



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 14, 2017
7:00 p.m.
MINUTES

Margaret Zilinsky called the meeting to order at 7:00 p.m. Planning Board members Kristine Cheetham, William Prentiss, James Sears and Associate Member John Farmer were present. Planning Director Karen Nelson and Planner Georgia Wilson were also present.

STAFF BRIEFING

Nelson introduced Georgia Wilson to the Board. She told them that Wilson staffed the Conservation Commission as well as other tasks in the department. Nelson passed along some information regarding training from the Citizen Planner Training Collaborative being held in Worcester. These are held on a Saturday to allow commission/board members to attend, and the \$70 fee can be reimbursed. Some of the topics are climate change, adaptation, parking management, historic preservation and recreational marijuana. She told the Board to let her know if they wanted to go.

Nelson said that she was working with Town Counsel on the recreational marijuana legislation. They are thinking about doing a short-term moratorium in order to pull regulations and bylaws together. This is not yet confirmed.

Cheetham asked about towns that prohibited alcohol, and asked if towns can do this with marijuana. Nelson said she would get clarification on this. Sears and Prentiss confirmed that other towns are looking into this.

Nelson said that she received a finalized scope from the traffic consultant hired for the Maple Street area. Due to all the snow storms, they felt it was not a good time to do the counts. She is working with Justin Curewitz, from BETA Group, Inc., who works with the traffic advisory committee in town. BETA is familiar with the Town. They will look at existing conditions, the future build-out to 2027 as a 50% build-out and in 2037 as a 100% build-out. They will look at all the key signalized areas as well as the un-signalized areas in the downtown area. They will be doing field observations, traffic counts, crash data and traffic projection analysis. Nelson said that she would keep the Board informed when those counts actually occur.

Nelson said she will get the final comments from Brovitz out to the Board for their review.

Cheetham asked if when working with BETA and looking at housing that stretches from Maple Street to High Street, was this an opportunity to look at the entire corridor anticipating the potential housing downtown and along High Street. She said that traffic will hit all the intersections.

Nelson said that they had included all of the intersections that were signalized up to Conant, Maple and Elm Street. As they proceed down the High Street area, they will use all this data with another detailed traffic study. Nelson said she would forward the report she had to the Board members.

CONTINUED PUBLIC HEARING

99 Andover Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Group 1 Automotive, Inc. for property at 99 Andover Street, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Rte. 114 Zone A Zoning District. The applicant proposes to reconfigure a portion of its dealership campus at 99 Andover Street by moving the Lexus dealership into the space currently occupied by Toyota Certified Pre-Owned sales, and moving the Toyota Certified Pre-Owned dealership into the space currently occupied by the Lexus dealership. In conjunction with the renovation of the existing dealership space, an addition will be constructed to the existing Toyota Certified Pre-Owned building. There will be a total of 9,529 square feet of new construction for a total building area of 13,403 square feet. (Assessor's Map 056, Lot 013) (*SPA action date: February 17, 2017*)

Attorney Nancy McCann appeared before the Board on behalf of the applicant Group 1 Automotive, Inc. Neil Sander, the Project Engineer from Dynamic Engineering, was also present.

McCann said that they were here for revisions to the IRA Dealership campus at 99 Andover Street. They will discuss 105 Andover Street later in the meeting. Both of those properties make up the IRA campus. The applicant sought Planning Board approval to revamp the campus in 2012, which resulted in changes to infrastructure and improvements to traffic. Left turns out of the site at un-signalized areas were eliminated, and a signalized intersection was installed. The dealerships are up and running.

The dealerships have changed operationally and need to swap the Toyota Pre-Owned dealership building with the Lexus dealership building. A 9,000 square foot building houses the existing Toyota Pre-Owned dealership. McCann said that in 2012, they added on the Toyota New Car dealership to the existing Lexus dealership. On the campus, the Toyota dealership is next to the Lexus dealership. They want to bring the Pre-Owned Toyota over to the Lexus space to be next to the Toyota New Car dealership. An addition is being proposed to the current Pre-Owned building for the Lexus dealership. There will be an addition to the existing building along with

some site landscaping. McCann said that the traffic patterns will remain the same. Curb cuts and infrastructure will also remain the same.

McCann told the Board that the site conforms with zoning. There is no new impervious surface being added, and the traffic pattern will remain the same. McCann said that a new drain line is being added that has been reviewed by Engineering. She told the Board that they did go through Technical Review Committee (TRC), and comments made at that meeting have been incorporated into the plans presented this evening. She said that plans were revised after receiving comments from the Engineering Department. The Engineering, Fire and Building Departments have approved these revised plans.

Sander described the plans to the Board. He said that the building coverage on site will be about 12%. The net impervious cover on site will be a net of - 7 square feet. Sander said that they would be losing 33 parking spaces under this plan. They are required to have 748 parking spaces and the proposal is 1,422 spaces. There will be no changes to driveways or circulation. Landscaping will be replaced in like-kind. The lighting will be LED, and there will be no change in the color of the lighting. An electrical transformer will be relocated. The roof leaders will be connected to the underground storm system. There are no outside permits required. They do not need to go before the Zoning Board of Appeals (ZBA) or Conservation Commission. There will be no changes to the intersections.

Sander showed the Board the elevation plans. He said that the primary access to the building will be through the front doors.

Sears asked what the color of the building would be. Sander responded that it would be white.

Sears asked if there were any outdoor audio speakers. Sander responded no.

Sears asked if there were circulations issues. McCann said that the circulation was changing, but it would be easier because it would be more customer friendly.

Sears asked if everything else would remain the same, and Sander confirmed this.

Sander said that signs would swap the names of Toyota and Lexus.

Cheetham asked if the trees on the plans were existing. Sander responded that they were mostly existing. He showed the new trees on the plan.

Cheetham questioned the lawn area. Sander showed the area to the west side of the building that would have grass. Cheetham asked if plantation plantings might be better. McCann indicated that there was a lack of lighting along that area.

Cheetham asked the height of the poles, and Sander said they were 25 feet to match the existing poles.

Cheetham asked if there was a photometric plan and what the highest footcandle was. Sander responded that the footcandle was 22.8. Sander said the highest footcandle reading would be directly underneath the poles. He showed the one new freestanding pole.

Prentiss asked about the comment from Engineering, and he did not see any response from the applicant.

Sander said they were going to change the bedding from gravel to sand. Prentiss wanted to be sure these changes would be made. McCann said they would take a condition regarding this request.

Farmer asked about the parking. He asked if this was a mix between inventory, customer and employee parking.

Sander showed where customers would park. The bylaws require 1 space for every 250 square feet. Farmer confirmed that this was for the customer. Sander confirmed and said there were no specifics for inventory.

Zilinsky asked if the applicant was asking for any waivers. McCann said that they were requesting a waiver for the foundation plantings along the back.

Zilinsky asked about the parking requirements. She goes by Carmax frequently and sees a lot of empty parking spaces. She is curious if the applicant has any opinions regarding the parking at these dealerships.

Sander said he was not sure. He was not aware if there is any study regarding this. Dealerships always need inventory spaces.

Farmer asked if the brands have different requirements. Sander responded that they do.

Cheetham pointed out the change for parking requirements for the Mazda dealership on Route 1.

McCann said that the owner of the Mazda dealership had a lot of data from his other dealerships. He did not need the 60 spaces for customers, and the Planning Board granted a waiver. Car buying has changed. Dealers are finding that there are now only one to two trips to buy a car. Each site is different. As the Planning Board goes forward, parking requirements may be able to be cut down for car dealerships.

MOTION: Cheetham moved to close the public hearing for 99 Andover Street. Prentiss seconded the motion. The motion passed by unanimous vote.

MOTION: Cheetham read the Certificate of Action and moved to approve the Major Modification to Site Plan for 99 Andover Street. Prentiss seconded the motion. The motion passed by unanimous vote.

105 Andover Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Group 1 Automotive, Inc. for property at 105 Andover Street also shown on Assessors Map 56, Lot 15, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Rte. 114 Zone A Zoning District. The applicant proposes to construct a 20-foot by 75-foot addition to the southerly elevation of the existing automotive service building to provide an enclosed vehicle drop-off area. (Assessor's Map 056, Lot 015) *(SPA action date: February 17, 2017)*

McCann appeared before the Board on behalf of the applicant, Group 1 Automotive, Inc. Neil Sander, Project Engineer from Dynamic Engineering, was also present.

McCann said that this was a small addition to the existing service building. This is a separate lot from 99 Andover Street. She described the access to the site. She said that the Zoning Board of Appeals (ZBA) allowed relief for the two sites to act together.

She said that this building provides service for the dealership campus. They are proposing a 20' by 75' addition to the front side of the building for a covered vehicle drop-off. There will be a relocation of a few parking spaces that Sander will discuss. There will be no changes to infrastructure or traffic patterns. They did go before the Technical Review Committee (TRC).

McCann said that the application was reviewed by the Fire Department, Building Department and Engineering. This is a straight-forward enclosed canopy drop-off area.

Sander said that this building currently services Toyota, Subaru, Lexus and Audi. They are improving the Audi dealership in Peabody to provide service at that site. The Lexus service will be expanded. They will be adding a third drop-off lane. This building is about 180,000 square feet and sits on an 11 ½ acre lot.

Sander said that some parking spaces are being removed from the front and replaced with a landscaped area. They are losing nine parking spaces. They are required to have 602 spaces. They presently have 445, which will decrease to 436 spaces. There is a significant excess of spaces on the lot next door.

Sander described the relocation of the handicapped parking spaces. There would be no changes to circulation, driveways or lighting. The only change to landscaping is the change to the island. A water line needs to be moved. This project did not require any outside approvals.

Cheetham asked if there had been any issues over the years regarding roof runoff.

Sander said that Group 1 invested \$1,000,000 to support this roof. This was done just in time before the 2015 winter season. This is an adequate building.

Farmer asked how many customers come to this building since it services so many brands.

McCann said that customers may not come to this building. The cars are dropped off at their respective dealerships.

Farmer asked if most of the parking was for inventory. This was confirmed by Sanders.

Prentiss asked why the two lots have not been combined into one. McCann said that Group 1 does not own 105 Andover Street.

Zilinsky pointed out that the Building Inspector said that the sign may need zoning relief. McCann responded that the campus is under variance. Some signs are grandfathered, and some are there by variance. McCann said that they deal with the ZBA regarding signage, and if they are going to change signs they will need to go back to the ZBA.

MOTION: Henry moved to close the public hearing for 105 Andover Street. 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 105 Andover Street. Cheetham seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARINGS

18-22 Cherry Hill Drive. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Abiomed Inc. for property at 18-22 Cherry Hill Drive, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Industrial-II Zoning District. The applicant proposes the following modifications: expansion of the existing parking lot by approximately 66 spaces at various locations throughout the site; construction of pedestrian connections to the neighboring property, 24 Cherry Hill Drive via two new footbridges; construction of an interior mezzanine level adding up to 10,000 square feet of new interior floor area to the existing building for research and development space which will require raising a portion of the building roof line by approximately eight (8) feet. There will be additional landscape, drainage and utility improvements associated with these modifications. (Assessor's Map 29, Lot 4) (*SPA action date: March 17, 2017*) (**Continued without discussion at the request of the applicant to February 28, 2017**)

MOTION: Cheetham moved to continue the application for a Major Modification to the Approved Site Plan for 18-22 Cherry Hill Drive without discussion to February 28, 2017. Prentiss seconded the motion. The motion passed by unanimous vote.

MINUTES

January 17, 2017

Planning Board Minutes
February 14, 2017

MOTION: Prentiss moved to approve the minutes of January 17, 2017. Farmer seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

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

The meeting adjourned at 7:50 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on March 16, 2017.