



*Town of Danvers*  
**Planning Board**

Danvers Town Hall  
One Sylvan Street  
Danvers, MA 01923  
www.danvers.govoffice.com

Planning Board Members:

William Prentiss, Chair  
Aaron Henry  
James Sears  
Margaret Zilinsky  
John Farmer

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**NOTICE OF PUBLIC MEETING**  
**Daniel J. Toomey Hearing Room**  
**January 23, 2018**  
**7:00 p.m.**  
**MINUTES**

William Prentiss called the meeting to order at 7:00 p.m. Planning Board members Aaron Henry, James Sears and John Farmer were present. Planning and Human Services Director Karen Nelson was also present.

Prentiss wanted to welcome and thank John Farmer for becoming a full member of the Planning Board. He thanked Peg Zilinsky for all her work and success as the former chair of the Planning Board. Prentiss also took the time to thank Kristine Cheetham for being on the Board for 12 years.

**OTHER BUSINESS**

**142 Holten Street.** Request by Thomas Berube for extension of completion date for incomplete site improvements from January 30, 2018 to February 28, 2018. (Assessor's Map 49, Lot 91).

Attorney Nancy McCann appeared before the Board on behalf of her applicant, Thomas Berube. They were here to request an extension of the completion date to February 28, 2018 for the project. She informed the Board that the as-built plans have been completed. They are going to be reviewed by the project engineer in order to prepare the surveyor's certificate. She told the Board that they should be able to come to the next meeting for a full release of the performance guarantee. She has the document necessary to amend the Tripartite for the extension of the completion date.

Farmer asked what the remaining balance was under the Tripartite Agreement. It was confirmed that the amount was \$92,600.

**MOTION:** Henry read the Certificate of Action to extend the completion date for 142 Holten Street to February 28, 2018. Sears seconded the motion. The motion passed by unanimous vote.

## MINUTES

January 9, 2018

**MOTION:** Sears moved to approve the minutes of January 9, 2018. Farmer seconded the motion. The motion passed by unanimous vote.

Sears recused himself from the meeting.

**Woodland Road Subdivision (33 Princeton Street).** Request by New England Land Trust for a reduction of the performance guarantee for completed site improvements and the extension of completion date for incomplete site improvement to January 30, 2019. (Assessors Map 16, Lot 32 and 39).

Attorney Nancy McCann appeared before the Board on behalf of the developer, John Thomson. Thomson has submitted a request to reduce the performance bond and extend the completion date for this project. The bond is currently \$113,000. A memo has been received from the Town Engineer that the project is 98% complete with only five items left to finish. They recommend reducing the bond to \$8,500. McCann said that they are requesting to extend the completion date to January 30, 2019.

Prentiss asked if the uncompleted work was due to poor weather. McCann said that the completion date of January 30, 2019 is being requested in order to complete all the work and prepare the as-builts.

**MOTION:** Farmer read the Certificate of Action to reduce the performance guarantee for completed site improvements and extend the completion date for Woodland Road (33 Princeton Street) to January 30, 2019. Henry seconded the motion. The motion passed by unanimous vote.

## PUBLIC HEARINGS

**Putnam Hill Estates Definitive Subdivision (105 Dayton Street).** Request for Definitive Subdivision Plan Approval submitted by 115 Dayton St LLC for property at 105 Dayton Street, pursuant to the Rules and Regulations Governing the Subdivision of Land, Town of Danvers Planning Board. Said property is located in the R-III Zoning District. The applicant proposes to develop a six (6) lot single-family residential subdivision on the property located at 105 Dayton Street. The site consists of approximately 5.03 acres of land improved with a single-family dwelling which will be removed. (Assessor's Map 31, Lot 61) (*Definitive Subdivision action date: May 4, 2018*)

Prentiss read the legal notice.

Attorney Nancy McCann appeared before the Board on behalf of the applicant, 115 Dayton St LLC. With her this evening were John Thomson and Gordon Thomson, along with the project engineer, Scott Cameron from the Morin Cameron Group, Inc.

McCann said that the property is located at 105 Dayton Street which is in the Residential-III Zoning District. The property is under agreement and the applicant has been doing their due diligence to bring this application before you. They are proposing six fully-conforming house lots that meet all of the area frontage and lot shape factor requirements in the Residential-III District. They met with the Technical Review Committee (TRC) last October, and they have incorporated staff comments. The single-family home and outbuildings will be removed. They went before the Preservation Commission for the removal of the buildings. It was determined that they were not historically significant and could be demolished. They have received initial comments from Building, Fire and Engineering, and they will be working through those comments. McCann said that they were here to make an initial presentation of the plan to get input from the Board and audience. The application filed includes a narrative, waiver list, stormwater management report and the plans. This is a straight-forward subdivision.

Scott Cameron, from the Morin-Cameron Group, Inc., addressed the Board and described the plans. He said that the second sheet contains notes and waivers. The waivers will be discussed at the next meeting.

The existing conditions plan shows the surveyed property. The frontage will be on Putnam Lane. The grade slopes towards Dayton Street. The grade slopes are 5 to 10% on the property. A portion of the property is wooded. There is an existing home with outbuildings that are going to be razed. The access point to the subdivision is a 50-foot wide strip of land into the property from Putnam Lane off Dayton Street. They have conducted on-site soil testing. The property is made of a loam/sand type material that drains well. They evaluated the stormwater runoff, and he showed how water ran towards Dayton Street.

The lotting plan shows the geometrical calculations to the lots. The lots all comply with the dimensional requirements by meeting frontage, lot shape factor and setbacks. The easements are defined on this plan.

The site plan shows the grading and drainage. It shows how the site and road will be graded along with the design of the road and lots. There will be a five-foot sidewalk on one side of the street. The footprints for the homes shown on the plan are as large as they can be. They want to make sure a large house would fit within setback requirements. These building footprints are for a 3,500 square foot home with a driveway to define the stormwater management impact. Cameron said that down through one of the easements is an underground concrete tank. The majority of the development area will go through this system. The water will be picked up at the roadway and brought back down through another easement to connect into the Dayton Street drainage. They recognized a lot of surface water coming down Putnam Lane. The design of this system was to get the runoff off of Putnam Lane and back into the soil to be slowly released into Dayton Street. Cameron said that the Town Engineer has also reviewed this. The shoulder will be regraded. They will rebuild a catchbasin for traffic safety.

The road profile plan shows 1.8% slope, which is similar to a handicapped ramp in steepness. The stormwater profile is also on this plan along with more information on the roadway design. The roadway cross sections are included. There will be a 24-foot pavement width before you get to the curve.

Cameron said that 26 street trees are being proposed. There will be a curb berm all the way up on each side of the road. They are looking for a reduction of this berm from 24 inches to 12 inches.

Farmer asked what type of houses were going to be built. Cameron said that they were not sure since these were not going to be spec houses. They will be custom built houses on each lot. Cameron explained that they oversized the homes. Cameron explained that when the lot designs are done, they go to the Building Department and Engineering Department to get their feedback on a lot by lot basis.

Farmer asked about the landscaping and buffer zones with the abutters. Cameron said that each lot would be laid out how the buyer wants. There will be street trees around the layout. There will be a landscape island at the end of the cul-de-sac. Cameron said that all the trees will be cleared, and they will try to keep as many trees as possible near the walls and perimeters.

Henry said that he saw that the Engineering Department had a lot of comments. Cameron responded that this will be worked out over the coming weeks during a review process that will be shared with the Planning Board.

Prentiss said that he was jumping ahead regarding one of the waivers about a fire alarm. The information received from the Fire Department was that a fire alarm was not necessary. Nelson explained that the Fire Department standards have been updated more recently than our subdivision regulations.

Thomas Maniscalco, 21 Anna Drive. Maniscalco said that he was concerned with the clear-cutting. He would like to see a requirement that they plant trees to protect the houses at the top of the hill.

Gary and Lynne Robinson, 13 Danielle Drive. Robinson said that the local pump station is located near Taryn Drive and Putnam Lane. The water pressure in this area is not good. He asked if there was any plan to enhance the pumping station.

Prentiss responded that the Engineering Department has reviewed this. The applicant is required not to reduce any of the amenities to the area neighborhood. The applicant does not have to make improvements to the current situation, but they cannot make it any worse.

Robinson said that the water pressure is at a minimum now.

Prentiss said that they are going off the same pumping station.

Cameron said that they are aware of the water domestic flow. They have talked with the Town Engineer. If they have pressure issues, they would put pumps on the proposed individual homes. Cameron said that there is no concern regarding fire flow. These homes will not be the highest homes in the neighborhood. They do not anticipate any issues.

Robinson asked if the builders were going to be allowed to play with the footprints shown on the plan. Prentiss responded that the footprints are generic as a building envelope. The developer will have to adhere to setbacks since they are conforming lots. The setbacks will dictate the way the house is placed.

Robinson said that there are a lot of trees that provide a nice buffer. He would hate to see them pull out all the trees. He would like to see a lot of trees separating the properties.

Josh Lowman, 29 Putnam Lane. Lowman said that he was against this development. As an environmental scientist, he is concerned with the trend going on in Danvers. He recently moved to this community and purchased an older home. His biggest concern is the issue with runoff. He asked what the applicant meant by a retention system. What is the capacity? Where is the stormwater running to after this point. It is affecting the Ipswich River?

McCann said that they were working with Engineering about stormwater drainage issues. Cameron said that he can speak in more detail at the next meeting.

Prentiss informed Lowman that they are not done with the engineering. There are a lot of unanswered questions. He said that they have taken note of his questions. They will have another meeting on this project specific to drainage.

Lowman asked if this was a transfer between a private party and an LLC. He asked if the Town offered any incentives to the prior property owner for the purpose of conservation, or were they being taxed at the same rate as everyone else. Prentiss said that this Board does not address tax status. Prentiss said that he was not aware if the Town was offered to purchase this property.

Lowman said that there is a stormwater plan, but he does not know where the water is going to. Prentiss said that they do not have a finalized plan yet, and they will not approve anything until staff is comfortable with the data and stormwater plan designed.

Lowman asked how much of the wooded area was going to be removed.

Cameron said that he would present responses to all of these questions at the next continued public hearing.

Lowman said that 27,000 gallons of water comes from an inch of water over an acre of land. They need to know where this water is going. He said it was an incomplete plan.

McCann said that they do not want people to think that this is an incomplete plan. It is very complete. Engineering is reviewing the stormwater plan. They do not want to answer questions without talking with the Town Engineer first. They do not want to give answers until this is finalized. Our project engineer works with Town Engineer, and they will have responses at the next meeting.

Lowman asked if they can ask where the water is going? Prentiss said that the general idea is to move the water away from the land to an area where it will stay off other abutting property. The Town Engineer is an advocate for the Town. This Board takes urban sprawl seriously, but single-family homes on lots can happen in this Town.

Lowman said that they will see more impact to our harbors and fisheries. These are the things that he would like to talk about in the future when they have a complete plan. He would like to see more detail to the impact to the Ipswich watershed.

Hank Farrell, 7 Putnam Lane. Farrell said that this project is going to devastate four homes which are located at 6, 10, 7 and 5 Putnam Lane. There is no buffering to the neighboring homes. There could be water coming across the road to 5 Putnam Lane. He said that the applicant is looking for waivers on the radius. There is presently barely enough room to turn out of a driveway. The road is not wide enough to accommodate this. That piece of land contains 12 full-grown trees. This will increase traffic. The road is congested from the Saratoga Lane development. The abutters are supposed to be listed and properties and dimensions shown. He is an abutter, and his property is not shown on the plan. The Board confirmed that he was notified with a legal notice.

Farrell said that the plan does not show the dimensions and the location of the abutters homes. Prentiss said that this is not one of the requirements. Nelson confirmed that they do not need to know the locations of the homes of the abutters.

Farrell felt that there were a few things missing. He asked what species of trees were going to be planted. This was not noted on the plan. He said that 115 Dayton Street was absorbed into 105 Dayton Street as an ANR and then divided into two separate house lots. There is only 298 feet of frontage. He said that this was technically legal, but did not seem fair. He felt the road to the subdivision should not come onto Putnam Lane. It should be developed down through Dayton Street. At some point lanes end. The horse farm may want to be developed like Saratoga Lane. The only access to the horse farm is Putnam Lane.

Prentiss said that they were not looking at other properties. They have to address this particular site.

Farrell felt it was improper to separate the properties. He asked how they were going to develop the road without bothering the bordering properties.

Prentiss explained that the Town and the Town Engineer are going to be here to watch this development.

Farrell said that once they cut the trees down, the scar is there. The property values will plummet.

Steve Parent and Tracy Parent, 6 Putnam Lane. Steve Parent said that their house is 18.6 feet from the proposed road that runs along the side yard and back yard. His house, the abutting house and the house across the street is wet eight months out of the year. It is like walking through a swamp through the month of August. There are two catchbasins at the end of the proposed street. When it rains, it is like a river coming down Putnam Lane because it overflows the catchbasin. The trees keep the landscaping in place. By removing the trees and putting in a road, where is the water going to go?

Cameron said that he would discuss the drainage at the next meeting.

Tracy Parent said that she purchased here grandfather's home. The house is 16 feet away from the road. She has a small house. This is a family home and does not want to sell it. She has to dig a trench when it rains for the water to go down to the catchbasin.

Steve Parent said the natural slope goes down to Dayton Street. They could put the road in that direction.

Tracy Parent said the construction vehicles will impact her property.

Steve Parent said that there are trees and bushes on the property line. If they are going to be putting in a road, how is that going to impact the trees?

Prentiss said that they cannot impact the trees on property. If anything happens to the trees, they would have to replace them.

Mitchell Abbatessa, 4 Putnam Lane. Abbatessa said that he echoes the concerns of the Parents regarding the road. Abbatessa displayed the plan with the contour lines. He runs a sump pump from May to July. He said that the slope towards his property is going to increase. He will get flooded. The water flow is aimed at his property. He told the Board that they cannot let this happen. They are going to cut down the trees and replace them with saplings. There is plenty of room for a road down to Dayton Street. As the Parents said, they are aiming the water at his property.

Alice Curtis, 33 Putnam Lane. Curtis said that you have lots on Dayton Street. Why put a road on Putnam Lane when you can access onto Dayton Street? They had problems with the industrial park below them. They were told that there would be no water problems when Mscisz developed the property up and in back of the hill, but people had to get sump pumps. There are underground streams. They are very leery. People at the top of the hill had to get a sump pump. At the time when they had to connect to sewer, as the trench was being dug, she warned that there may be a problem hitting water since there is water running under the street. There is a

brook that runs from the south side of Dayton Street to the north side of Dayton Street that floods. She would like the entrance off Dayton Street.

John Pension, 123 Dayton Street. Pension said his concern is water runoff. There is a valley near his home. It rained today, and there is water on his property. In the spring, the land is swampy. A forest acts like a sponge. He asked if anything was planned along the buffer to his home. Is there some kind of approach, like a french drain, so the water does not just run down? His concern is that they not get flooded more than they do now.

Eric Baker, 10 Putnam Lane. Baker said that this road will be 10 feet from his garage. He felt that there is not enough of a turning radius for construction and fire equipment.

Prentiss said that the Fire Department makes sure the turning radius is adequate.

Baker said that when you take a left onto this road, the road will be cut in between his elevation and the other house elevations. Will there be some type of fence?

Prentiss said that the rules and regulations state that if a retaining wall is a certain height, there would be a fence.

Baker asked about the lights going into his house as the cars turned into the road.

Prentiss said there would be coverage from the trees lining the road.

Baker said that the owner of this property bought it in June and has probably not seen the property in the springtime. He asked if natural gas was going into this development and whether there would be any ability for the abutters to get natural gas. Prentiss said that he would have staff check.

Jim Romeos, 5 Putnam Lane. Romeos said that a detective is not necessary to see the water runoff. There is water pouring down the street with every storm. There was a stream running in June. He said that he will have headlights shining into the back of his house and the back of his yard. He bought this house for privacy. He bought this house because it is on a quiet road. Romeos told the Board that he has called the Town at least seven times to have a large tree in the street cut down. Now, the tree has been marked to be removed. He questioned the timing of this and felt the developer was going to get what he wanted.

Henry told the audience that the Board does not have the authority that they think they have. The Planning Board upholds the bylaws and subdivision regulations that they are empowered to administer. He does not know how they can accomplish what the audience is asking. Henry felt the buffering was an issue, and they need answers regarding stormwater. Henry told the audience that they do not have the authority to compromise only mitigate. The Board cannot be asked to do things that they cannot do.

Wayne Almon, 1 Putnam Lane. Almon said that the six-foot storm drain does not do the job. He has a 3-inch hump in the curbing to keep the water from flooding his yard and basement. He felt they should move the road. The developer needs to compromise with the people living in the neighborhood.

Josh Lowman, 29 Putnam Lane. Lowman asked if they did borings to test for groundwater. Cameron said that they did 28 borings. Lowman asked how far were the borings. Cameron responded that they were 8-10 feet in depth. Loman confirmed that they did not hit water.

Lowman said that as a professional, this is a very poor assessment. When he walks a site, he gathers site history. He asked what time of year the borings were done. It was confirmed that these were done in October/November.

Lowman felt the wettest part of the year was March, April and May.

Prentiss said that was going beyond their purview.

Lowman said this type of assessment brought to his community is an insult. Prentiss warned him that he was going out of order. Lowman said that they are not bringing the road onto Dayton Street because they can't. Lowman said that they do not want this on Putnam Lane.

Hank Farrell, 7 Putnam Lane. Farrell asked what determinations was this Board going to make from this meeting regarding the waivers. Prentiss explained that the waivers will be looked at individually. These will be discussed when they receive a full report from the Town Engineer.

Prentiss said that this meeting will be continued to a later day.

Farmer said that he was looking forward to the full report. There are a lot of questions, and the Board needs the full report.

Henry said that he would like the applicant to look at perimeter buffering. He would like to see some sort of commitment that the lots as graded will not change when they go to get building permits. He wants to be sure that the grading plan as shown will be the grading plan when this subdivision is built. He wants to know if the end of the stormwater system aimed at the Abbatessa property required additional mitigation. He is interested in the condition of Putnam Lane. Is the turning radius doable? He would like to hear more about that. He told the applicant that they are going to be pulling a lot of surface runoff off this property. He wants them to try to document it, and separate the groundwater from the runoff issues.

Prentiss said that he has concerns from what he has heard from the public regarding water mitigation. He has heard a lot about buffering. There are questions regarding the width of the new road at the entrance. These are his specific concerns.

McCann thanked everyone for coming to the meeting and providing their input. She has been taking notes. Some of the major themes being heard can be addressed at the next meeting. They

will work through the Engineering Department comments and will have a stormwater management system approved by the Town Engineer.

McCann said that they will have responses to the comments along with visuals. She asked for a continuance to February 27, 2018.

**MOTION:** Henry moved to continue the application for the Definitive Subdivision for 105 Dayton Street to February 27, 2018. Farmer seconded the motion. The motion passed by unanimous vote.

Sears returned to the meeting.

## **OTHER BUSINESS**

**Ardmore Drive, Lots 29, 30 & 31 (Hilltop Estates Subdivision).** Request by MPM Companies LLC for extension of completion date for incomplete site improvements from January 30, 2018 to March 30, 2018. (Assessor's Map 45, Lots 201, 202 and 203).

Michael McNiff, from MPM Companies, LLC, appeared before the Board. He told them that everything was complete. The as-built plans remain in the hands of the project engineer. He is asking to extend the completion date to the last meeting in April. He told the Board that if the plans are completed earlier, he will come before the Board. Prentiss polled the Board and everyone agreed to the extension.

**MOTION:** Sears read the Certificate of Action for the application to extend the completion date for Ardmore Drive to April 30, 2018. Farmer seconded the motion. The motion passed by unanimous vote.

Sears recused himself from the meeting.

**11 Nichols Street.** Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by CM2 Development, LLC for property located in the Residential-II Zone District. The applicant proposes to renovate the property and convert it from a four-family structure into a four-unit townhouse style building consisting of 2 three-bedroom units and 2 two-bedroom units. (Assessor's Map 25, Lot 83) (*Site Plan action date: February 20, 2018*)

John Colantoni appeared before the Board on behalf of CM2 Development, LLC. With him this evening were Michael McGrath; John Dugger, the project architect; and Thad Berry, the project engineer. Colantoni thanked the Planning Department for their help with this project.

Colantoni said that 11 Nichols Street has been a four-family dwelling since 1860. They got permission by a finding through the Zoning Board of Appeals (ZBA) to do a four-unit townhouse style project.

Colantoni said that they have addressed all the comments received from various departments. There were conditions that the Zoning Board of Appeals (ZBA) put on their approval. They wanted the removal of closets in the home. The biggest problem was the abutting Town property. The overhang of the roof was over the property. This needed to be addressed before they could obtain a building permit. They decided to move the wall of the building back off the easement.

Colantoni told the Board that they went back to the ZBA with the new plan, and it was approved. The plans submitted to the Planning Board shows this change as well.

Colantoni told the Board that they would rather not do the two parking spaces that are in the conservation buffer zone. They feel they have enough parking spaces. If the Planning Board wants the two spaces to remain they will keep them, but they would like to have it approved without those two spaces. He said that they were not looking for any waivers.

Colantoni said that they originally wanted to develop five units. When the wall is moved, they will lose about 100 square feet of living space in two units.

Henry agreed with him regarding the parking. Henry asked if the spaces could be put into reserve and not require construction. If there is a problem in three years, they could be put back onto the site.

Henry said that he did not realize that the Town owned the land behind the project.

Colantoni said that South Essex Sewer has an easement to the Town that goes to the foundation. They feel that this is going to remain. They have been told that the Rail Trail may expand in the future.

Berry showed how they were going to extend the sidewalk.

Henry said that he was okay with the project. He would like to hear from the abutters. He liked the plans and plantings. He thought it is a very attractive planting scheme.

Farmer liked Henry's idea regarding the parking being put into reserve. He did not understand the encroachment issue.

Colantoni said that when the title to the property was done, it was determined that the corner of the foundation was on Town property. They needed to deal with the overhang. The Building Inspector felt pulling back the wall was the best thing to do. He went to the Preservation Committee meeting tonight to let them know about the change.

Farmer asked if this had to go to Town Meeting. Nelson said that the encroachment is being removed. It may have required a Town Meeting vote.

Colantoni said that they would have tried for an easement, but it would have to go to a Town Meeting for a vote. It still would not solve the problem of the overhang of the roof. They felt pulling the wall back would fix it for good.

Henry asked what the finding was for.

Colantoni said it was considered non-conforming. They could build within the footprint and meet the setback.

Ray Arsenault, 14 Nichols Street. Arsenault said he lived across the street. He said that they want to make this property into four condominiums. They said that it has 12 rooms. He went to the ZBA meeting. He thinks it is a big development at the beginning of the street. He felt it was not useful in a single-family neighborhood. The applicant needs to live with what they bought. He felt that it should be a two-unit condominium. He felt that only six cars could fit in the proposed driveway.

James Wood, 7 Nichols Street. Wood said that the picture being shown of the project does not depict how the property looked. He agreed with what Arsenault said. He pointed out the high-tension wires. He felt it was immoral to put more people in danger with the high-tension wires.

Wood felt they should keep the same footprint. He thought the building looked like a motel. He has no privacy. The previous owners were elderly and disabled. There will be 10 cars going in and out of the site every day. He said that there have been over 21 major accidents at this intersection in the last 4-5 years. This project will add to more accidents.

Wood said that his vegetable garden is right up against the asphalt. He has a two-family home with an in-law apartment. This does not fit into the neighborhood. It will encourage people to develop and destroy the area. The impact to the neighborhood would be devastating. He asked where the snow would go.

Prentiss told him that snow cannot be put on his property.

Wood felt that he has lost the battle.

Prentiss asked Colantoni what buffer they had for the abutter.

Colantoni said that there is a five-foot fence on his property. They will put up a new fence down to where Woods' fence is. Their fence would be a six-foot fence.

Prentiss asked what type of fence. Colantoni said one that you could not see through.

Colantoni said that the trees will be on the abutter's property.

Prentiss asked where the snow removal area was. Colantoni showed that it could be pushed to the back of the site.

Colantoni said that they met with representatives of the Electric Department and walked the site. Their only request was that nothing would go under the wires. This was originally a four-family home. Since 1949 the Dempseys have owned it. They did not have the money to keep it up and it is in disrepair. There were two tenants; one was there for 32 years and the other for 20 years. You would still have parking issues if it was renovated to a four-family unit. The existing building has a lot of windows.

Colantoni said that he has a letter signed by many of the neighbors who approve this project. One neighbor said that the gateway of the neighborhood should be cleaned up. This is not a historical site.

Berry described the drainage. He said that the Fire Department asked them to rearrange the parking. The water is graded to go into the catchbasin, and then into an infiltration system. The water will not flow into the neighbor's yard.

Arsenault said that the original house only had one car. There have only been three to four people living there. Those rooms were originally used by people coming by train to visit people at Danvers State Hospital. He felt the water will run off into Wood's yard.

Prentiss told him that the applicant cannot make water issues worse. He told Arsenault that they can go to the Building Inspector and Town Engineer if that happens.

Arsenault felt that this would come up constantly.

Prentiss said that the Town Engineers will make sure that the water is kept away from other properties. The runoff must stay on their property and be treated through their own catch basins. He informed Arsenault that there have been multiple meetings regarding this project.

Henry felt there should be more attention to the fence and the trees between the properties.

Wood said that he would take down his fence. He would like the trees on his side of the property.

Henry asked what the material was for the six-foot fence. Colantoni said he was not sure if it was going to be vinyl or a cedar stockade type. The fence will be on their property.

Prentiss asked if there was extra vegetation being planned.

Henry asked if they could remove Wood's fence and try to make him happy in that area. Henry said that white vinyl reflects on the grass. There is a glare issue with a vinyl fence. He would prefer a cedar fence being installed.

Colantoni said that he would not have a problem putting the bushes on Wood's property. He said that he would not touch Wood's fence.

Prentiss said that they cannot have the applicant on the plan talk about plantings on another property. Prentiss told Wood that Colantoni was open to looking at what he would like for privacy. Staff offered to coordinate and help with this.

Henry asked if there was more snow storage.

Berry said that there is also an area at the front of the site for snow storage. He said that snow is going to go into the 100-foot buffer zone.

Nelson confirmed that the parking on the plan would be shown as reserve parking.

Prentiss said that it would be on the plan for reserved parking.

**MOTION:** Farmer moved to close the public hearing for the site plan for 11 Nichols Street. Henry seconded the motion. The motion passed by unanimous vote.

**MOTION:** Farmer read the Certificate of Action and moved to approve the site plan for 11 Nichols Street. Henry seconded the motion. The motion passed by unanimous vote.

## **BRIEFING**

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

Henry asked if the language for WUMP fees and the completion of construction could be added to the general conditions at the end of the Certificate of Action.

Nelson said she would look into this.

## **ADJOURNMENT**

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

The meeting adjourned at 9:45 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on February 27, 2018.