



*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

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**Daniel J. Toomey Hearing Room**  
**March 16, 2017**  
**6:30 p.m.**  
**MINUTES**

Margaret Zilinsky called the meeting to order at 6:30 p.m. Planning Board members Kristine Cheetham, William Prentiss, James Sears and Aaron Henry were present. Planning Director Karen Nelson was present.

**STAFF BRIEFING**

Nelson told the Board that she had the hard copies of the final version on the zoning bylaw and design guidelines for the Maple Street I-1 study. She indicated that they are waiting for the traffic study to be completed by BETA, the consultant. She told them that they are holding off doing the Saturday counts until the weather breaks. They want to get the best data possible. She indicated that traffic counts were done last Thursday at the intersections.

She is giving an update to the Selectmen later this evening regarding Maple Street, Lebel's Grove and non-medical marijuana. It has been recommended that they should have a moratorium regarding the non-medical marijuana. She said that the Attorney General is requesting a date of December 2018 for the moratorium. There are still some unknowns. The town voted against non-medical marijuana, but the state voted for it.

Zilinsky said that they have been invited to attend the Selectmen's meeting after this meeting. Nelson said that the town-wide survey and the downtown zoning will be discussed. She felt it would not be a long meeting.

**OTHER BUSINESS**

**MPM COMPANIES LLC.** Request by MPM Companies, LLC for reduction of performance guarantee for completed site improvements and extension of the completion date for Lots 29, 30 and 31 Ardmore Drive, Danvers, Massachusetts. (Assessors Map 45, Lots 201, 202 and 203).

Michael McNiff, Manager of MPM Companies LLC, appeared before the Board. He said the original Tripartite was in the amount of \$380,000, which was then reduced to \$77,000. This last reduction in the amount of \$17,700 is to finish the curbs, street trees, landscaping, lights and some other minor issues. When the weather breaks, this work will be completed. McNiff also stated that he is looking to extend the completion date from March 18, 2017 to August 1, 2017.

Cheetham asked if there had been complaints from any of the neighbors. She stated that the drains look like they are not full of mud. Nelson stated that there were no complaints. McNiff stated that the Engineer, Stephen King, had monitored the catchbasins when the work was being done.

**MOTION:** Cheetham read the Certificate of Action and moved to approve the Tripartite Reduction and Extension of Completion date for Lots 29, 30 and 31 Ardmore Drive. Sears seconded the motion. The motion passed by unanimous vote.

## **PUBLIC HEARING**

**19 Overlook Drive (Lot 27) and 17 Overlook Drive (Lot 28).** Request for a Special Permit for a Common Drive under Section 30.2.9 of the Zoning Bylaw submitted by Lindallwood Realty III, LLC for property located in the Residential II Zone District. This will consolidate and reduce curb cuts, preserve the natural landscape and provide an alternative option to two separate driveways. (Assessors Map 045, Lot 199 and Assessors Map 045, Page 200) (*SPA action date: 03/31/17*)

Zilinsky read the legal notice to open the public hearing.

**MOTION:** Cheetham moved to continue the public hearing for 19 Overlook Drive (Lot 27) and 17 Overlook Drive (Lot 28) to the next Planning Board meeting scheduled for March 28, 2017. Prentiss seconded the motion. The motion passed by unanimous vote.

## **MINUTES**

February 14, 2017

[Henry recused himself since he was not present at the last meeting.]

**MOTION:** Prentiss moved to approve the minutes of February 14, 2017. Sears seconded the motion. The motion passed by a 3-0 vote.

## **ADJOURNMENT**

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

The meeting adjourned at 7:05 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on March 28, 2017.