



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
November 22, 2016
7:00 p.m.
MINUTES

Margaret Zilinsky 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 informed the Board that they had a good turnout for the site tour of the High Street/Industrial 1 area with Sam Cleaves from the Metropolitan Area Planning Council (MAPC). They walked both sides of High Street, down Riverside Street, Canal Street and Healy Court. They had several residents, property and business owners present and heard their ideas. Nelson said that they interviewed interested members of the community that wanted a one-on-one discussion with the consultant. She said that they will get notices out to abutters after the holiday to set up another time for people to come in to speak with Cleaves.

Nelson said that there is a community walk at Lebel's Grove on December 3rd. The members of the committee are going to be breaking up into groups to go into certain sections of the open space. They want to invite members of the community. She is not sure if the walk is going to be at 9:00 or 10:00 a.m.

Zilinsky said that it was a very good sitewalk and may want to schedule another one. The people who turned out had very good comments. They are toying with another site walk to get more participation from the Board.

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: January 30, 2017*) **(Continued without discussion at the request of the applicant to January 10, 2017)**

Zilinsky said that the applicant was looking to continue the hearing for this application until January 10, 2017. Sears questioned why this application was being extended again since it had already been extended numerous times.

McCann said that it was due to the planner being out of the office. McCann said that she was instrumental in the rezoning of this area. They went through the Technical Review Committee (TRC) process and then opened the hearing before the Planning Board. They have done some revisions to the plan and the applicant wants to meet with Day to review these changes. McCann said that she spoke with Day before she left and confirmed that it made sense to extend into January.

MOTION: Henry moved to continue the application for a Major Modification to the Approved Site Plan for 90 Holten Street without discussion to January 10, 2017 and extend the action date to January 30, 2017. Prentiss seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

Grandview Road Extension (26 Grandview Road). Request by Greener Living Luxury Homes, LLC for acceptance of easement and endorsement of plans for the Modified Definitive Plan for Grandview Road Extension, Danvers & Middleton, MA. (Assessors Map 11, Lot 18).

Attorney Jill Mann appeared before the Board on behalf of Greener Living Luxury Homes, LLC. She has the stamped plans from the Town Clerk stating that the appeal period had expired. She said that they need to grant an easement to the Town to allow access due to the water line. This easement was delivered to Town Counsel and he requested a few minor changes. Changes were made to the easement which will be recorded with the plan. Mann said that a covenant has been put in place with the Town of Middleton. She is here asking for the Planning Board's signatures to record the plan.

MOTION: Sears moved to accept the Modified Definitive Plan for Grandview Road Extension and the easement. Henry seconded the motion. The motion passed by unanimous vote.

BRIDAL SPUR EXTENSION. Request by Bridal Spur Extension LLC to extend completion date of remaining improvements and Tripartite Agreement from November 30, 2016 to May 31, 2017.

Dan Lemieux appeared before the Board on behalf of Bridal Spur Extension LLC. He said that this should be the last time the Board will be seeing him. He expects that the project may be completed within the next few weeks. This was due to the possibility of the weather getting cold which would not allow the final paving to be completed. He was requesting to extend the completion date to May 31, 2016.

MOTION: Prentiss read the Certificate of Action and moved to approve the extension of the completion date for the Tripartite Agreement to May 31, 2017. Henry seconded the motion. The motion passed by unanimous vote.

WHIPPLE HILL. Review and acceptance of phasing plan for Whipple Hill Subdivision.

Sears recused himself from the hearing.

Attorney Nancy McCann appeared before the Board on behalf of Whipple Hill, LLC. She reminded the Board that they did approve a Definitive Subdivision for this property earlier in the year. She said that they were back before them for a phasing plan to allow the project to be developed in two phases. This would allow them to go forward with the development and bonding. The first phase will be Sandpiper Extension, and the second phase will be Carole Way. She explained that this was not a change of the subdivision plan. It allowed the developer to go forward with construction and come back to the Board to release Phase 1 when completed. This allows for a more practical and methodical development. McCann said that the Engineering Department reviewed the plan along with the Building Department and Fire Department. McCann said that the plan was revised this afternoon after she spoke with Stephen King. He wanted it clear that the water line extension out to Larabee area is to be included as part of Phase 1. All stormwater management parts of the subdivision plan that serve the street in Phase 1 are being completed as part of Phase 1.

Farmer asked whether they were discussing the bond requirements for Phase 1. McCann said that there is a covenant on for the whole subdivision.

Prentiss noticed that the Fire Department wanted a correction to the name of the street. McCann confirmed that the correct name of the street is Carole Way, and the subdivision plan that was recorded reflects this.

MOTION: Prentiss moved to accept the phasing plan for Whipple Hill. Henry seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARING

150 Andover Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Cellco Partnership d/b/a Verizon to install a telecommunications tower on the site. The tower is an integral part of Verizon Wireless' network of telecommunications facilities necessary to provide adequate coverage. The property

located in the Route 114-A Zoning District. (Assessor's Map 055, Lot 006) *(SPA action date: December 9, 2016).*

Zilinsky read the legal notice.

Attorney Daniel Klasnick appeared before the Board on behalf of the applicant, Cellco Partnership d/b/a Verizon. He passed out 11-inch by 17-inch plans to the Board. Klasnick said that Verizon is proposing to install a telecommunications tower at the Danvers Indoor Sports facility. It is a minor change, but the benefits derived from the facility will be substantial to the Town. He said that detailed plans and the application clearly describe the aspects of the proposed facility. He showed a depiction of a site plan that was approved in July. Verizon will use the existing access off Route 114. The facility will not generate a lot of additional trips. They looked to minimize the visual impact. The tower was located towards the rear of the property to have the least impact as possible. He indicated that Verizon will need to use 5 of the 429 parking spaces that the site has. Verizon is going to use the grass parking island for the footprint. To accommodate the facility, Verizon will clear the area and the pavement and put down gravel. They will also install a six-foot high chain link fence. There will be space for three additional service providers. A 500-gallon propane tank will be installed on the slab for a generator. Klasnick said that there is a lease agreement between Classico and Verizon Wireless to utilize the existing building for running the telecommunications through it. Electric will be buried underground. A conduit has already been run, and there is an underground connection for the electric. It will be a 100-foot monopole tower with 12 antennas, and 3 additional service providers can also install their antennas.

Klasnick said that Verizon met with the Zoning Board of Appeals (ZBA) in September. They received the variances for use, height and dimensional setbacks for the property lines. They had a discussion regarding the need for the facility. They will address a service gap on Route 114, Route 1 and Route 95 and the surrounding area. Significant improvement to service will be provided. They included photo simulations as part of the application. They felt that the tower will blend in with the landscape and be obscured with everything else.

Klasnick said that there would be very little impact on the operations of the indoor sports facility. A service technician may come to the facility to check it once a week or month to do a service check. This is something that is providing an important piece of infrastructure for the town.

Sears questioned how many parking spaces were required for this site since five spaces were being taken away.

McCann said that the Planning Board approved 141 parking spaces for Phase 1 and 166 spaces approved for Phase 2. The sports facility had a total of 307 spaces. They came to the Planning Board to add 118 parking spaces. They have a total of 425 spaces where the Planning Board requires 307 spaces. The bylaw requirement is 269 spaces. They are over-parked for what the Planning Board and bylaws require. The five space loss will not affect the approval or the site.

Sears said that the additional parking spaces added were for events. McCann said they were significantly over what the bylaw requires. Sears asked about the landscaping. McCann said that the slight change will not bring them down below the required landscaping.

Sears questioned whether they needed the 500-gallon propane tank. Klasnick said that was the typical size that Verizon puts at these locations. He said that the cabinets have electrical equipment and there is a fan that needs to operate. Sears questioned if the Fire Department can have access. McCann responded that they have access all around the building.

Henry said his question was what could happen within the enclosure. He felt that there would be other carriers before too long. If Sprint used the pole, would they need a generator as well? He asked what the enclosure would look like. Klasnick said that the footprint would not change. He said that he knows that AT & T and Verizon use generators. There is space for other services. Henry asked what happened outside the enclosure. He asked if the work was enough to have all the providers in the site.

Klasnick said that he cannot speak specifically. They have tried to accommodate the space that is provided for other service providers.

Henry asked how the present asphalt berm and granite curbing that is being removed is going to be handled. He asked what the treatment was going to be for that particular spot. Klasnick said that his understanding is that Verizon is going to clear the area. Henry said that there is no detail to the transition and felt they needed to show what is going to happen on the ground. He felt someone needed to take a look at this.

Henry is worried about the space the runs down the fence. He would like attention to the space outside the box. He felt the site had plenty of parking.

Farmer asked about technology and enhancements in the future. Klasnick said that the site is designed for the 4G LTE Verizon network. Should the technology change, all that would be required would be the swapping of antennas and changes inside the cabinet.

Zilinsky asked whether generators would be needed for other providers that use this site.

Klasnick said that this generator is for Verizon's facility. Zilinsky asked about other carriers with electronics. Klasnick said that each carrier has their own protocol. Some carriers do have battery back-up. Klasnick said that propane is used for Verizon's carrier.

Zilinsky asked about the nearby buildings in Peabody. She asked if there was a berm that hid the site. She felt the residents of Peabody would be looking out at a chain link fence. Klasnick said there is a chain link fence and a gate for the access road.

Henry asked if there were privacy slats. Klasnick said that they could look into this, and if it was the Board's wish, they could install privacy slats. Zilinsky said that they want this notation on the plan.

Klasnick said that they had received relief from the Zoning Board of Appeals (ZBA) for the side setbacks. Henry said that if this enclosure is not right for four carriers and their equipment, they would be locked into a variance set-up.

Henry asked if the plan was to paint the antenna to help conceal it. Klasnick said there is not a proposal to paint the antenna. That is only if the antenna is installed onto a building.

Bill Bradstreet, 18 Essex Street. Bradstreet felt there was a safety concern regarding the propane tank. He felt the chain link fence offered no protection if there was a blast. He felt this was a concern.

Henry confirmed that the Fire Department had commented on this project and approved the plan. Zilinsky told Bradstreet that they heard his concern.

MOTION: Sears moved to close the public hearing for the Major Modification for 150 Andover Street. Henry 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 150 Andover Street. Prentiss seconded the motion. The motion passed by unanimous vote.

MINUTES

October 25, 2016

Prentiss said that he was listed as being present at the last meeting when he was not in attendance, and the minutes should be amended to reflect this.

MOTION: Henry moved to accept the minutes of October 25, 2016 as amended. Prentiss seconded the motion. The motion passed by unanimous vote.

DISCUSSION

Maple Street I-1 District Rezoning Study. Consulting team from Brovitz Community Planning and Design will meet with the Planning Board to discuss initial findings and preliminary recommendations regarding potential rezoning options for the 10-acre area currently zoned "Industrial 1" in the Maple/Hobart/Locust street area adjacent to Danvers Square.

Summary of discussion: The consulting team of Brovitz Community Planning and Design and Dodson & Flinker Associates joined the Planning Board to discuss the initial findings and preliminary recommendations regarding potential rezoning in the Maple Street Industrial 1 (Maple/Hobart/Locust) area. His team gave an in-depth overview with a PowerPoint presentation of The Future Vision Plan for the project area. Included in this plan is the vision statement,

guiding principles, goals, illustrative master plan for the area and zoning recommendations. The elements of this plan were assembled based on extensive public input and a shared community vision which serves as the foundation for zoning amendments suggested for the Maple Street Industrial 1 neighborhood. The Plan envisions a balanced and incremental approach to growth that focuses on redevelopment, with streetscape improvements and active open space.

ADJOURNMENT

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

The meeting adjourned at 10:00 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on December 27, 2016.