



Town of Danvers
Planning Board

Danvers Town Hall
One Sylvan Street
Danvers, MA 01923
www.danversma.gov

Planning Board Members:

Margaret J. Zilinsky, Chair
Kristine Cheetham
James Sears
Aaron Henry
William Prentiss
John Farmer, Associate

Staff:

Karen H.P. Nelson
Francine Butler

NOTICE OF PUBLIC MEETING

Daniel J. Toomey Hearing Room

June 27, 2017

7:00 p.m.

AGENDA

POSTED

JUN 23 2017

TOWN CLERK DANVERS

CONTINUED PUBLIC HEARING

1. **4 East Coast Road.** Request for Site Plan Approval pursuant to Section 30 and Section 4 of the Zoning Bylaw submitted by Alvelo Enterprises, LLC for property located in the Highway Corridor. The applicant proposes to use this property as a contractor's yard and construct a new 4,400 square foot building to provide office space, together with vehicle and equipment storage. (Assessor's Map 54, Lot 5) (*Site Plan action date: July 28, 2017*) (**Continued without discussion at the applicant's request to July 25, 2017.**)

FORM A

2. **27 & 29 Prince Street.** Request by Fellows Construction LLC for endorsement of Form A plan to divide the property located at 27 & 29 Prince Street into three lots. (Assessor's Map 49, Lot 32 & 33). (*Approval Not Required Action Date: July 3, 2017*)

OTHER MATTERS

3. **Whipple Hill Subdivision, portion of 155 Hobart St.** Request by Whipple Hill, LLC for release of performance guarantee for completed site improvements for Whipple Hill Subdivision, a portion of 155 Hobart Street. (Assessors Map 42, Lot 8A).
4. **Grandview Road Extension.** Request by Greener Living Luxury Homes for release of the Planning Board Covenant. (Assessors Map 11 Lot 8).

PUBLIC HEARINGS

5. **135 Andover Street.** Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by McDonald's USA, LLC. for property at 135 Andover Street, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the R114-A Zone District. The applicant proposes to add a side-by-side ordering station, upgrade the building façade, new signage and minor site improvements to ensure compliance with accessibility regulations. (Assessor's Map 55, Lot 24) *(SPA action date: July 25, 2017)*
(Continued without discussion at the applicant's request to July 11, 2017.)
6. **130 Centre Street.** Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by RCG Wadsworth Village LLC for property at 130 Centre Street, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Village Zoning District. The applicant proposes to construct three (3) mixed-use buildings consisting of twelve (12) residential units and six (6) commercial units at the rear portion of the site. The project will also include the reconfiguration of the parking on the site and the relocation of existing spaces currently along the loop drive to comply with fire and emergency safety requirements. The project will also make changes to the landscaping. (Assessor's Map 40, Lot 33) *(SPA action date: July 28, 2017)*
7. **25 Cherry Street.** Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by State, LLC for property at 25 Cherry Street, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Commercial-1 Zone District. The applicant proposes to maintain the existing historic Ropes Estate and eliminate all commercial and office uses. The modifications to the Site Plan primarily affect units 3, 5, and 6 of the multi-family project as well as minor changes to the floor to floor heights. (Assessor's Map 43, Lot 428) *(SPA action date: August 7, 2017)*

MINUTES

8. June 13, 2017

BRIEFING

9. Planning staff and chair will update the Board on various items of interest, to include:
Zoning initiatives