, more so on Ellsworth. We put the emphasis on evergreens on Southwick to give privacy and separation from both our project and the neighbors. It's primarily a mix of evergreens cedars spruces trees that do very well in harsh environments and will withstand the conditions along the road. In the interior we framed the entrances and anchored buildings with trees to help bring the project scale down with vegetation. There's a

plant list included. We've been using native plants which are selected not only for their regional quality but their heartiness. Specifically we want to make sure what we put...

(inaudible)

Fran Gallugi: So as far as tree maintenance...

Attorney Panos: There will be a property management company once this development is built out who will manage the day-to-day operations and that would be included in a day-to-day operational issue.

Will Chalfant gave an overview of the floor plans for the three buildings.

(Plan is made part of these minutes)

In regard to Building C. There is a garage. The entrance to this was moved over a little bit as part of the peer review process to accommodate a more comfortable slope into this garage. The garage will provide 24 parking spaces as well as a lot of additional bike parking that we're not providing at the main entrances of the building and mechanical facilities sprinkler etcetera will also be housed in this basement level. In regard to lighting there's no light pollution caused from these buildings to the abutters. Light whether it's its lamp posts or pedestrian walkways will be maintained on site. We'll be using shades on those lamp posts so that all light will be forced downward.

Fran Gallugi: Everybody has worked extremely hard. City side and the development side seems to be in complete agreement as to all the peer review issues. Do I have anybody from Board that would like to speak? audience?

Ryan Cox: 11 Hammerick Rd. I was wondering if you could clarify that this application could not be denied because the application was already in process. What does that actually mean?

Curt Bellavance: I think they're referencing the safe harbor. The date which is assigned to us by the department of housing and community development is March 29th and this application was put in about a week before that. So, once they start the process it's not something that you can just spring on an applicant and say oh by the way ...I'm actually talking about the Endicott Street one but whether this project was filed prior to the safe harbor. So, anything that was before the board that before

Ryan Cox: Is it before state approval or does it have to be in front of the ZBA?

Curt Bellavance: The state doesn't approve this. So, what happens is they file for to mass housing to get a site eligibility so mass housing basically says you're allowed to apply. So, that gives them basically the go pass. Then they come before the Board of Appeals and the Board of Appeals approves this. There's no approval through the State. If the application is approved the applicant must file paperwork in regard to marketing affordability and that is a form letter that uh DHCD has. As long as they meet the criteria set by them then they're good to go.

Ryan Cox: So, basically if there was another one that was in the process of approval through mass housing could that...if the application was put in before Peabody was at the 10% can that be denied under Safe Harbor?

Curt Bellavance: Right now they're three are three 40B projects before the Board of Appeals. They have all filed before the City reached Safe Harbor. We received a letter from DHCD that gives us Safe Harbor until March of 2022. That doesn't stop someone from applying. They can still apply. Safe Harbor allows the Zoning Board of Appeals to deny a project if they choose to do so. A 40B applicant applies to DHCD for site eligibility. If the State gives the green light, a site eligibility letter is issued to the applicant. This letter is valid for 2 years. Often times an extension is granted. In the case of Winona Woods which is I think why you are

asking...The applicant submitted site eligibility to the State. The State will probably issue that site eligibility letter within a week or two. The applicant then has 2 years to file their 40B application with the Zoning Board of Appeals. If they were to file next week it would be up to the Board of Appeals whether or not they would like to entertain that.

Susan Mineo: 1316 Cranebrook Way. I have lived here for 18 years and I am very excited this project is moving forward. I need something that's handicapped accessible. So, this is something that I'm very much looking forward to. I think that there are a lot of people in Peabody that need something of this nature. I also want to be in a more quiet and more secure neighborhood. I've been living off of 95 and things have changed very dramatically in this neighborhood. I have friends in that neighborhood and it's quite lovely there and I think the JBT site needs an uplift for sure.

John Salisbury: John Salisbury. Abutter. At what point do we start talking about the scale of the project 40bs are supposed to be? I think the previous speaker had was under the mistaken impression that this is low-income housing which is it is not. These are all market rate. When are we going to start talking about the scale? Technically 40b is supposed to be limited profit. This is a massive project. I noticed that in the design you don't have any pictures of the houses which are next to this gigantic project. They come up to about its second or third floor. The trees if they're mature maybe they'll screen out two of those but that's kind of ridiculous. It's going to be paved over. Ginormous project totally out of scale with the neighborhood. It's a historical district. How much profit When are you going to get into how much profit...do you really need a project of this scale because basically the exceptions that they're asking for are every exception there's nothing relating to the zoning here....it's too tall for the neighborhood, the site coverage they're asking for an exception they have to justify that economically and I don't see any discussion on that at all when does that happen....

Fran Gallugi: Okay Mr. Salisbury. Let me just say that everybody the zoning board the applicant, Mr. Paulitz, everybody all the engineer everybody in the city, they've been working together. That's what we have peer review for everybody has been back and forth they've had discussions. They've had working meetings. At this point in time we are ready to...we've heard everything. There will be no more discussion on height or landscaping... we've heard it all and we're ready to move forward. We understand your concerns but at this point in time we are ready to move forward.

Barry Osborne: Through the Chair. I guess if nothing else I have a comment. I think peer review has done very well and I think they've done a lot but I think it's incumbent on the board to agree or disagree whether what they've come up with is adequate as well we feel the project should fit into that neighborhood or how we feel. Do we still have any concerns as a board that we'd like to discuss? We'll have 40 days once we close this thing right to make a decision? I think we need to think about are there any conditions we want to put on this. So, I don't know if I'm ready to close the public hearing or not. If you're confident enough that we can do that then I'm ready to close.

Fran Gallugi: I am confident enough. I will ask everybody else on the board if you are confident enough and if you aren't, speak up. We do have 40 days to work any other little whatever is out. But, but if you all seem to be in agreement that it's time to close the public hearing then so be it and I need that in the form of a motion.

Barry Osborne: Through the Chair. I think the City Engineer has done an excellent job as far as the engineering part of this but are we satisfied that we had final say from the Fire Department and we had final say from the Police Department? Are they satisfied with everything that the petitioner has offered?

Attorney Panos: I can speak for myself that I've had conversations with both Captain Richards and Captain Dowling. Captain Richard's primary concern was the turn radii particularly access into the site and the

overhang of or the crossover rather traffic into the site of trucks trash trucks delivery trucks fire trucks entering and exiting the site, the crossover being that those vehicles that would cross over to oncoming traffic as you enter the site.

Fran Gallugi: A building permit would not be issued until this is gone over with a fine-tooth comb.

Barry Osborne: But the proprietor permit will be issued prior to the building permit yes and what good is that?

Attorney Panos: The plans as revised have been met to the satisfaction of both Captain Richards and Captain Dowling. They have already been revised addressing their concerns.

Barry Osborne: Do we have correspondence from Captain Richards and Captain Dowling saying that?

Attorney Panos: I don't know if you have written correspondence, but I can tell you that in my conversations with them that was all they were concerned about was basically that truck turning radius into the site and what we did was we widened from 20 to 24 feet each point of ingress and egress to eliminate that primary concern.

Curt Bellavance: I think everything that we've talked about with police and fire has been mostly verbal. We've asked them questions about certain layouts of the project. I mean we've worked with them you know for several years and we know what issues they bring up and what they want to look at and um I know Jason has met with them a couple of times. I know they did revise the last set of plans based on the feedback we got from them.

Fran Gallugi: If everyone is ok, I need a motion.

Jan Sencabaugh: Motion to close the public hearing.

Julie Picardi: Second.

Roll call vote (5,0) Motion to close the public hearing is approved.

Fran Gallugi: All right. Now that we've closed the public hearing, we have 40 days from tonight to render a decision and condition it or not. So, now we need a date.

(Discussion ensued)

Fran Gallugi: We will meet again on July 19th at 7:30pm. There will be both regular ZBA meeting and special ZBA meeting on King St and Endicott Street. It will be a marathon night.

Meeting adjourned

Carla McGrath

From: PATRICIA RENNICK <p.rennick@comcast.net>
Sent: Thursday, April 29, 2021 10:28 AM
Subject: Carla McGrath
[External] 40-42 Endicott Street

CITY OF PEABODY
2021 APR 29 PM 3:22
CITY CLERK

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

I am writing in regards to the proposed project at 40-42 Endicott Street. I am vehemently opposed to this. The residents in this neighborhood have the right to live in the type of neighborhood they purchased their homes in. Some have been here for generations, some for decades, and many have more recently bought, built, and remodeled their homes. We all believed we were going to live in a residential, friendly neighborhood. We help our neighbors and enjoy knowing each other. This is a R1-R1A district. It is not right to build something so out of character amongst our homes. We already explained what a burden it would be on traffic, schools, parking, accidents, playgrounds, and losing our beautiful views of the sky and sunlight and friendly atmosphere. We welcome our new neighbors, but that proposal is too much. We met and tried to work with the developer to compromise and let him build something we could all live with and he could still make a profit on, but he was uncooperative and abruptly and rudely ended the last meeting stating he would get even more units and a bigger building. This is clearly all about money. The single family home obtained in this deal has already been sold so Mr. Todisco has already recouped this money, I'm sure at a profit. We never asked Mr. Todisco to lose money but Mr. Todisco should never have purchased the property thinking he was guaranteed to make such a HUGE profit at the expense of all the other taxpayers and citizens of the neighborhood. None of us neighbors deserve to lose money on our property values just so one person can make an exorbitant amount of money, with no benefit to anyone except himself. We don't deserve to be forced to live in an overcrowded neighborhood when it is not at all what we bought into. Please think about this when you look out your window and decide what is right. We are all taxpayers and citizens of this city. Don't trade the integrity of the neighborhood and the city for the benefit of one individual. Who only wants to make extra large amounts of money. Thank you for listening and taking our concerns and feelings into your decision. Patricia and Edward Rennick

Carla McGrath

From: Laura Johnson <lj95gsj@gmail.com>
Sent: Wednesday, April 28, 2021 12:25 PM
Subject: [External] Opposition of Residence at Endicott
Attachments: Endicott ST-2.jpg

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

April 28, 2021

Hello-

I am writing in opposition of the currently submitted proposal for The Residence at Endicott, LLC for a 68 unit development. I am very familiar with the location as I grew up and lived across the street for quite a few decades. Below lists the reasons for my opposition.

Traffic & Safety: This is the biggest concern. Endicott Street is currently a heavily congested street and considered a cut through between Route 114 and Lowell Street. It is a straight road, where we have witnessed more times than normal, cars going 10, 20 or more mph over the speed limit.

Additional to the concern about speeding, is the width of the road. I have attached a photo from today showing while driving on the side the building is proposed (and yes I was stopped to take the picture), in order to pass the car that is legally parked on the road, I need to go over the yellow line into the other lane. When more cars are parked on this road, it becomes an increasingly dangerous driving situation. An influx of cars associated with this project will just ramp up the traffic and parking, increasing the traffic and safety issue of more cars needing to cross the yellow line in order to safely travel down the street.

Crossing the street safely will be impacted with the influx of cars traveling and being parked on the street. It makes it a very dangerous situation for trying to cross the street as you have to be in the road to look past the parked cars in order to be able to cross safely.

And influx of cars associated with this project, no matter where they park, will cause additional traffic at already congested intersections of Endicott and Lowell & Warren and Central & Endicott and Andover St. Again, this reduces the quality of life for residents in a larger area as time it takes to get places will be increased due to traffic backup. If you would like an example of this, Endicott to Lowell around 3pm will have traffic backed up to Evans Flowers. And I would be remiss without mentioning that the intersection of Endicott & Lowell has already been deemed one of the worst intersections in the city.

The recurring theme from the above is influx in cars. With the approval of the current proposal, it will bring in more cars than the area can handle.

Height of proposed building: The current height of the proposed building will impede the sun exposure for those living directly across from the building. The reduced sun exposure will reduce the quality of life for residents that have become accustomed to it and have made decisions on landscaping based on the sun exposure. The height would cause undue financial burden on residents if they need to redo their already matured landscaping.

Pressure on schools: If school aged children will be living there, where will they go to school? It would be unthinkable to not address this issue. Throwing kids in schools that could be overcrowded puts additional strain on already limited resources, which ultimately reduces the schooling experience for not only kids in this neighborhood but also for kid's district wide. As a mother, whose child is in that particular district, I would be upset if her school experience and what she could get out of school was reduced because additional children were sent to an already strained school.

Other developments: With other developments, King Street & Oak Street, in the pipeline, it's unimaginable to understand how these three large scale developments all in Central Peabody will have a positive impact on the community. While I believe something should be done with the property, this proposal for a 68 unit complex is grossly out of scale for the already congested area. Just because something can be built, does not mean it should be built. There are plenty of other places AWAY from central Peabody that could be looked at for larger scale buildings. I do hope that the owner will want to work with residents who will be greatly impacted by this. It's a shame and distasteful to hear comments from those that do not live in the area since it does not directly impact their daily life.

In closing: I appreciate you taking the time to read this. These concerns are coming from someone who has lived in that neighborhood and knows first-hand. While I may have moved, the house is still owned by my family, which I still frequently visit. Quality of life may be something people brush off but families have invested time, money and resources over the years to have lived in a neighborhood and love living there. This proposal as is, will change that for many. Overcrowding from cars, within schools and on infrastructure should be considered when reviewing this proposal.

As I have heard the Boards' hesitation and opposition of the Kings Residences, I hope that the same amount of opposition will be had for the current proposal of this project.

With appreciation,

Laura Johnson
7 Esquire Dr.
Peabody



Carla McGrath

From: Joe Mello <j4mello@yahoo.com>
Sent: Wednesday, April 28, 2021 7:15 PM
Subject: [External] 40-42 Endicott Street Peabody

CITY OF PEABODY

2021 APR 29 AM 9:16

CITY CLERK

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Hi Carla,

My husband and I are opposed to the 68 units We would like to see owner occupied units at that space. We live right across the street. We previously sent out an email to Mayor Ted Bettencourt regarding this matter.

Thank you
Joe and Cindy Mello
45R Endicott Street
Peabody, MA

Carla McGrath

From: Shannon Fay <sfay88@gmail.com>
Sent: Wednesday, April 28, 2021 9:54 AM
Subject: [External] Re: 40-42 Endicott Street, Peabody

CITY OF PEABODY
2021 APR 28 AM 10:16
CITY CLERK

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Dear Carla,

My name is Shannon Fay and I live on 11B Endicott Street in Peabody. While I agree with creating more housing in Peabody, building 68 units on Endicott Street is going to create a traffic nightmare for this area, worse than it already is. Andover Street and Lowell Street are already some of Peabody's busiest streets, and traffic has been a problem for a long time - especially around Halloween due to people commuting to/from Salem. This is only going to add to that, and will likely cause more accidents as well. Perhaps some townhouse units would be a better option so that the abandoned buildings will be gone and the townhouses create housing, but not so much that traffic would be greatly increased.

Thank you for your time.

Kindest regards,
Shannon
C: 617-605-8996

Carla McGrath

From: Priscilla Chancy <pchancy@gmail.com>
nt: Tuesday, April 27, 2021 6:06 PM
Subject: Carla McGrath
[External] Opposed

CITY OF PEABODY

2021 APR 28 AM 8:33

CITY CLERK

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Good evening,

My name is Priscilla Chancy and I live at 37 Warren street in Peabody. I a, writing to express that I a, opposed to the proposed 68 unite for 40-42 Endicott street due to the amount of traffic that it will bring to the neighborhood. Thank you for your time and attention to this matter.

Priscilla Chancy

--

Priscilla Chancy
401-347-4998
pchancy@gmail.com

Carla McGrath

From: Kim Seaberg <dc20oz@yahoo.com>
To: Tuesday, April 27, 2021 6:27 PM
Carla McGrath
Subject: [External] 40-42 Endicott St

CITY OF PEABODY

2021 APR 28 AM 8:33

CITY CLERK

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Hello Carla,

I wanted to voice my opposition to the proposed 68 unit project at 40-42 Endicott Street. I live across the street from this property and I am very concerned how this whole project has been handled.

I do not believe the developer nor the City has done all the due diligence to see if this is viable. Has any of the required State inspections happened? Has the city, specifically the Mayor even responded to the state or was he present at the inspection as is required?

It seems there are several 40B projects happening around the city but this one in particular is completely out of context for our R1A designated neighborhood.

I am strongly against this project and the way it has been handled for the past year. I hope you will forward this email to the zoning board members and Mayor.

Thank you,

Kim Seaberg
4 Parkview Lane
Peabody, MA 01960

Carla McGrath

From: Maria Sena-Rosales <sena.mariat@gmail.com>
nt: Tuesday, April 27, 2021 6:36 PM
Subject: Carla McGrath
[External] Opposition for 40-42 Endicott Street

CITY CLERK
2021 APR 28 AM 8:33
CITY CLERK

WARNING This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Hi Carla,
I received a letter in the mail today regarding the proposed units construction at 40-42 Endicott Street, Peabody MA 01960.

I Maria Sena-Rosales of 46 Endicott St, Peabody, MA 01960 opposed the proposed 68 units for 40-42 Endicott Street, Peabody, MA.

Thank you,
Maria Sena-Rosales
46 Endicott St,
Peabody, MA 01960

Carla McGrath

From: Denise Kelly <deniseckelly8@gmail.com>
To: Tuesday, April 27, 2021 8:57 PM
Carla McGrath
Subject: [External] Opposed to proposed 68 unit building for 40-42 Endicott st.

CITY OF PEABODY
2021 APR 28 AM 8:33

CITY CLERK

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Carla,

I am definitely opposed to the proposed 68 unit apartment building for 40-42 Endicott St. The complex is too large for the already densely populated neighborhood. Concerns are the strain on our infrastructure/utilities, added traffic congestion, lack of adequate parking, public safety concerns and overall reduction in quality of life for the Endicott Street neighborhood.

I wrote an email of my opposition to Mayor Bettencourt 2 months ago stating my objection. As a neighbor of Parkview Lane, I am definitely against the size of the project. Hopefully MassHousing and the Zoning board will listen to our concerns and not allow this large building to be built at 40-42 Endicott St.

Respectfully,

Denise Kelly
8 Parkview Ln, Peabody, MA 01960
deniseckelly8@gmail.com

Carla McGrath

CITY OF PEABODY

From:

Gwendolyn Niven <gwendolynniven@gmail.com>

2021 APR 28 AM 8:33

nt:

Tuesday, April 27, 2021 9:34 PM

Subject:

Carla McGrath

CITY CLERK

[External] Opposition to development on Endicott street

WARNING

This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

Hi,

This is Gwendolyn Niven of 37 Warren St. I'm opposed to the proposed development on Endicott street.

Carla McGrath

From: Erin Murphy <emurphy08@comcast.net>
Content: Tuesday, April 27, 2021 8:54 PM
To: Carla McGrath
Subject: [External] Opposition to 40-42 Endicott

CITY OF PEABODY
2021 APR 28 11 08:33
CITY CLERK

WARNING This email originated from outside the City of Peabody. Do not click on links or open attachments unless you trust the sender.

My fiancé and I are opposed to the proposal for 68 units for 40-42 Endicott Street Peabody.

Sincerely
Erin Murphy
Alexander Saltzman
11 Endicott St. Unit 11
Peabody MA

Sent from my iPhone

CITY OF PEABODY
2021 JUN 14 AM 8:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 6 - 10 -2021

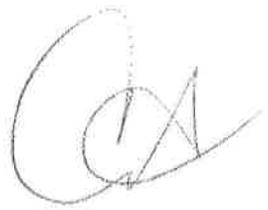
To the Zoning board of appeal members.

I Cynthia Aslogim am a resident of Peabody .

I live at 8 Winnegance Ave Peabody

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.



CITY OF PEABODY
2021 JUN 14 AM 8:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 6 - 10 -2021

To the Zoning board of appeal members.

I Emanuel Aslegion am a resident of Peabody .

I live at B Warrigance Ave Peabody

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.



THE PANOS LAW GROUP OF PEABODY
COUNSELORS AT LAW

2021 JUN 10 PM 2:48

JASON A. PANOS
JPANOS@PANOS-LAW.COM
T 978-406-9979
F 978-406-9979

June 10, 2021

DELIVERY BY EMAIL TO:
carla.mcgrath@peabody-ma.gov

Ms. Francis Bisazza-Gallugi, Chair
Zoning Board of Appeals
Peabody City Hall
24 Lowell Street
Peabody, MA 01960
Attn: Carla McGrath, Clerk

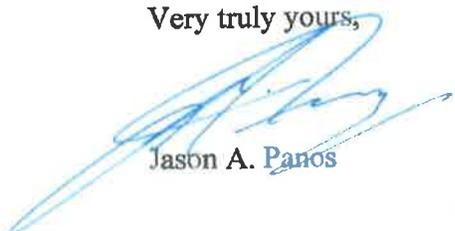
Re: 40-42 Endicott Street, Peabody, Massachusetts (Parcel ID's 075-004/075-005)
Comprehensive Permit Application Filing to the Peabody Zoning Board of Appeals

To the Members of the Peabody Zoning Board of Appeals:

Enclosed are copies of seventy-one (71) letters in support of the above referenced Application and proposed Comprehensive Permit development currently before the Board. The enclosed letters are signed by ninety-four (94) Peabody residents, many from the surrounding neighborhood where the development is proposed.

Please file this correspondence with the ZBA records of this matter. We look forward to seeing you at the continued hearing on this matter on June 14, 2021. In the meantime, please do not hesitate to contact me with any questions or comments.

Very truly yours,


Jason A. Panos

Encl.

CC: Client (email)
Curt Bellevance, Director (email)
Dept. of Planning and Community Development
Frances Bisazza-Gallugi, Chair. (email)
Anthony Capachietti, P.E. (email)

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 26 -2021

To the Zoning board of appeal members.

I Anthony Pisani am a resident of Peabody .

I live at 3305 Woodbridge Rd.

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

Peabody is a great community that is made even better by the projects completed and planned to be completed by Todisco Properties.

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 28 -2021

To the Zoning board of appeal members.

I Erin Murphy + Alex Sattanam a resident of Peabody .

I live at 11 Endicott St. Peabody
^{Unit 11}

and I support the project that ~~Todisco properties llc~~ is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 27 -2021

To the Zoning board of appeal members.

I Anocea Mofle am a resident of Peabody .

I live at Shelton Dr

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

*Todisco Properties have beautified our City
so much, it is EXCITING to SEE what comes next!*

CITY OF PEABODY

2021 JUN 10 PM 2:18

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 26-2021

To the Zoning board of appeal members.

I Vanessa Moke am a resident of Peabody .

I live at 3365 Woodbridge Rd.

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

I fully support Todisco Properties and all that they do for our community. All of their projects bring growth, new faces and new people to our city.

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5-27-2021

To the Zoning board of appeal members.

I Victor Miller am a resident of Peabody .

I live at 5 Helen Dr

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

Todisco Properties is creating a great opportunity to bring new people into the city, allowing our Peabody businesses to grow and continue to allow our city to thrive

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 26 -2021

To the Zoning board of appeal members.

I Juliana Roberts am a resident of Peabody .

I live at 5 Helen Dr.

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

Todisco Properties has done, and continues to do, amazing things for our community. We are lucky they have chose Peabody for all their beautiful projects.

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I John Corduro am a resident of Peabody .

I live at 1 Parkside way

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:48

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

Ken Fader am a resident of Peabody .

I live at 16 Crowninshield St

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I David Smith am a resident of Peabody .

I live at 267 Lowell STREET

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 16 -2021

To the Zoning board of appeal members.

I Charles Wheaton Jr am a resident of Peabody .

I live at 13 Jennifer lane

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 17 -2021

To the Zoning board of appeal members.

I Michelle Foirier am a resident of Peabody .

I live at 13 Jennifer Lane

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 16 -2021

To the Zoning board of appeal members.

I Edgar C. Poirier Jr am a resident of Peabody .

I live at 13 Jennifer Lane Peabody MA.

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 17 -2021

To the Zoning board of appeal members.

I Gabrielle m. Poirier am a resident of Peabody .

I live at 13 Jennifer lane

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: MAY - 14 -2021

To the Zoning board of appeal members.

I Paul Varred am a resident of Peabody .

I live at 18th Jennifer Lane .

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5-14-2021

To the Zoning board of appeal members.

I Nancy Durian am a resident of Peabody .

I live at 18 Jennifer Lane

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 14 -2021

To the Zoning board of appeal members.

I Brandon Arevalo am a resident of Peabody .

I live at 18 Jennifer Lane

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5-15-2021

To the Zoning board of appeal members.

I Edgar Poirier SR am a resident of Peabody .

I live at 13 Jennifer Lane

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 9 - 2021

To the Zoning board of appeal members.

I LARRY MCKINLEY am a resident of Peabody .

I live at 12 Crowninshield St. Peabody

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I Sandra A. McKinnis am a resident of Peabody .

I live at 12 Cranwin Hill St Peabody

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:49
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 9 -2021

To the Zoning board of appeal members.

I Sarah Urbanski am a resident of Peabody .

I live at 1 Main St

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I Catherine Lucia am a resident of Peabody .

I live at 12 Crowninshield St

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5-12 -2021

To the Zoning board of appeal members.

I Gina Mella & Johnny Vose am a resident of Peabody .

I live at 59 Goodale Ave Peabody Ma 01960

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

*People depend on this and its effects have to stop, support projects to house in Peabody
This needs to stop, support projects to house in Peabody*
[Signature]

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I BELC MARHEUX am a resident of Peabody .

I live at 10 NORTHEND STREET

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:49

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5-8 -2021

To the Zoning board of appeal members.

I Nelly Kureta am a resident of Peabody .

I live at 10A Walsh Ave Peabody

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:50

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I Tim Hartney am a resident of Peabody .

I live at 43 shore Dr. Apt E

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:50

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I Jose C. Azevedo am a resident of Peabody .

I live at 31 UNION ST PEABODY MASS

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY
2021 JUN 10 PM 2:50
CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

Patricia Blake am a resident of Peabody .

I live at 52 Endicott St.

and I support the project that Todisco properties llc is proposing.

*** 68 units of Rental Housing . located at 40-42 Endicott Street.**

CITY OF PEABODY

2021 JUN 10 PM 2:50

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I Ramon Canela am a resident of Peabody .

I live at 19 MARBEN ST

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

CITY OF PEABODY

2021 JUN 10 PM 2:50

CITY CLERK

THE RESIDENCES AT ENDICOTT

**Letter of support for project located at:
40-42 Endicott Street Peabody, MA 01960**

Todisco Properties llc

28 Jennifer lane Peabody, MA 01960

Date: 5 - 8 -2021

To the Zoning board of appeal members.

I Norman Vega am a resident of Peabody .

I live at 12 CROWNFIELD ST APT 323

and I support the project that Todisco properties llc is proposing.

68 units of Rental Housing . located at 40-42 Endicott Street.

Attention

To Zoning Board members,

Todisco Apartments will be an asset for the people of Peabody and also for the City of Peabody I have known Pat Todisco for many of years! He has always been an outstanding Gentleman and hardworking, not only for the City of Peabody but also I am a Veteran, and Pat has always been willing to help. I have the upmost respect for him and his family.