



*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

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**Danvers Senior Center**  
**April 25, 2017**  
**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. Planning and Human Services Director Karen Nelson was also present.

**PUBLIC HEARINGS**

**18-22 Cherry Hill Drive.** Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Abiomed Inc. for property at 18-22 Cherry Hill Drive, pursuant to Section 4 of the Zoning Bylaw. Said property is located in the Industrial-II Zone District. The applicant proposes the following modifications: expansion of the existing parking lot by approximately 62 spaces at various locations throughout the site; construction of pedestrian connections into the neighboring property, 24 Cherry Hill Drive, via two new footbridges; construction of an interior mezzanine level adding up to 12,000 square feet of new interior floor area to the existing building for research and development space which will require raising a portion of the building roof line by approximately twelve (12) feet. There will be additional landscape, drainage and utility improvements associated with these modifications. (Assessor's Map 29, Lot 4) (*SPA action date: June 2, 2017*)

Zilinsky read the legal notice.

Antonio Moura, from Stantec Planning and Landscape Architecture, P.C., appeared before the Board on behalf of Abiomed, Inc. With him this evening from Stantec was the architect, Jeffrey Wade.

Moura said that they had come before the Board last summer regarding the patio improvements, new entry and drop-off area on the side of the building. They are here now proposing a 12,000 square-foot mezzanine addition that will be within the footprint of the building. There will be a twelve (12) foot increase to the roof line, and they are also proposing 62 additional parking spaces. There will be two pedestrian bridges that will connect this property to 22 Cherry Hill Drive.

Moura explained that the 62 parking spaces would be distributed to four different locations on the site, which he showed on the plan. There would be 15,000 square feet of impervious surface. Moura said that a stormwater report has been submitted to the Engineer, and they are still waiting for his comments.

Moura showed the location of the two pedestrian bridges on the plan. The bridges are for a convenience for employees that need to go between the two buildings. The bridge will go over an existing stream.

Zilinsky asked about the wetlands. Moura said that they were going before the Conservation Commission later this week. The footprint of the building was not changing, so it did not affect the wetlands.

Wade showed the architectural drawing. He explained that the height of the roof is being raised by 12 feet. The first floor will have open office spaces as well as some offices and labs that are there now. The labs that are presently there, will just become bigger. The second floor will have open and closed offices as well as labs. Wade said that they have not decided on the look of the building. The existing entrance will remain and will become handicapped accessible.

Sears asked about the parking areas, and Moura showed where they were on the plan. He said that they are also adding landscape islands. Moura explained that the Fire Department did not want trees on the island near the main access to the building. Wade said that they tried to find areas where they could add more parking and trees.

Henry noted that the last time this applicant was before them, they spent a lot of time discussing the landscape percentage and parking calculations. He asked for the calculations for this project. Moura pointed out that they were on the first page of the plan.

Henry asked if the 62 spaces made the site have more parking than what was necessary. Moura said that the calculations called for 600+ parking spaces on the entire site, which they do not have. They will be requesting a waiver for this.

Cheetham asked Moura to describe the drainage in the four parking areas. Moura said that there are swirl water quality chambers that will collect the drainage, remove the sediment and debris before it discharges into the wetlands. They will not be able to do recharge on the site. They will be modifying the detention basins.

Cheetham asked if the runoff from the northern parking lot would be caught in the chambers. Moura said that a new water quality unit will be on the upper right lot that will discharge. He described how the water would be discharged from each parking lot.

Cheetham asked if the pedestrian walkway would be covered, and Moura responded that it would not. He said that it was a prefabricated bridge. Cheetham asked if there was any change in lighting, and Moura said that the lighting would stay as it presently is.

Prentiss asked for the length of the bridge and what type of material it would be made out of.

Moura said that it would have steel trusses with a concrete deck. It is not a flat bridge. There is a two and one-half foot grade change. The bridge will have about a four-percent grade.

Prentiss asked about snow removal, and Moura confirmed that this would be removed.

Zilinsky said that they would like to see what the bridge will look like. Moura showed the bridge on the plan. Wade said that it would be similar to the bridges found on the Rail Trail with concrete platform with steel trusses.

**MOTION:** Cheetham moved to continue the application for a Major Modification to the Approved Site Plan for 18-22 Cherry Hill Drive to May 9, 2017. Prentiss seconded the motion. The motion passed by unanimous vote.

**Locust Street Definitive Subdivision (309 & 390R Locust Street).** Request for Definitive Subdivision Plan Approval submitted by DUC Residential, LLC for property located in the R-III Zoning District. The applicant proposes to develop a seven-lot single family residential subdivision. The existing single-family homes at 309 and 309R will be demolished. (Assessor's Map 15, Lots 49 and 52) (*Definitive Subdivision action date: August 3, 2017*)

Zilinsky read the legal notice.

Attorney Nancy McCann appeared before the Board on behalf of her client, DUC Residential, LLC. With her this evening was Paul DiBiase, the Manager, and Scott Cameron, the Project Engineer.

McCann said that they are here to present a Definitive Subdivision Plan. The property is in a Residential-III zoning district. This will be a combination of two parcels located at 309 and 309R Locust Street. Both properties are currently improved with two single-family homes which will be razed. There will be a new roadway that will result in seven residential homes. The net increase of homes in this area will be five. The site is 8.7 acres and is a residential minor street. McCann explained that they started the process last summer. They had meetings with the Engineering Department in preparation of designing this project. Each lot conforms to zoning and meets the area calculations. The road length does not require a waiver. McCann explained that as part of the pre-design meeting, the wetlands have been delineated and approved by the Conservation Commission. They met with the Danvers Preservation Commission regarding the buildings on the site, and they have been deemed not to be historically significant.

McCann said that they had received comments from the Fire Department which indicated that they wanted a street name on the final draft of the subdivision. They have named the street Holly Lane, and this has been approved by the Fire Department. The Building Inspector has commented that each lot is conforming, and he has confirmed that they are buildable lots. The Engineering Department comments are of a technical nature.

Scott Cameron, from The Morin-Cameron Group, Inc., described the plans. He showed the access point to the property. He said that the wetlands were reviewed by the Conservation Commission. He showed the existing homes, garages and barns on the two properties. Most of the property is grass. There is water and sewer in the street. There is a gas main that runs across the property through an easement in the wetlands. The soil is good soil, and there is some ledge.

Cameron said that the street runs 581 feet from Locust Street to the end of the cul-de-sac. There is an island in the cul-de-sac at the end. He showed how the drainage would flow to the back of the site. He said that stormwater management will be added to the front of the site along with an underground system. There will be an improvement of the stormwater runoff. They did a lot of up-front work. They did a water system evaluation for the Fire Department. They incorporated improvements to the water main. There will be a 12-inch main that will be put in. They will simplify and clean up the connections.

Cameron said that the road leading into the subdivision will have earth on each side. There are no issues with the site distance at the intersection of the new road with Locust Street.

Cameron said that DiBiase does his own work, and the roadway and lot development will occur simultaneously. It will be done very quickly. The footprints of the homes shown on the plan were exaggerated for stormwater purposes.

Farmer asked what type of homes were being planned. Paul DiBiase said that the homes would be modified colonials with 3,000 to 3,400 gross floor area with two-car garages. Five of the homes will have walk-out basements. DiBiase said they have many home styles in their profile.

Farmer asked if there were any plans for the buffer area and the Rail Trail.

Cameron said that the area between the subdivision and Rail Trail is wetlands. Most of the area is already mowed. They do not plan on doing any work in the buffer.

Prentiss asked what waivers were being requested. Cameron said that they were requesting three waivers, which were shown on Page 2 of the plans. The first is for the reduction of the cover over the drain pipes from 4 feet to 2 feet, which they did in a subdivision last year. Engineering has commented on this. The second waiver is for the cover over the sanitary sewer from 5 feet to 4 feet. They are held at this due to the invert at the street. They will see when they excavate the area whether they can do 5 feet. This waiver may go away. The third waiver is concerns the bituminous berm. They are asking for a Cape Cod berm. They stay in place. They plan on taking the two feet and making more greenspace.

Cheetham asked about the 12-inch main in the street. She thought they had upgraded the water main in the street with the Choate Farm project. Cameron said that they were going to fix the main that was connected.

McCann said that this design was from a discussion with the Engineering Department. It was determined that this was an appropriate area to upgrade. In the long-term plans for the Town, this section will already be done.

Henry asked if the residents could get to the Rail Trail. Cameron said that there was too much wetland area. Henry asked if they were putting services into this water main work, and Cameron said there may be one.

Henry asked how the road surface would be repaired when the work is done. Cameron said it would be a trench repair, but he would look at an alternative repair.

Henry asked if there was any consideration to do a cluster subdivision. McCann said that you get the benefit of cluster open space due to the wetlands. Cameron said they considered this, but stopped the process when they realized they needed a 10-acre minimum for a cluster.

Sears asked who would maintain the island in the cul-de-sac. McCann said that the Town wants to maintain the islands.

Sears asked if there was going to be a fence around the retention pond. Cameron felt a fence was not needed. They were going to put up a guard rail.

McCann said that there are some detention ponds that are five to six feet deep that hold water. This pond will hold 10-12 inches and the water will be flows out within 10-12 hours. Cameron said that the retention time is very quick.

Sears asked about the sidewalk, and Cameron described how the sidewalk would run within the subdivision.

Zilinsky noticed that that the Engineering Department had significant comments. Cameron said that he needed to sit down with Rick Rodgers regarding the drainage waiver. Rodgers' concern is with the electric utilities crossing over the drain pipe. They need to work out that issue. Cameron said that Rodgers is fine with the berm, and that one of the waivers may be removed.

Zilinsky polled the Board if they wanted to do a site visit. Most said they were familiar with the area.

Zilinsky asked the audience if they had any questions.

Howard Reynolds, 7 Toomey Street. Reynolds said that Toomey Street is near the stream on the other side of the bike path. He asked what affect the new drainage would have on this stream that may affect his property. How much more water would go into this area?

Cameron said that they are required to reduce the rate of runoff for a project. If they do an analysis of the existing conditions of the property, they get a baseline runoff. They project an analysis with the houses built.

Reynolds confirmed that they would be reducing the water going in that direction.

David Sherwood, 295 Locust Street. Sherwood said his biggest concern was the retaining wall. He is concerned about the water runoff. There is a catchbasin near his house that always overflows.

Cameron said that they are reducing the runoff to the street. The water will get underground into the closed system. The pipes may need to be cleaned out. He can ask the Engineer when was the last time this was cleaned out. There will be an improvement with the sheeting of water. Regarding the retaining wall, they cannot let water flow onto another property. The developer will need to build a swale or a ditch to drain out the wetland.

Henry asked Cameron to take another look at the corner of this retaining wall. He asked that the swale be made more pronounced. Cameron said that he would clarify this.

Henry felt they should follow-up with the Town Engineer if that drain pipe has not been cleaned out. Cameron said that he would look into this.

Henry asked about the catchbasin in front of the houses. Cameron said that he cannot speak to those catchbasins.

Sherwood said that it is what was flowing down the road that was blocking the drain.

Polly Falite, 307 Locust Street. Falite said that she was concerned about the water. She asked if she could be shown where the new roadway was going in relationship to the existing driveway.

Cameron showed her the driveway on the plan. The proposed roadway is five feet off the present one. It is pretty much in the same area.

Falite asked about the trees abutting her property. Cameron said that they would probably be removed.

Falite asked how they were going to deal with the ledge. Cameron said that the removal of the ledge would be done within a two-week time period. It will be non-mechanical. They do not expect a lot of rock excavation on this project.

Frank Falite, 307 Locust Street. Falite said that they are concerned about the back properties and water. He felt that the environment was being changed with the removal of the trees. He asked who would be responsible if there was damage to his home during the blasting.

DiBiase said that there would be blasting, and they would be responsible for any damage. DiBiase said that there would be a pre-blast survey done on his home.

Cheetham asked what the height was of the retaining wall. Cameron said it would be 9 feet and 14 feet. It is a one to one slope.

Cheetham asked if there were specifications for the wall. Cameron said that Engineering had pointed this out.

Zilinsky asked that they save as many trees as possible. McCann said that they have made a note about this.

**MOTION:** Cheetham moved to continue the application for a Definitive Subdivision Plan for 309 and 309R Locust Street to May 9, 2017. Prentiss seconded the motion. The motion passed by unanimous vote.

## **MINUTES**

March 28, 2017

**MOTION:** Prentiss moved to approve the minutes of March 28, 2017. Henry seconded the motion. The motion passed by unanimous vote.

## **OTHER BUSINESS**

**172-176 PINE STREET.** Review and acceptance of phasing plan for 172-176 Pine Street.

Sears recused himself.

Attorney Nancy McCann appeared before the Board on behalf of 172 Pine Street, LLC. John Thomson is the Manager. They are here seeking an approval of a phasing plan for this project. McCann said that Phase 1 will have all the stormwater management and utility services. They have received comments from the Engineering Department who requested that they do the utility services during Phase 1 and binder course for Phase 2. McCann said that they do not have a problem doing a binder course throughout as requested by the Engineering Department. They would take this as a condition. There would be no change to the plan with these requests.

McCann said that there would be a house and a unit on each lot.

Thomson said that the drainage is almost done.

McCann said that the phasing plan allowed a little flexibility. It allowed them to close on those units before complete landscaping and lighting are completed.

**MOTION:** Henry moved to accept the phasing plan for 172-176 Pine Street. Cheetham seconded the motion. The motion passed by unanimous vote.

## **BRIEFING**

Planning staff and chair will update the Board on various items of interest.

Nelson wanted to remind the Board of the additional meeting on May 1<sup>st</sup> for the zoning bylaw provision proposed by the Board of Selectmen for Recreational Marijuana Establishments. She said they would look at this like the medical marijuana component and add a definition to it. Nelson said she would forward the warrant article to the Board.

Nelson said that the meeting on May 9<sup>th</sup> would start at 6:30 p.m. for the continuation of hearings from tonight's meeting, and at 7:30 p.m. the workshop for the High Street Corridor would begin. They are planning on having a community visioning session similar to Maple Street that will be held here at the Senior Center. The consultant will be Sam Cleaves. The workshop will be interactive. Nelson said that at the meeting on May 23<sup>rd</sup>, she would ask the consultant, BETA, to come in and review material that they have pulled together regarding traffic. It is not a huge report. There are critical dates they need to follow. They need to be sure that the hearings are within six (6) months of a Special Town Meeting.

Zilinsky said that the traffic study is the last piece of the rezoning.

Nelson said that if they felt the need as a Board to have the traffic consultants come back, they could coordinate that.

Zilinsky asked the Board to become familiar with the material they had received to try to wrap this up on the 23<sup>rd</sup>.

Nelson told the Board that the presentation is still on display in Town Hall. Communication is still ongoing about the project. All the materials are still on the website.

Henry asked what was happening with the project at 20 Locust Street. Nelson said she was not aware of what was happening.

McCann said that the variance was re-established. She explained that the applicant did not go forward with the project because he was doing another project in Beverly.

## **ADJOURNMENT**

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

The meeting adjourned at 8:45 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on May 9, 2017.