



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

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**NOTICE OF PUBLIC MEETING**

**Daniel J. Toomey Hearing Room**

**September 12, 2017**

**7:00 p.m.**

**AGENDA**

POSTED

SEP 08 2017

TOWN CLERK DANVERS

**OTHER MATTERS**

1. **301 Newbury Street.** Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Morgan Memorial Goodwill Industries for property located in the Highway Corridor Zoning District. The applicant proposes to remodel and occupy the northwest end space of the building totaling approximately 12,137 square feet. (Assessor's Map 19, Lot 8) (*SPA action date: September 19, 2017*)
2. **105 and 115 Dayton Street.** Request by 115 Dayton St LLC for endorsement of Form A plan to combine two separate lots into one lot. (Assessor's Map 31, Lot 61 & 99). (*Approval Not Required Action Date: September 19, 2017*)
3. **17 (Lot 28) Overlook Drive and 19 (Lot 27) Overlook Drive.** Request by Lindallwood Realty III, LLC for endorsement of Form A plan to adjust the lot line between the two lots. (Assessor's Map 45, Lot 199 and 200). (*Approval Not Required Action Date: September 15, 2017*)

**PUBLIC HEARING**

4. **85 Newbury Street and 41 Popes Lane.** Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Lou DiLuigi of DiLuigi Foods for property at 85 Newbury Street and 41 Popes Lane, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Highway Corridor District. The applicant proposes to construct a 15-foot by 17-foot metal shed (255 square feet) to be used for a new treatment plant designed by Northeast Environmental Laboratory Inc. The proposed shed will be located in front of the existing building at 41 Popes Lane. (Assessor's Map 48, Lot 28B) (*SPA action date: September 15, 2017*)

5. **39 Clark Street.** Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by Ariston Custom Homes, Inc. for property located in the Residential-I Zone District. The applicant proposes to retain the home, demolish the one-story garage and construct a two and one-half story two-family home. (Assessor's Map 42, Lot 32) (*SPA action date: September 18, 2017*)

## **CONTINUED PUBLIC HEARINGS**

6. Proposed zoning amendment for the Maple Street Traditional Neighborhood Development Overlay (40R – Smart Growth District)

In accordance with MGL, CH. 40A, Sec.5 the Planning Board is holding a public hearing regarding the proposed Maple Street Traditional Neighborhood Development (40R-Smart Growth District) overlay zoning language, design standards and zoning map amendments to include parcels in the Industrial-1 District, and limited portions of Commercial-1, Commercial-1A and Residential-1. The overlay is approximately 16.2 acres of land with frontage on the following public and private ways: Maple Street, Hobart Street, Locust Street, North Putnam Street, Maple Avenue, Putnam Court, Butler Court, Butler Avenue, Oak Street and Charter Street.

Text of the proposed zoning language and a map of parcels included in the proposed zoning district is available at [www.danversma.gov](http://www.danversma.gov), Town Clerks Office and Planning Office. **(This hearing has been continued to the Planning Board meeting scheduled for September 26, 2017.)**

7. **4 East Coast Road.** Request for Site Plan Approval pursuant to 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) (*SPA action date: September 18, 2017*)
8. **197 Newbury Street.** Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by JD Design d/b/a Signarama for property at 197 Newbury Street located in the Highway Corridor. The applicant proposes to construct a 7,280 square foot building to be occupied by a mixed-use of commercial and light industrial tenants. (Assessor's Map 24, Lot 21B) (*SPA action date: September 15, 2017*) **(Continued without discussion at the applicant's request to September 26, 2017. Request to extend the action date to September 29, 2017.)**

## **MINUTES**

9. September 5, 2017

## **OTHER MATTERS**

10. Review draft zoning initiatives.

## **BRIEFING**

11. Planning staff and chair will update the Board of various items of interest. This agenda item may include requests to set public hearing and workshop dates; sign plans, informal discussion regarding future projects and current projects under construction.