



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
December 13, 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 were present . Karen Nelson was also present.

STAFF BRIEFING

Nelson said that she would forego the staff briefing due to the presentation of the Maple Street I-1 District Rezoning Study that would be given at the end of the meeting.

CONTINUED PUBLIC HEARING

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**)

OTHER BUSINESS

Whipple Hill Definitive Subdivision. Request by Whipple Hill, LLC for release of covenants and establishment of performance guarantee for incomplete site improvements for Phase 1. Assessor's Map 42, Lot 8A).

Gordon Thomson addressed the Board on behalf of Whipple Hill, LLC. He said that they were here to establish the Tripartite Agreement and obtain a Release of Covenants for Phase 1 of the project. Thomson said that Engineering has recommended \$704,000 for the bond amount.

MOTION: Cheetham read the Certificate of Action and moved to approve the Release of Covenants and Establishment of Performance Guarantee for Incomplete Site Improvements for Phase 1 of the Whipple Hill Definitive Subdivision. Prentiss seconded the motion. The motion passed by unanimous vote

PUBLIC HEARING

18 Electronics Avenue. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by 18 Electronics Avenue LLC for property located in the Industrial II Zoning District. The applicant proposes to omit 586 square feet of the proposed concrete driveway at the truck dock area and to replace it with 556 square feet of lawn. The three (3) existing parking spaces will not be replaced by lawn, but instead the surplus pavement along the perimeter of the parking lot (2' x 184' = 368 S.F.), in an effort to save the existing parking spaces. (Assessor's Map 32, Lot 49) (*SPA action date: January 20, 2017*)

Roy Tiano from Hancock Associates appeared on behalf of Old Neighborhood Quality Foods. He reminded the Board that they were before them a year ago to install a truck dock at this same location. He told the Board that they only need two bays instead of three bays, and the third bay would be removed. They will also be removing 368 square feet of pavement (184 ft. by 2 ft.) which will be replaced with lawn to provide additional landscaping. At the last hearing they had proposed removing three parking spaces, but these spaces will now remain.

Prentiss asked about the notation that the Fire Department had made in their comments. Tiano said that they were going to cross-hatch the space in front of the hydrant to prohibit parking.

MOTION: Henry read the Certificate of Action and moved to approve the Minor Modification to the Approved Site Plan for 18 Electronics Avenue. Cheetham 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 draft zoning recommendations for the area currently zoned "Industrial 1" in the Maple/Hobart/Locust street area adjacent to Danvers Square.

The Consulting Team of Brovitz Community Planning and Design provided a PowerPoint overview of the Maple Street Industrial-1 draft Zoning Code and Design Standards for the study area. Highlights included: The issues, challenges and opportunities that incorporates the current/future mix of uses, scale/density, building placement/orientation, parking, historic context, landscaping, streetscape, and open space into the redevelopment review standards. Key features of a Context (or Character) based zoning code is guided by a Community Vision supported by a strong and supportive relationship between the site development and public spaces (street, sidewalk, community space). The purpose of the study is to consider an overlay

district for the Industrial-1 area that will encourage reinvestment in this attractive gateway to the Downtown of Danvers, by expanding housing opportunities that incorporates a mix of uses with guiding building and design standards that includes open spaces and outdoor amenities. Chapter 40R components were reviewed as a means to provide quality affordable residential options in the vicinity of the Downtown by incorporating as of right residential development at minimum densities according to sub district standards identified on the Map.

ADJOURNMENT

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

The meeting adjourned at 9:15 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on January 17, 2017.