



Town of Danvers
Planning Board

Danvers Town Hall
One Sylvan Street
Danvers, MA 01923
www.danvers.govoffice.com

Margaret Zilinsky, Chair
Kristine Cheetham
William Prentiss
Aaron Henry
James Sears
John Farmer, Associate

Daniel J. Toomey Hearing Room
February 9, 2016
7:00 p.m.
MINUTES

Chairman Margaret Zilinsky called the meeting to order at 7:00 p.m. Planning Board members Kristine Cheetham, Aaron Henry, William Prentiss, James Sears and Associate Member John Farmer were present. Karen Nelson, the Director of the Department of Planning and Human Services, was also present.

STAFF BRIEFING

Nelson addressed the Board about feedback and next steps after the discussion about Chapter 40R. She told them that Kate Day had sent some links via email for them to read. She said Chapter 40R provides some great opportunities for mixed-use and housing in the Industrial-1 Zone. She asked the Board if they had any questions, comments or concerns concerning 40R that staff could follow-up on.

Cheetham said that she did not receive the information handed out at the meeting. She asked if this was the same information emailed by Day, and if not, could she receive the hand-outs from the meeting.

Cheetham said that 40R may or may not work in that part of town, but questioned whether the concept could be used in another part of town. She asked what other parts of town would be appropriate for 40R where they could consider a large-scale housing project. She said that this came to mind when they rezoned for medical uses. She is curious to look at other parts of town as well.

Prentiss did not read the Chapter 40R material in depth, but they are on a pathway of looking at what the MAPC was recommending. Could there be a contrast done of Chapter 40R and another type of zoning, like Tapleyville, which he believed they were heading?

Nelson said there were data, guidance and direction. As the Board continues to craft language, if you were to embrace the 40R concept, it would go along with the zoning for the Town to consider.

Prentiss asked how much they would have to tweak it. Nelson said that to have mixed-use blend in with housing, they would not have to put in all the wording to work with such issues as parking, setbacks, facades and street fronts.

Prentiss said that he was concerned with the numbers for density. If the density is not that different than what they have presently, he would not see a problem.

Zilinsky said that they just permitted a project on Locust Street that had 24 units which is more than the density criteria for a multi-family in a 40R district which is 20 units. The intent was to show how close an overlay project looking at higher density with housing and mixed use is to a Chapter 40R, where there are financial benefits to the Town. She felt a comparison to Tapleville would be good.

Prentiss felt it would be good for the Board, as well as the public and Town Meeting to have this comparison. He felt it would be easier for people to understand.

Henry felt that when they do the comparison with Tapleville, they can show what is already permitted and what they are thinking about.

Sears said that he would recuse himself from Items 2 and 4 on the agenda.

FORM A

3 & 5 Woodland Road. Request by John Thompson, Trustee, and Douglas MacDonald, Trustee, for endorsement of Form A plan to alter the lot lines. (Assessor's Map 16, Lot 32 and 39).
(Approval Not Required Action Date: February 10, 2016)

Nancy McCann appeared before the Board on behalf of the applicant, John Thomson, Trustee and Douglas MacDonald, Trustee. She said that the ANR creates Parcels C & D. They are non-buildable parcels and a re-division changing the lot line between Lots 3 and 4 Woodland Road. Lots 3 and 4 have the required area, frontage and meet the lot shape factor.

Cheetham asked for an explanation of the drainage. McCann said that the drainage for Lot 4 is on Lot 4 and not on the other two pieces being cut out. She said there is a title issue with the two small pieces which is an impediment to conveying title.

Henry confirmed that Lots C and D were getting cut off from Lot 4 and 3.

Cheetham asked if the utility easement just ends. McCann said that the ANR does not change the drainage easement.

Zilinsky wanted to confirm if the drainage was changing.

McCann said that Mike Nelson from Engineering and Thompson have been looking at the drainage. Nelson has signed off on the drainage plan that was requested. She said that the ANR is to cut out those two pieces and change the lot lines between Lot 3 and Lot 4.

Zilinsky asked if this was set up as a drainage easement under the subdivision. She said that there was a lot of concern with the neighbors about drainage.

McCann said that a lot line is being modified. She said that Nelson just wanted to see a plan showing the drainage. The easement already exists.

Henry confirmed that this was the subdivision that came back to life after a few years. He remembered that drainage was an issue.

Prentiss said that there were already drainage issues in the neighborhood.

Prentiss asked if the Board's decision to approve the ANR would influence who took care of the drainage. McCann said no.

Henry asked if this should be a modification to the subdivision since drainage is being affected. McCann said that this was the lot drainage, not the street subdivision drainage.

Cheetham asked if each lot owner was required to maintain their drainage. McCann said that the developer of the subdivision is the one that currently is responsible for drainage. Cheetham asked if the responsibility would turn over to each individual lot owner. McCann responded that it would depend on the Town.

Cheetham said that there was a drainage issue on each lot. McCann said that the lot line did not change any of that. McCann said that there are easements on the plan that benefit the different lots, and changing the lot lines does not change the easements. She said that this has been reviewed by Engineering.

Zilinsky felt by changing the lot line it was a modification to the subdivision.

Cheetham said she had no problem with the lot line change. She felt there had been a lot of design work for the drainage, and easements are properly recorded. She felt it looked fine.

Zilinsky asked if these plan sheets would be attached to the subdivision. McCann responded that the ANR plan would be recorded with the Registry of Deeds.

Prentiss said if the drainage changes significantly, it would trigger a modification. If they start changing anything to do with the topography to change the drainage, it would trigger a modification. Prentiss said he was okay with this.

Henry wanted clarification that these lots cannot be conveyed with clear title. McCann confirmed that it was the two parcels, Parcel C and Parcel D.

Henry questioned whether the drainage for Lot 4 is on Parcel C. McCann said no. She said that Parcel C will be conveyed to Lot 4 when the title is cleared.

Henry said he thought this would have been a modification to the drainage plan of the subdivision, but is fine since Engineering is okay with it. Nelson said that Engineering has confirmed that this does not affect drainage.

MOTION: Henry read the Certificate of Action and moved to find that Planning Board approval is not required for the ANR for 3 & 5 Woodland Road. Cheetham seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

Overlook and Hilltop Roads. Request by Folly Hill Realty Trust for reduction of performance guarantee for completed site improvements for a portion of the Definitive Subdivision known as Hilltop Estates Subdivision. (Assessors Map 45, Lots 181-185, 189-196 and 197-200).

Albert Ellis appeared before the Board. He told them that Peter Ogren, on behalf of Folly Hill Danvers LLC, wrote to the Engineering and Planning Departments for a bond reduction from \$218,000 to \$47,000 upon review of the work that has been completed and what is remaining. Engineering recommended the bond be reduced to \$75,000.

Cheetham said she looked at the punchlist and asked if there was a date for completion. Ellis said it won't be until the Spring. They need to wait until the snow is gone to try to find the water and sewer ties. This will be done prior to the summer, and they anticipate construction of homes in the near future.

MOTION: Cheetham read the Certificate of Action and moved to approve the extension of the Reduction of Performance Guarantee for Hilltop Estates Subdivision. Prentiss seconded the motion. The motion passed by unanimous vote

Twin Echo Lane. Request by Twin Echo Development, LLC for release of performance guarantee for completed site improvements and endorsement of plans for the Definitive Subdivision known as Twin Echo Lane (Assessors Map 39, Lots 50, 50A and 51).

Sears recused himself from the meeting.

McCann said that the subdivision was done and they filed for a bond release because the Tripartite was expiring at the end of the week. Engineering came up with some miscellaneous items that need to be completed, so they are recommending a reduction down to \$4,000 rather than a release. She said that the Thompsons are fine with that amount. She said they would like to amend the application from a release to a reduction with an extension of the completion date to March 11th.

Farmer asked if they had an acknowledgement from the bank that the Tripartite had been extended. McCann said that three originals were signed, and the Planning Board will receive a fully executed copy.

A discussion ensued regarding the procedure of the parties signing the Tripartite.

Farmer felt they needed to make a decision on executing the Tripartite based on the size of the project. He felt that on a certain dollar amount, they should get the bank's signature up front. The Bank should not be surprised. This project is a small amount.

Cheetham confirmed that the nails would be replaced with stone bounds as requested by Engineering.

MOTION: Prentiss read the Certificate of Action and moved to approve the Reduction of the Performance Guarantee and extend the completion date to March 11, 2016. Cheetham seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARING

30 Sylvan Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Walnut Grove Cemetery for property located in the Residential-I Zone. The applicant proposes to construct a 1,432 square foot addition to building to be connected at the lower level south side of the structure of what is now the garage. The new space will allow the installation of a crematory with privacy for delivery of remains. (Assessor's Map 51, Lot 01A) (*SPA action date: March 8, 2016*)

Edward Holden, President of Walnut Grove Cemetery Board of Trustees, appeared before the Board. He said this application was to add an addition to the present garage. Their business is selling lots, burying and cremations. Cremations are 50% of the business. Funeral directors have made a request to develop an arrangement for more privacy for the individuals. The crematory is an adjacent building to the garage where there is no privacy. Holden said a new crematory would be purchased, and there will be a viewing room. The cemetery needs to grow and stay viable. Therefore, they are investing in this and are seeking approval by the Board. Holden said that they have been to the State, and emissions will be approved within the next two weeks.

Cheetham asked if there was a mausoleum. Holden said no. He said that the remains of the deceased can be taken or buried.

Sears asked about the emissions. Holden explained that they must meet the emission standards when there is a cremation. He said that the crematory machines have scrubber units. A profile was done of weather patterns and winds. The crematory has to stay under a certain emission number. The cemetery sits low, and it has been determined that they have low emission

numbers. Every year they need to file with the State. They need to record burn times and log the times. They will be told what is being emitted out to the surrounding area.

Sears asked if they would ever have to refrain from cremating due to emission issues. Holden said that there is no smoke now since the machines run so clean.

Sears asked how many units they had. Holden said they have one outside, and the life expectancy for that is two years. They presently have a license for two units with the State. The new crematory will be inside. Holden said that they do 400 cremations a year.

Sears asked if there was any noise with the process.

Cheetham asked about lighting. Holden said that there were two carriage style lights along the door facing towards the cemetery.

Cheetham asked about landscaping, and Holden said that they do not like to take land away from gravesites.

Bill Clark, 163 Hobart Street. Clark said he was the President of Wadsworth Cemetery. Clark said that this is critical for Walnut Grove. This is the only crematory for humans in Danvers. This industry has changed, and they stay in business with the crematorium. This allows them to maintain their 24 acres. Clark said that it is very critical that this be allowed. In Salem they are expanding their crematorium to add two additional ones. There is not a lot of land left for cemeteries. He asked the Board to act favorably on this application.

MOTION: Henry moved to close the public hearing. Cheetham seconded the motion. The motion passed by unanimous vote.

MOTION: Prentiss read the Certificate of Action and moved to approve the Major Modification to Site Plan for 30 Sylvan Street. Prentiss seconded the motion. The motion passed by unanimous vote.

CONTINUED PUBLIC HEARING

50 Spring Street, 65 Summer Street, 21 Spring Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by St. John's Preparatory School for property located in the R-III District for the demolition of Griffin Hall, a utility building, and construction of a new 78,960 square-foot Wellness Center. A new maintenance building consisting of 1,800 square feet will be constructed behind the STEM building. (Assessor's Map 19, Lot 17; Map 20, Lot 49; Map 25, Lot 74) (*SPA action date: February 19, 2016*)

Attorney Nancy McCann appeared before the Board on behalf of the applicant, St. John's Preparatory School. With her this evening were Steven Cunningham, Director of School Facilities at St. John's Prep; Vaclav Talacko, Project Engineer from Hancock Associates; and

William Beatrice from Flansburgh Architects. She recapped the presentation at the last meeting that described the Wellness Center, the demolition of a small building and the relocation of 65 parking spaces. At the conclusion of the meeting, a lot of questions were answered from the various departments. She said that the Board had requested information for event parking, and an event protocol was submitted for review. The large events at the school are commencement, the Thanksgiving football game and the Hospice Walk. There is a formalized protocol that takes place for these events. None of the events at the Wellness Center will be anywhere near the size of these events. The Wellness Center is being proposed to meet the need of the population of St. John's Prep. McCann said that they have a parking requirement under the zoning parking bylaw. She said that they have met the requirement under the bylaw for parking for the entire campus, and this was discussed at the last meeting. McCann asked the Board if she wanted to go through the specific comments from the various departments. Zilinsky asked her to go through the comments.

McCann went over the department comments:

The Building Department had questions regarding the floor plans as well as handicapped parking for the Wellness Center. McCann said that this information was provided. Regarding the handicapped parking, two percent of the parking needs to be handicapped accessible. They need 14 spaces, and they have 23.

There was a question concerning the setbacks of the maintenance building and salt shed. These were provided. They are close to 273 feet from the nearest property line. They meet the setback requirements, and a drawing was provided to show this as well.

The Fire Department requested that the access road be 17 feet wide with a 13 ½ foot clearance in height. They also want to maintain the vehicle protection bollards.

McCann said that Talacko put together a response to Engineering's comments. Talacko said that there were very few comments. He said that Engineering commented that water may require a Tee fitting and valve. He said that there is a note on the plan that the developer will coordinate with the water department.

Talacko said that the WUMP payment will be coordinated with the Town. He said that Engineering has asked that the sewer line connection into Spring Street be videoed. He said that there is a note on the plan that the existing sewer line will be inspected, and a video provided to the Danvers DPW.

Talacko said that the school is looking to recapture water for irrigation.

Regarding traffic impacts, Talacko said that there is a parking plan for large events.

McCann said that in regard to the WUMP fee, they provided information regarding specifications for design within the Wellness Center. They will use fixtures that have 40-42% greater reduction than what is being mandated by the State.

Henry thanked McCann for the parking plan. He asked if there was any additional follow-up with landscape screening at the far end of the building. McCann said that they made note of his comments and if needed, they would look at what type of screening would be done. She said that St. John's is in constant communication with the neighbors, and they would address screening.

Henry asked if this was memorialized on the plan. He questioned whether this would happen and asked if it should be a condition.

McCann said that they have done this previously. She felt it should be left to conversations between the Prep and neighbors, which has worked before. She asked Henry to clarify where he had a concern. Henry pointed to the corner of the building nearest the neighborhood. Henry said that the applicant can run the plan by staff to be sure it happens.

McCann said that discussions have already happened and will be ongoing. Steve Cunningham said that they had a neighborhood meeting and that area came up. He had a meeting on-site with the neighbor and discussions have happened. Cunningham said that they always follow-up with the neighbors.

Henry asked if Engineering has commented on what, if any, proposed conditions they want regarding the utility cuts in the road.

Talacko said that they will have to go through normal street opening permits.

Henry confirmed that the utilities would be at the intersection of the driveway and Spring Street. He asked if they could have one patch for utilities instead of three separate trench cuts. McCann said that this may happen. She pointed out that the street had to be opened with the STEM building.

Henry said he would defer to others. He is concerned about digging up the street. Zilinsky told Henry to work with Nelson regarding the condition for the landscaping.

Cheetham said that she had parking and traffic questions. She said that she looked at the STEM building site plan review, and there was an Engineering memo dated February 14, 2014 that expressed concerns with traffic and mitigation. There was a discussion about the flow of the site and all the traffic numbers. They will now take an 85-space parking lot and shift it onto Summer Street. She was curious about the shift of traffic flow from Spring Street to Summer Street.

Cheetham questioned the location of the parking lot. She questioned the two entrances being close and why weren't they put together.

Talacko said that there are wetlands all around the original parking lot, making it more difficult to enlarge it. They did not have any option.

Cheetham asked if this lot would be for faculty or students. Cunningham said it would be a student lot.

Cheetham asked if there was proper lighting for the crosswalk because she is concerned with pedestrian safety. She asked if there are light poles on the plans.

Cunningham said that there is an existing crosswalk, which he showed on the plan. He said that where students park is based on their habits. They tend to flow to what is convenient for them. Athletes park near the gym. Students that park in the existing lot tend to go to the library to study. He said they are adding lighting to the parking lot to make it safe in the evening. They are taking every provision to keep the students safe.

Cheetham asked if the lighting was shown on the plan.

McCann showed the lighting plans. The street lighting would not change. The expanded parking lot has new lighting.

Cheetham said that the Engineer asked for mitigation again. She is curious to see if they are going to make progress on that. It was mentioned in the letter from the neighbor, mentioned in the Engineer's comments, and it was mentioned two years ago.

McCann said that they had two mitigation projects that they completed. The funds were given to the Town, and they will handle their part. The two intersections located at Summer and North Streets and Spring and Summer Streets were fully completed by St. John's prior to the occupancy of the STEM building.

Cheetham said this was in the Engineer's comments again. McCann responded that the Town has the money.

Nelson said that they are going through a staff transition in the Department of Public Works. She is confident that she can get a timeframe with the new person concerning the work to be done at Nichols Street and Route 62. The intersection at Summer Street and Route 62 is next in line after the intersection of Poplar and Locust Street.

Prentiss asked Nelson if the Engineer has approved the plan. Nelson said that based on McCann's comments, she has hit on all of his comments.

Zilinsky asked if they could condition the approval until the Engineering Dept. has approved all the comments the applicant has submitted.

Cheetham said that they have done this before.

Prentiss asked if the applicant would be averse to this, and McCann said they would have no problem with this. Zilinsky agreed with this.

Prentiss asked them to comment further regarding runoff. McCann said they were looking at ways to capture water to use as irrigation. Prentiss asked if this would trigger a site plan or modification if it came up later. McCann said it depended on what it was, but probably not.

Farmer said he was a graduate of St. John's. He is concerned with the comments coming from the neighborhood. There is a great balance, and there is a fear that the balance may get out-of-wack with the Wellness Center. He asked what the Prep considered off hours and what are the primary hours.

Cunningham said they have athletic events and swim meets. He is not sure of the schedules, but they start after school. The meets usually take place at 3:00 p.m.

Farmer said that the campus is quiet after 6:00 - 7:00 p.m. Is that still the intent?

Cunningham said that the hours of athletics will not change. The Wellness Center should be done by 5:00 p.m.

Farmer asked what about weekends. Cunningham said that the real goal of the building is to further the mission of the education of the whole person. The activities need not be scattered all over the campus. Now they will be able to be all in the same place in a building designed for those activities.

Farmer said that the football field is going to be lit. What is the expectation as to when those lights will be shut off. Cunningham said that they have not discussed that. They will refine the plans regarding the timing of the lights.

Farmer said that there is no parking on Summer Street near the soccer and lacrosse field. Is the intent to make that a practice field and not have competitions there.

Cunningham said that they haven't discussed that yet.

Farmer asked if they would think about making it a practice field. Those events drive parking on Summer Street and Kenmore Street.

Cunningham said that having another turf field takes the heat off other fields. They have not had the discussion yet.

Farmer felt that this could be a tempting facility to have Catholic Conference meets, and there are concerns about this. He encouraged the school not to have competitions on the soccer and lacrosse fields.

Zilinsky said that they had received an email from John Boughner who commented that he would like to see a traffic study done. She read the email.

Zilinsky asked if they should condition the facility not to be used during the summer.

Cunningham said that Camp Christopher which runs during the summer will use that facility.

Zilinsky asked if they would be bringing people in to have events with the children.

Cunningham said that Camp Christopher is a day camp. They do not compete against other camps.

Zilinsky confirmed that it would be used strictly by camp children.

McCann said that it was going to be a facility that will service the existing population. It will be used by the summer school programs, camp programs and people that use the campus now. There will not be added people coming into the center.

Zilinsky said that Boughner's concern is off-hours, weekends and the summer.

Cheetham said that this person is asking for a study. She felt the applicant could have done an appendix. She asked about the school program for high school kids. Cunningham said that he was not sure. McCann said that this was nothing new. That was part of the traffic study done with the STEM building. Cunningham said that the summer school and enrichment programs are still going to be the same.

Cheetham asked about the camp program. Cunningham said that it runs for eight weeks.

Farmer said that people are concerned that basketball leagues would like to rent this. What is the school going to do to generate revenue from that facility? The school has changed a lot, and will this be a catalyst outside of the core mission. Hopefully administration and trustees hear some of this feedback.

Cunningham said that they want to further their mission, and they feel they have done it in a way that has been respectful of their neighbors. If there are events that will happen in the Wellness Center, they are not going to be anything that compares to events like the Thanksgiving game. They have a traffic, parking and safety plan in place.

Zilinsky said that her concern is that there could be 2,000 people coming to the site when the school population is not there. She does not know how to condition the approval.

McCann said it might be best to have a condition that they have regular meetings with the neighbors to be sure things are being addressed. This facility can operate as a school and have events that go on in a school. They are allowed to expand. They have met the zoning bylaws. She said that they could condition that there be a neighborhood meeting.

Farmer said that two of those large events take place on Sundays, graduation and the Hospice Walk. The neighbors do not want to see more of this. He is surprised that the school cannot

make a commitment of lights and traffic. He said that there have been neighborhood meetings but not all of the neighbors have been invited. The neighborhood is concerned.

McCann said that the issue concerning lights will come as a separate application on the field.

Cunningham said that the Wellness Center has no effect on present lighting.

Farmer said that the school has changed a lot in the last two years. Fifty years ago, it was not the same school. The neighborhood was built in the 1960's. His advice was to find the right balance.

McCann said that they plan to keep communication open with the neighbors. They can speculate whether there is going to be an event on a Saturday afternoon that may or may not have an impact on the neighborhood. Specifics can be addressed. She recommended a condition of regular meetings with the neighbors to keep the communication going.

Henry said that he was comfortable with that condition. He asked if the Town of Danvers was being notified for other events for public safety. Cunningham said that whenever they have an event that is significant and noticed by neighbors, they notify the Town. There are protocols that are followed for large events.

Henry said he would like to think about community outreach going forward. He felt they could come up with rules that both parties would understand.

McCann said that they can put together as large a list as possible. She pointed out that the bylaws set forth items that need to be done. The Danvers Traffic Advisory Committee (DTAC) is there if there is a parking problem. St. John's does not call all the shots. She told the Board to keep in mind that there are different layers.

Cheetham told the Board that when they had the difficult site with the Dunkin Donuts on Water Street, they required them to provide a study after six months of operation. She felt they should condition the approval that when the Wellness Center is up and running to have them come back with numbers as to how the building is working and present it to the neighbors.

Cunningham said that they have already engaged to do counts to help them understand what they have taken on in detail.

Cheetham felt it could be an appendix to the plan presented.

McCann said that they could do this a year after occupancy to tell them how things are working. It will be a parking and traffic update. There will be adjustments.

Paul Pawlak, 60 Summer Street. Pawlak asked why a traffic study was not done. He asked how many sporting teams St. John's felt would be using Cronin Stadium. He asked about after-school activities, night football games, and he asked about traffic. He pointed out that a traffic

study was done for the STEM building. As a neighbor he is concerned about traffic. He asked what was going to be happening after school and during the summer. He felt that when you have a facility like the Wellness Center, everyone will want to use it. He asked if there would be more lights. People may be tempted to take a facility and get the full use out of it. Camp Christopher has never been a problem. Pawlak said that they are concerned with after hour use, summers and outside activities. He has read about night football games and is concerned about people crossing the streets from the scattered parking lots. He asked if there would be night soccer games. He felt demand goes up for turf fields. Pawlak said that if this type of top quality facility is built, there will be a want for a lot of use of it.

Zilinsky said that it was unfortunate that an amendment was not done to the traffic study, but to the extent of this building, the applicant has addressed parking concerns.

Pawlak asked about parking and traffic. Zilinsky said that they would follow up in a year.

Pawlak said when they talk about the building they should talk about the turf field. Farmer said that he wished both projects were on the table at the same time.

Zilinsky said that the turf field was not being discussed at this time. She said that the applicant will come back in for that.

Sears said that the applicant is a non-profit. The neighbors are adjusting to this. He pointed out that the local high school and junior high school were not being asked to do what we are asking St. John's to do. All these sports take place now, and the student population is going to remain the same. We need to keep this in perspective. We are thinking that they are going to be having tournaments every day.

Zilinsky said that the applicant is not willing to say that they will not have events after 5:00 p.m. or on Saturdays.

Sears said that you cannot limit a non-profit. You can't do that to Danvers High School. How can we require this of a non-profit. This cannot be regulated.

Zilinsky said that they are trying to get an idea of the use.

Henry said that they are going through the process, and they are hearing from the neighborhood.

Sears felt if there was a continual traffic or parking concern with a church, the Selectmen and Town would take action.

Henry said that we are going through this process now. He would love it if the Town sent its projects before them.

Farmer said that St. John's has heard the concerns with the Wellness Center. He is confident that they can find the right balance. He also felt that St. John's needs to expand to more than 300 feet for abutter notification.

MOTION: Prentiss moved to close the public hearing for 50 Spring Street, 65 Summer Street and 21 Spring Street. Cheetham seconded the motion. The motion passed by unanimous vote.

MOTION: Henry read the Certificate of Action and moved to approve the Major Modification to the Site Plan for 50 Spring Street, 65 Summer Street and 21 Spring Street. Cheetham seconded the motion. The motion passed by unanimous vote.

MINUTES

January 26, 2016

MOTION: Sears moved to approve the minutes of January 26, 2016. Prentiss seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

MOTION: Prentiss moved to adjourn. Henry seconded the motion. The motion passed by unanimous vote.

The meeting adjourned at 9:25 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on February 23, 2016.