



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
May 24, 2016
7:00 p.m.
MINUTES

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

STAFF BRIEFING

Nelson said that there would be a number of projects coming before the Board at the next meeting scheduled for June 14th. There is a Site Plan application for 29 Elm Street for Beverly Bank. There are the following Major Modification applications: 90 Holten Street for apartments over the pizza store and laundromat; 144 Pine Street to add an addition to the building; 140 Commonwealth Avenue to replace a proposed addition with a playground; and 18-22 Cherry Hill Drive which is Abiomed doing renovations to the entranceway.

Sears asked Nelson whether the project at 144 Pine Street is in compliance with the present approval due to the storage containers that are on site. Henry said that he noticed that one of the trailers had an automated freezer unit. He thought their last approval was to get rid of all these external items.

Cheetham asked Nelson to see if the additional landscaping was done around the ATM building and along the hillside to provide a screen to the neighbors. She is not certain this has been done. Nelson said she would look into it.

Henry said he approved of cajoling the applicants to move to another meeting. He said that he can turn into a pumpkin after 10:00 p.m.

Prentiss said that the Zoning Board of Appeals (ZBA) has a cutoff time for a meeting, but they have a rolling agenda.

Cheetham confirmed that Whipple Hill was on the agenda for the next meeting.

CONTINUED PUBLIC HEARING

Whipple Hill. Request for a Definitive Subdivision Plan submitted by Whipple Hill, LLC for a portion of 155 Hobart Street containing approximately 13.5 acres of land as shown on Assessors Map 42, Lot 8A pursuant to the Rules and Regulations Governing the Subdivision of Land, Town of Danvers Planning Board. Said property is located in the R-II Zoning District. The applicant proposes to construct a 20-lot single family residential subdivision. (Assessor's Map 42, Lot 8A) (*Definitive Subdivision action date: June 17, 2016*) (**Continued without discussion at the applicant's request to June 14, 2016**)

FORM A

8 Chevalier Avenue. Request by Pamela T. Bartlett for endorsement of Form A plan to combine the ownership interest of the adjacent paper street portion of Chevalier Avenue to form one contiguous lot containing 24,191± square feet. (Assessor's Map 60, Lot 17). (*Approval Not Required Action Date: June 3, 2016*).

The applicant, Pamela Bartlett, appeared before the Board. Her property is a single-family lot which abuts a paper street known as Choate Avenue. Choate Avenue is a 25-foot wide private way which under Mass. General Laws Chapter 183, Section 58, allows the abutting owner to take title and combine land with their own.

Henry pointed out that the plan did not erase the easement rights. Bartlett said that she was aware of that. She said that Engineering approved the plan and reminded her of these easement rights.

Prentiss asked if this ANR was due to the shed on the property creeping onto Choate Avenue.

Bartlett said that the prior planner, Mark Regan, told her that she was allowed to use that property as her own, but not to put anything permanent on it. When they got the building permit for the shed, they asked the assistant building inspector if they could put the shed on the paper street since they had been using this land. He said no. Prentiss felt this plan would make it a more conforming lot.

Sears said that it highlights the importance of the process of claiming the mid-point of a paper street. Some people hear that you can get access to the mid-point of the road if the Town does not take title to the street. A lot of people think that you can do this because you are a neighbor. There is a process that needs to happen, and the plan needs to be recorded to get title to the property.

Cheetham said that they have done a couple of ANR plans on this paper street. She asked if the rest of Choate Avenue had been assumed by abutting property owners.

Bartlett said that her abutting neighbor, Norris, had. She is not sure about anyone else.

Cheetham said that some of the taken areas may be fenced in.

MOTION: Henry read the Certificate of Action and moved to find that Planning Board approval is not required for the ANR for 8 Chevalier Avenue. Sears seconded the motion. The motion passed by unanimous vote.

MINUTES

May 10, 2016

MOTION: Sears moved to approve the minutes of May 10, 2016. Prentiss seconded the motion. The motion passed by unanimous vote.

Cheetham asked the Board if they had had the opportunity to read the letter about the Rail Trail.

Prentiss asked if there was someone in the Town that this gentleman could address directly to make it more efficient for him. Nelson said that usually the Rail Trail Committee follows up on these matters. Nelson said she had a meeting with the Town Manager tomorrow and would ask him about this

Prentiss is talking about this as a security issue rather than debris.

Sears suggested that maybe the Assistant Town Manager might take this on. Prentiss felt there should be a liaison that this person could talk to.

Cheetham said that it could be local kids, but the police bike the trail every night. She asked if maybe they might need another ride in the afternoon.

Henry said that he has not heard about a lot of complaints about the Rail Trail. Nelson said that she knew in the past that the Rail Trail Committee would get back to people.

Farmer said that the Rail Trail is getting a lot of use.

Nelson said she would report back to the Board about this.

ADJOURNMENT

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

The meeting adjourned at 7:25 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on June 14, 2016.

Planning Board Minutes
May 24, 2016