



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
September 27, 2016
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, Aaron Henry and Associate Member John Farmer were present. Karen Nelson was also present.

STAFF BRIEFING

Nelson told the Board that after tonight's agenda items they would have a discussion about the upcoming meetings and workshops to look at the Maple Street/Industrial I rezoning.

CONTINUED PUBLIC HEARINGS

90 Holten Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Peter Pantazelos, Trustee of P & S Realty Trust for property located in the Tapleyville Overlay District. The applicant proposes to construct 4 residential units above the existing commercial first floor; the proposed second story will contain 2 units; the proposed third story will contain 2 units. The first floor commercial space will remain as commercial space currently occupied by a laundromat and a pizza shop. (Assessor's Map 50, Lots 100A-002) (*SPA action date: November 23, 2016*) (**Continued without discussion at the request of the applicant to the first meeting in November**)

PUBLIC HEARING

50 Spring Street. Request for a Special Permit and Major Modification to an approved Site Plan pursuant to Sections 3.2, 4, 6 and 7.4 of the Zoning Bylaw submitted by St. John's Preparatory School for property located in the Residential-III District to renovate and expand the Cronin Stadium to upgrade the playing surface, bleachers and amenities to provide an updated high school athletic stadium facility. The applicant is seeking a 20% dimensional reduction for placement of the stadium bleachers and shot put throwing cage pursuant to Section 7.4 of the Bylaw. (Assessor's Map 19, Lot 17) (*Site Plan/Special Permit action date: October 14, 2016*) (**Continued without discussion at the request of the applicant to October 11, 2016**)

Zilinsky read the legal notice to open the public hearing.

MOTION: Henry moved to continue the public hearing for 50 Spring Street the next Planning Board meeting scheduled for October 11, 2016. Prentiss seconded the motion. The motion passed by unanimous vote.

Cheetham asked the Board to take a drive by St. John's Prep to look at the construction that is going on near the Wellness Center.

OTHER BUSINESS

139 Endicott Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Endicott Plaza LLC for property located in the Commercial III Zoning District. The applicant proposes to install a canopy over a drop-off area and make minor modifications to site signage on an existing building at Endicott Plaza. (Assessor's Map 52, Lot 002) (*SPA action date: October 17, 2016*)

Peter Ogren, from Hayes Engineering, Inc., appeared before the Board representing Savers and Endicott Plaza, LLC. Ogren introduced the 7 people who were here with him on behalf of this project: Karen Wallace, construction manager for the project; Tom Petzold, the owner of the shopping center; Fred Vining, the on-site manager of Endicott Plaza; Steve Saulnier, Savers store manager and Duane Vossbrink, Savers district manager. They appeared before the Zoning Board of Appeals (ZBA) last night for two items. One was for the alteration of a non-conforming structure since this building was built when this land was zoned Industrial. Any change to the building would require a finding, and they were successful in obtaining that last night. They also requested a modification of the non-conforming signage. A number of the signs did not meet the current standard since the signage was done before the bylaws were written. The ZBA granted them the right to modify the non-conforming signage. A presentation was going to be made this evening to show how they were going to make the signs more conforming.

Ogren described the site plan modification. He said that there were changes to the plan that were requested at the ZBA meeting last night. There was initially a ski and snowboard retail sales store at the end of the building. This space Savers has agreed to take over. Savers wants to change the way they operate. Right now the drop-off area is at the front of the store. They want to change the drop-off area to the back of the store to help with pedestrian and vehicle traffic. They are looking to put a 14 foot by 29 ½ foot canopy over a six-foot wide door for drop off. He described how people would access the drop-off area. He said that they were going to displace four parking spaces, and he showed where the spaces would go. They felt that this would be a smoother operation.

Karen Wallace, the construction manager, showed the existing plan prior to the changes. She showed the parking spaces that would be moved. She showed the current drop-off location

which is in a fire lane. By taking over the end cap, people can come around the corner where there is less traffic for drop-off. She said that the staging area presently is 12 feet by 15 feet and would be enlarged to 19 feet by 25 feet. The employees bring in goods with the carts and store the donations in this area. By having a larger area, it would allow the store to expand the donation area.

Wallace described the signage. She said the Savers sign would remain and not change. The retail store entry is not changing. She showed the proposed signs. The Community Donation sign would move to the corner of the building with an arrow indicating to go around the building. The roof sign would be removed and a canopy would be added. Wallace said that there will be another Community Donation sign around the corner of building. There will be an Enter and Exit sign on the canopy. There will also be painted marking on the ground to direct people along with a Do Not Enter sign. A new panel will go on the pylon sign to freshen it up. A total of 16 blade signs will also be added for each tenant.

Cheetham asked to see where the blade signs were going.

Tom Petszold, of Endicott Plaza LLC, addressed the Board. The approval of the 16 blade signs were conditioned to be mounted on the underside of the canopy. The dimension of the blade signs are 10 inches by 34 inches with generic font to show the entrance to the store. He showed where the signs would go.

Wallace showed a spreadsheet showing that the existing signs had a total sign area of 781.875 square feet. This would drop to 243.03 square feet indicating an intense reduction.

Henry asked if the banner sign on the roof was to hide rooftop mechanicals. Wallace said that there was one unit on the edge of the roof that would be visible. The rest of the mechanicals were toward the center of the roof.

She showed a picture of another Savers store that had a canopy.

Duane Vossbrink, the Savers district manager, addressed the Board. He explained how the donation center worked including, thoughts about the expansion and how the drive-through would improve operations. He said that they had outgrown their space for donations. By having the drop-off area in the back, it would be easier to move the merchandise into the production area. This way they would handle the merchandise once. The mess out front would be alleviated. It is not a safe environment. This will allow the cars to move to the back of the building. People now park in the fire-lane to drop off items.

Ogren said that the ZBA thought this was an improvement to the site. They wanted an Enter sign to be added to be sure people enter the correct way along with two Do Not Enter signs.

Henry asked if it would be helpful to have a painted left hand arrow to direct people to leave that way. Wallace said that they have done this in the past. She said that they would add more

striping. They did not want people exiting towards the right and going all the way around the perimeter of the mall.

Cheetham asked how much traffic needed to go through the through lane. Wallace said that it was a pass-through. Cheetham asked where the truck traffic went. Ogren showed how delivery trucks would come in. This area is not used for deliveries. Cheetham felt there should be a through traffic lane. Ogren said that they would mark “through traffic” on the lane.

Prentiss said that most of his questions were answered. Around the back of the building, he asked if the lane was wide enough for a truck and car to pass through at the same time. Fred Vining responded that trucks typically go around the plaza where there is a two-lane road.

Bill Bradstreet, 18 Essex Street. Bradstreet asked about a comment that was made that the fire lane is used for a brief time. He said that it is not labeled for that use. He asked if the Fire Department was appraised of this situation and asked if they gave their approval.

Ogren said that people stop their car in the fire lane. This will not be done any more because they will drop off around the corner. The drop off will no longer be in the fire lane.

MOTION: Henry moved to find that the requested modification represents a Minor Modification to an Approved Site Plan. Sears seconded the motion. The motion passed by unanimous vote.

MOTION: Cheetham read the Certificate of Action and moved to approve the Minor Modification to the Approved Site Plan for 139 Endicott Street. Prentiss seconded the motion. The motion passed by unanimous vote

Ogren confirmed that they wanted the “through” lane designation.

172, 174, 176 Pine Street. Request by 172 Pine Street, LLC for endorsement of Form A plan to combine three lots into one lot. (Assessor’s Map 57, Lots 39 and 40). (*Approval Not Required Action Date: October 3, 2016*)

Sears recused himself from the meeting.

John M. Thomson, Manager of 172 Pine Street, LLC appeared before the Board. He said that he was combining the three parcels located at 172, 174 & 176 Pine Street to make one lot to build two duplexes at the back of the site. This was previously approved by the Board.

Cheetham asked if the modifications to the site plan were done. Thomson said that the modifications were made and approved by the Town. Cheetham questioned the buffer between abutters, and Thomson replied that the buffer was done. He wants to be sure of the marketability of the property when it is done.

MOTION: Henry read the Certificate of Action and moved to find that Planning Board approval is not required for the ANR for 172, 174 and 176 Pine Street. Cheetham seconded the motion. The motion passed by unanimous vote.

Discussion relative to the September 6th zoning workshop/40R presentation.

Zilinsky thanked the Board members that were able to attend the Selectmen's meeting. The consultant had put through an aggressive schedule.

Nelson said they were now looking at the alternative development scenario. The plan was to present the conditions and options and to have a scheduled session for identified stakeholders. Those people would be invited to connect with the consultant via email or by a meeting at Town Hall. The stakeholders meeting was to be tagged onto a Planning Board meeting.

Zilinsky said that prior to the Selectmen's meeting, they had a walkthrough through the I-1 area. She would like to do another walkthrough with everyone on the Board at some point. They had representatives from the Downtown Improvement Committee, Zoning Board of Appeals, and building owners. They enjoyed the one-on-one interaction voicing their concerns and ideas. The consultant wants to come and meet with stakeholders. Day has identified abutters, various committees, groups, civic organizations and town departments.

Nelson said that said the consultant would reach out to these people.

Zilinsky said he is willing to meet, talk to people over the phone or email.

Cheetham said there is a small neighborhood of single-family homes nearby. The traffic pattern will change and will impact the community.

Nelson polled the Board about various dates to hold the stakeholder meetings and workshop meetings.

MINUTES

August 9, 2016

Henry recused himself from voting since he was not at the meeting of August 9th.

MOTION: Sears moved to approve the minutes of August 9, 2016. Prentiss seconded the motion. The motion passed by a vote of 4-0.

ADJOURNMENT

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

Planning Board Minutes
September 27, 2016

The meeting adjourned at 8:05 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on October 11, 2016.