



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

NOTICE OF PUBLIC MEETING
Daniel J. Toomey Hearing Room
March 27, 2018
7:00 p.m.
MINUTES

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

OTHER BUSINESS

26 Burley Avenue. Request by George and Colleen Thayer for endorsement of Form A plan to convey Lot B from 26 Burley Avenue (Lot A) to 22 Burley Avenue (Lot 104). (Assessor's Map 35, Lot 54) (*Approval Not Required Action Date: March 30, 2018*)

George Thayer, the owner of 26 Burley Avenue, appeared before the Board along with his neighbor, Elizabeth Faria. He told the Board that they were looking to adjust the lot line between the two properties.

MOTION: Farmer read the Certificate of Action and moved to approve the application for the Approval Not Required for 26 Burley Avenue. Zilinsky seconded the motion. The motion passed by a unanimous vote.

Sears recused himself from the meeting.

CONTINUED PUBLIC HEARING

Isle of Skye Estates Definitive Subdivision f/k/a 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*)

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 this was a straight-forward six-lot subdivision. All six of the lots would be fully conforming to the regulations for buildable lots for the Town of Danvers. They are requesting minimal waivers. At the presentation in January, they were working through the comments from the Town Engineer. They said they would present the stormwater management plan in detail and review any revisions to the plan in response to department comments.

McCann said that there have been two rounds of comments from the Town Engineer. All second round comments have been addressed. The flow test is outstanding. The flow test was conducted earlier today, and Cameron will be able to discuss that.

Scott Cameron from the Morin Cameron Group, Inc., 66 Elm Street, addressed the Board. He said that he will try to answer all questions that were raised at the last meeting. He thanked the Board for their patience regarding the drainage. They have received the comment letter from Engineering, and the only outstanding item is the water flow test.

Cameron said that they have put a lot of time into the drainage design. He would like to walk them through the process of what they do. It is a thorough process. He showed the plan of the site. He showed the watershed map. The first step of the analysis of the stormwater is to look at what is happening now. They looked at where the water goes on or through the site today. Cameron described the different colors of the watershed map. All the water goes to a closed drainage system in Dayton Street. Water leaves evidence in the soil. They are looking for the seasonal water table.

He said that they do an analysis for the proposed site condition. They are looking at proposed grading and contours. When you take a property that is presently half meadow and half wooded, you need to account for that in the design.

Cameron said that the red area on the watershed map no longer leaves the property. The green area on the watershed map is now a lot smaller since they are now managing the water on site. The water is being managed through underground retention systems. The water will go down and connect into a system on Dayton Street. They are designing for 10 standards. The Engineering Department had them extend the underground system so that the water gets back into the water table. There are detailed areas where all the subdrains are going to go. There will be drains along the walls. The subdrains are going to manage the groundwater on the site. There is a benefit of capturing the groundwater. These subdrains will pick up the water level before it gets to these properties. The surface runoff will be gone. The groundwater would be collected before it gets to these properties. They expect improvement to groundwater issues.

Cameron said that they looked at areas where they could add more buffers. They added an area in the corner. They added a no-cut buffer along the perimeter which will protect the mature trees. Another matter was raised regarding the water coming down towards Dayton Street. They added a swale that will follow the access easement. You will be able to drive down this, but it will pick up the water.

Cameron described the off-site improvements. They found issues that could be fixed. One of the issues was that there was a lot of water that comes down Putnam Lane. There are two catch basins that are not catching water. They added this into the design plan to replace them and reset them in the gutter lane with a catch basin pitched towards the slope. The idea is to get the water off the road into the closed drainage system. They will be taking a lot of water off of Putnam Lane. This should help the water running off the street into the yards.

Zilinsky said that she watched the tape of the last meeting. She has heard everyone's comments. She read the Engineering Memorandum, and the Town Engineer has signed off. She has been to the site. She realizes why they did not design the road to go out onto Dayton Street due to the drainage.

Cameron said that they have looked at this possibility. The reason for putting the road where it is located is to catch the water.

Zilinsky said that she realized the explanation regarding the borings. It is hard when you see a meadow or wooded area being developed behind you. They need to be sure that they do not impact any other properties. She felt the drainage questions were addressed. The owners handed out questions, and she hopes at the next meeting these will be addressed.

Farmer said that he is happy to see the change in the catch basins. He did go out to the site. For now, he would like to defer questions.

Prentiss confirmed that the swale in the easement was a drivable swale. Prentiss asked the depth, and Cameron responded it was 1 foot in depth and 20 feet wide. There is a 3 to 1 slope coming down that would be loamed and seeded. The Town requires a stone subbase.

Prentiss felt it was a good presentation on the drainage. He liked the added improvement onto Putnam Lane. He realizes that there is a water flow issue that they are trying to straighten out. That will be discussed on another day after the Engineer has had a chance to review it.

Prentiss told the audience that the questions that were received will be answered at the next meeting. The applicant and Board will review them.

Alice Curtis, 33 Putnam Lane. Curtis asked what a drivable swale was.

Cameron said that the path for the closed drainage goes along the sideline to Dayton Street. A catch basin on Dayton Street is being replaced along with the corner. The shoulder on Dayton

Street will be graded down. They will replace the catch basin. The swale is a shallow culvert that runs along the property line that goes down to the catch basin.

Curtis asked if people could drive this.

Cameron said that they can drive to maintain the manholes to make sure they are functioning properly.

Prentiss confirmed that this would not be for public use.

Curtis asked who would maintain the swales behind the first two houses on Putnam Lane.

Prentiss said that the Town would. That is the reason for the easement.

Curtis said that there are systems on Cordoba, Dayton and Saratoga, and it appears that the Town has not been maintaining these systems. Who is going to make sure that the Town maintains the swale?

Prentiss said that long term the Town will manage it. The eyes and ears to the Town is the public. If the Town is not aware of a problem, the public needs to let them know.

Curtis confirmed that it is the responsibility of citizens to inform the Town that they are not fulfilling their responsibility.

Mitch Abbatessa, 4 Putnam Lane. Abbatessa said he grew up in Danvers, moved to Peabody and then moved back to Danvers and has lived here since 2003. His children have gone through the public schools. He has volunteered to coach sports. He loves Danvers and wants to stay here. He has lengthy questions. He would like them recorded and answered.

Abbatessa questioned why they did not use the NOAA Atlas 14 and NRCC data for Massachusetts. Why did they not use the best data?

Abbatessa submitted the following questions to the Board and would like to go through them.

Responses from Cameron are marked **in red**.

1. Has the planning board done a site visit of Putnam Lane and the proposed development area? If not why?
2. Will a fire truck be able to make a turn onto the proposed Isle of Sky access road, Scotland Road? The ladder truck, Tower 1 will never be able to arrive on scene. With proposed dual natural gas tanks outside the house for heating and cooking one would think that all emergency resources have total access to a development. **While Putnam Lane is narrow, the proposed road has a 25-foot turning radius. There is plenty of room to get into the subdivision. This was approved by the Fire Department.**

Planning Board Minutes

March 27, 2018

3. Can the speed limit be limited to 15 MPH for all construction vehicles? The speed limit was previously posted as this for the Saratoga Lane construction project in 2012.
4. If the soil is so poor of quality for building, who will be supervising the importation of better quality soil and fill? Does the construction plan call for off site fill? Who is inspecting the quality of the fill? **There is ordinary fill used to raise the land. They try to balance the site as best as they can. There are imports for structure and sand that will be underneath the drainage system. The Engineering Department is out at the site inspecting the drainage system. In addition, his office is out there all the time. They are controlling the layout of the project. No creeping of the property lines. They are doing environmental monitoring. If there is over a ½ inch of rain, they are out on the site.**
5. Why is there a 10' no cut buffer zone or more around parts of the proposed development, but not all of the property? **They inspected the site. There is mature forest at the top part of the property. Lower part is scrub.**
6. There is a 20 foot setback from property lines for construction of new structures, does this apply for roadways and sidewalks?
7. Why were there no test pits dug near the Putnam lane properties 4 and 6? If storm water is at question then why not consider groundwater elevations during all seasons over the course of at least 2 years? Groundwater was evaluated during the fall, the driest season of the year. This data set with regard to groundwater is not representative of both temporal and spatial variability. Can the test pits be re-excavated now that we are entering the wet season to give a more accurate portrayal of the groundwater? **They have done extensive soil testing of test pits. He would be happy to do that during construction. They saw enough of the soils. If they were seeing an area of soil in one area and ledge in another, there would be a concern. They saw the same type of soil throughout the property.**
8. How are you planning to do all the work to the entry road without encroaching upon the existing properties of Putnam Lane?
9. General Note #2 who will be inspecting the property after every rainfall during vegetation establishment period?
10. Storm drain note #5 who will determine what is unsuitable materials(who inspects this)? **They do not build on peat or stumps. They go down to native soil, and fill would then be brought in.**
11. General Utility note # 7 how will this be monitored and controlled?(I assume town engineering will be responsible for this). **He showed this on the plan. The Town Engineer developed this. He read the note on the plan.**
12. Erosion and sedimentation control #5 How will sedimentation controls be monitored? Who will be monitoring sedimentation controls? How will groundwater and surface water be stopped from flooding the abutters during construction? As soon as the ground is opened how do they stop flooding? Construction is supposed to take place during the “growing season” when the engineers information shows that the groundwater is higher. **This is done “in-house” and a**

report is given to the Town. They have had one small item in a year and a half of construction. There is little chance of a problem happening since they are out there all the time.

13. E & SC # 8. Who determines when the adequate vegetation is in place? This would be a combination of the engineering staff and their firm. Stabilize the soil as soon as possible.

14. Construction Sequence # 5&6. When excavating and removing material use Dayton Street entrance in lieu of Putnam Lane, trees are not mentioned at all. Will the contractor try to maintain as many trees as possible? Will the contractor replace trees that are removed with comparable trees, not saplings to replace mature trees. This is associated with the entrance to the site. He wants to talk to Mr. Thomson about that. It talks about preserving trees. These have been shown on the plan. They will be hugging the lot lines. They have shown a large footprint for stormwater management. They have been conservative with their numbers.

15. Are decisions for planning made purely based on town bylaws and/or state laws or does practically, real world feasibility, and science also drive town decisions? They are following the regulations. He is not seeing a lot of difference between the two where he is required to follow different regulations in different towns. They are designing for 100-year storm events. It has not happened yet. There have seen storms of 3 ½ inches, followed by 3 ½ inches. The Mother's Day storm was over three days. It was spread out over time. Systems are designed to handle this.

- a. If science and feasibility are part of town planning decisions is the best available science and hence feasibility to use best available science used to make decisions?
- b. The state uses a rainfall data set (TP-40) from 1961 more current data is available including the Northeast Regional Climate Center (NRCC) cornell data set, NOAA Atlas 14 but advises it's review is underway.
- c. When running the data model represented in the comparison on page 7 of the 12/20/17 report was the newest NOAA Atlas 14 and the NRCC data for Massachusetts used when running HydroCad/WinTR20 reporting?
- d. Are the new data sets being used? If not.... When using TP-40 data the numbers in the 1961 data set are out of date and using this data on a property like 105 Dayton Street (Hydric Soil Group C, poorly draining compacted soil) could have serious implications of overland and groundwater flow in 10-20 years or even next years intense 30-100 year storm. The data provided via hydrocad are just barely a negative stormwater value on site and any neglected maintenance of stormwater structures , minor design flaws during construction, added impervious surface (including roofs, driveways, roadways, and sidewalks), removal of existing vegetation could have serious impacts to down gradient properties.
- e. Source: <http://www.mass.gov/eea/docs/eea/wrc/adaptation-project-apr12-2012.pdf>
- f. Source: <http://www.mass.gov/eea/docs/eea/wrc/2013-10-10-updating-precipitation-intensity-data-for-new-england.pdf>

- g. Source: <http://precip.eas.cornell.edu/>
- h. Source: <http://www.mass.gov/eea/docs/dep/water/resources/a-thru-m/mappreciprates.pdf>

16. Will there be any blasting during the project? What is the extended period of time after the project is completed that the contractor will be held responsible for any damages to abutters homes? **No ledge or bedrock has been found. They are not anticipating it. If it does, it is stringently regulated. There are state statutes. There are inspections. Timings and warning signals are done. Seismic monitors are put in place. The Fire Department monitors this. They are not expecting this.**

Zilinsky asked if they do an inspection prior to the blasting.

Cameron said that they do a pre-inspection.

McCann said that the blasting companies do pre-blasting surveys and videos.

17. I ask that the developer have strict adherence to the street sweeping schedule as detailed in page 93 of the technical report. The sweeping will keep the drain system working more efficiently. **They are a proponent of this.**

18. Page 93 of the Technical report, will the taxpayers have to pay for and provide the maintenance for the deep sump hooded catch basin and infiltration galley recharge system cleaning that is to be done quarterly? Again, if this system is maintained properly the system will work more efficiently. It will also guard against disease bearing bacteria and insects.

19. Who is responsible for making sure the drainage swale actually functions properly? Is there no way to test it? Who is responsible for the upkeep and maintenance of the swale and storm water infiltration structures (mowing, yearly inspections and clean outs, etc.)?

Homeowners/town? **The contours are heading in that direction now. The watershed plans do not show it. They are going to pick up the water and go into the water system. They will provide more information on this. All inspections after complete would be the Town's responsibility.**

1. There are six times a day that school buses are either stopped at Dayton and Putnam intersection, or traveling on Putnam Lane. Dayton and Putnam intersection has the following bus schedule: 6:30 high school bus, 6:35 middle school bus, 7:30 Highlands Elementary School bus travels up and down Putnam lane. 2:10 Danvers High School bus returns to Dayton and Putnam intersection, 2:15 Holten Richmond Middle School bus returns to Dayton and Putnam, 2:35-2:45 Highlands Elementary School bus returns and travels up and down Putnam Lane. With Putnam Lane being so narrow, it is not safe to have any construction vehicles on either Dayton street or Putnam Lane during those times. Construction vehicles should seek an alternate entrance to the project site for these reasons.

2. During the construction phase if the abutters have an issue with the project the town engineers shall address the concerns within 24 hours to a week depending on the nature of the problem.
3. Construction Sequence # 1. Please have the abutters notified of any changes that were not included in the original public forum.
4. General Utility Note # 4. Why use the Putnam Lane Hydrant water when there is no benefit for the residents of Putnam Lane, only a loss in pressure and brown water from the hydrant use. Have the developer hire a water truck for the whole development time and use that to keep dust to a minimum. Saratoga lane construction we had brown rusty water that ruined clothes and pressure was lower due to hydrant usage. The contractor is paying the town, however, not the residents for the inconvenience of using the hydrants. Dust control page 88 of the Technical report states that the contractor shall use an on-site water vehicle as necessary for dust control.
5. Street sweeper every day to remove dust and debris from the road.
6. Change the contours of the land so the water is no longer being diverted to my property, it should be diverted onto the developer's property.
7. Make the depth of the swale one foot deeper
8. Line the swale with an impervious membrane to prevent groundwater from seeping under the swale and percolating onto abutters properties, all the way to the Dayton Street drain system
9. Put an under drain under the 12" concrete pipe that is under the swale that will take the water down to Dayton Street instead of allowing it to percolate onto abutters property using the current model of the swale.
10. Put area drains near the water recharge system that drop right into the recharge system #1 instead of allowing it to flow to the swale.
11. Berm the swale so its higher on the abutters property side than the newly developed side. Meaning the side of the swale near Putnam lane is higher to prevent water from flowing over.
12. Will the developer be willing to pay for groundwater monitoring wells on the abutters properties? This measure would provide assurance that the town bylaw conditions are being met with regard to protection to abutters (including all down gradient properties) and damages that may occur to their property due to changes too the groundwater table (due to modified stormwater flow).

Abbatessa said he is asking them to look at the plan and the conditions. He wants them to think about the grading and contours of the land. He would like them to look at how it appeared that the water is aimed to run towards his property. He understands that they do not want to stop the natural flow, but the steepness is being increased. He felt that the water would percolate into his basement. These are his questions and concerns that he wants the Town of Danvers to look at.

Prentiss said that he would like to have the Board discuss this also. These will be addressed at the next meeting.

Steve Parent, 6 Putnam Lane. Parent said he is a direct abutter of the road which is 18 feet from his property. He wanted to know what would prevent the water from going onto his property when the property was under construction. During the last rain storm, within an hour they had water going over the berm. His wife contacted the surveyor to come out and look at this. The way the property is graded, it will still not stop the water from coming down the road and into his yard. He felt the water was still going to be a problem. This is a major concern to them as an abutter. The vegetation that goes around the property is holding water in certain spots and has given them privacy. The developer wants to put in a sidewalk and a chain link fence. Once they start construction, their privacy will be gone. Parent would like the chain link fence replaced with a vinyl fence. He has the same concerns regarding the construction maintenance that will be done on a daily basis. They live 18 feet from this project. He would prefer granite berm instead of cape cod berm since the plows constantly tear up the cape cod berms. Once those start breaking down, more water will get in and he felt the road would not hold. He wanted to know how he would be sure that no one would be on his property. Parent felt that they should be putting a radius at the bottom of the road when entering Putnam Lane.

Prentiss said that they have not discussed any waivers.

Parent told the Board that he was going to pass out pictures from a rain storm that happened on March 2nd.

Prentiss told Parent that the developer cannot make the situation any worse. They are going to address the catch basins to improve them. They are hoping that they will improve the water issues in the neighborhood.

Parent told the Board that he has an engineer that is going to give him his professional assessment. He understands being told that this development is not going to improve their property, but no one knows if this development is going to make it worse. Parent said that they heard this with Anna Farm. The water issues have not improved. It does not take much water for our yard to flood from the runoff from the slope.

Hank Farrell, 7 Putnam Lane. Farrell asked what the flow test entailed, other than the public works department opening a fire hydrant.

Prentiss was not sure. The Town Engineer still has to address this.

Farrell asked what was done as part of that test today. He asked who conducted it.

Cameron said that he was there today. They were monitoring the flow from the hydrant up the hill. The engineer will have the results shortly which will need to be reviewed.

Farrell said that he now has brown water in his house because of this test today. As far as the rounding of the road from Putnam onto the proposed road, are they being granted on city property in front of their property lines?

Nelson said that the radius rounding is on the pavement area itself. The 50-foot right-of-way will remain a direct connection with Putnam Lane.

Prentiss said that they are not allowed to take any land from the abutters. They are connecting it with the road.

Farrell felt the area where the road was to the city land was extensive.

Cameron said that the rounding is even with the property line. This is the Town standard, and this is what the regulations require them to do. It is on the Town right-of-way.

Farrell said that this property was laid out before zoning. Do we have to grant them grandfather status?

Prentiss said that there is no grandfathering.

Farrell felt the waiver should not be granted for the reduced rounding. He made reference to the traffic study that was done. Everyone has multiple cars.

Gary and Lynne Robinson, 13 Danielle Drive. G. Robinson thanked the developer for adding a tree buffer. His issue is the water pressure. He asked if this water pressure test was testing the pump station.

Prentiss said that the engineer has not seen the flow testing.

G. Robinson said that he has spoken with Steve King and was told that the developer owed them an answer on this issue. G. Robinson said that they had adequate water pressure, and then the pressure decreased when Saratoga Lane was developed.

Mitch Abbatessa, 4 Putnam Lane. Abbatessa asked who would be liable if flooding happened during construction? What would happen then? When the ground is opened, water is going to flow downhill. He is directly in the path. He would like this question to go on record. He asked who would be liable, the Town, developer or contractor?

Prentiss responded it would be the contractor.

Abbatessa said that there are groundwater wells that could be put on abutter's property to monitor the water. This could protect the Town, developer and abutters.

Bill Bradstreet, 18 Essex Street. Bradstreet asked how this would affect the Town's affordable housing limit regarding what the state mandates.

Prentiss said that this project is single family units. The affordable housing requirement is for multi-family development. The numbers overall will not come out until after the next census.

Bradstreet said that the state tells us that we have to meet certain standards. He questioned whether these houses being added to the inventory would put the Town over the 10% threshold.

Alice Curtis, 33 Putnam Lane. Curtis asked for notification the next time anything was done with the hydrants. She did laundry today and the clothes were stained due to the hydrant flow.

Farmer said that the last major subdivision was Whipple Hill. He asked what the runoff was from that subdivision to try to help him understand.

Cameron said that this project is less complex since it is a smaller site. It is a very similar design.

Prentiss said that there are a lot of questions and comments to discuss with the applicant. The speed limit request is not too much to ask during construction. He felt it seemed reasonable for the site itself.

McCann said that she will talk to Nelson since she was involved in Saratoga Lane.

McCann said they will hammer out the result of the flow test done today. They will address comments that were not addressed tonight.

MOTION: Zilinsky moved to continue the application for the Definitive Subdivision Plan for Isle of Skye Estates to the next Planning Board meeting scheduled for April 10, 2018. Farmer seconded the motion. The motion passed by unanimous vote.

MINUTES

February 27, 2018

MOTION: Farmer moved to approve the minutes of February 27, 2018. Zilinsky seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

Prentiss said that they needed to re-execute a Release of Planning Board Covenant for Whipple Hill due to a typographical error on the one signed in October.

Endorsement of 2017 Open Space Recreation Plan.

Nelson told the Board that Staff Planner, Georgia Wilson, extended an invitation to several of the boards and committees to come to a Selectmen's meeting for an overview and to gain input regarding this Open Space Plan. Most recently this has gone to the Conservation Commission, Board of Selectmen, Recreation Committee and now it needs to come to the Planning Board since their endorsement is required.

Nelson said that Zilinsky can provide any updates the Board might want. She told the Board that they have the PowerPoint that was given to the Selectmen two months ago. It outlines updating the Open Space Plan and looking at maintenance and improvement opportunities. It utilizes using the open space interns to help on those maintenance and improvements needs as goals and objectives by prioritizing areas in need of maintenance and improvement.

Zilinsky told the Board that this is needed. This has to be done every seven years in order for the Town to be able to apply for grants for open space. She said that they had an open space recreation study and town-wide community assessment done. They took the comments they received and put together the goals and objectives. They are looking to expand Sandy Beach.

Prentiss asked about some of the areas that are similar to easements, like the Choate Farm walkway and access to the pear tree behind the Mass General building on Endicott Street.

Nelson said that they know that the pear tree is protected.

Zilinsky said that they tried to get Mass General to contribute funds for the design of a walkway to the pear tree. Zilinsky said that they did get an easement. They are looking at the best way to protect the Rebecca Nurse House which is privately owned.

Prentiss said he knows that there is the concern of liability issues with regard to the granting of these easements for access.

Zilinsky said that there had been some discussion regarding the steam bridge across Crane River, but the question came up as to who is liable.

Zilinsky stressed that the endorsement of the Open Space Plan will enable to have the Town apply for grants.

Nelson said that the open space intern program has always been supported by the Town. It is a 12-week program for college kids.

Zilinsky said that these interns did a great job in putting together data.

Nelson said that these interns were key in developing a mobile app where you could pull up where you were.

Zilinsky said that they are looking at signs that are consistent. Zilinsky said that the signs were just approved for Open Space. The Planning Department is also doing signs for wayfinding.

She said that there are places in Town that she herself did not realize were considered open space.

Nelson said that they have small public driveways to get down to the waterfront area. The natural resource protection and historic protection runs the gamut in the document and it is now a seven-year process.

Farmer asked if there was a document that the public could see. Nelson said that it is on the Town website.

Zilinsky said that there is a draft copy that was emailed with the Planning Board packets.

Nelson said that the MAPC was required to review as part of the process of sending it into the state, and they had no edits. There is a letter here that the Board can endorse.

MOTION: Zilinsky moved to endorse the Open Space Recreation Plan of 2017. Farmer seconded the motion. The motion passed by unanimous vote.

BRIEFING

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

Nelson told the Board that Georgia Wilson is leaving to become the Senior Planner in another community. In addition to being the conservation agent, she has contributed greatly to the Town with other projects.

Prentiss told Nelson that he speaks for the Board and would like to extend his best wishes to Wilson.

Nelson told the Board that the Attorney General's office approved all the zoning changes.

Prentiss said that the Town Manager sent out an email to the Board of Selectmen and Planning Board members informing them of this.

Nelson said that she will be working with the Department of Housing and Community Development on the requirements that they need to move forward and receive the incentive payment.

Farmer asked Nelson to comment about the article in the Salem News about the person who wanted to build in the downtown area. He asked how that process worked.

Nelson said that the property located at 50 Maple Street had received approval by a variance to have residential units above the commercial space. The owner of this property also owns the property located at 40 Maple Street and wants to add 10 additional units. The Zoning Board of Appeals (ZBA) asked if Planning would look at the parking being proposed. Zilinsky was in the

Planning Board Minutes

March 27, 2018

meeting to look at this issue. The parking seems to work on the number of one-bedroom units. In general terms it met the requirements of the Maple Street Overlay District as well as the parking requirements.

Zilinsky said that they did not talk about the units or design. The only thing that the ZBA was looking for was a guarantee that the Planning Board would go along with the proposed parking. They had already set a precedent before by allowing the development of 50 Maple Street. It meets the Maple Street Overlay Parking requirements. This still had to go through the site plan process, and the Planning Board would have to look at this.

Nelson said that this is similar to the project at 20 Locust Street.

Nelson told the Board that they have signed-off on the contract to look at the C1 and C1A zone.

Farmer asked if it was too early for a project in the Maple Street district.

Nelson said that the major landowners in this area are the Lees. She will let the Board know if anything comes in.

Zilinsky asked if there was any new development on 20 Locust Street.

Nelson said no.

OTHER BUSINESS

Hilltop Estates (Lots 1-6 and Lots 16-28). Request by Folly Hill Danvers, LLC for a reduction of the performance guarantee for completed site improvements for a portion of the Definitive Subdivision known as Hilltop Estates Subdivision.

Zilinsky does not have a problem that the applicant for this item is not here. The Town Engineer has looked at the site and has set forth the new amount.

Farmer asked if this Stand-by Letter of Credit expired, would the Town lose its security.

MOTION: Zilinsky read the Certificate of Action and moved to approve the application for the reduction of performance guarantee for Hilltop Estates (Lots 1-6 and Lots 16-28). Farmer seconded the motion. The motion passed by a unanimous vote.

ADJOURNMENT

MOTION: Farmer moved to adjourn. Zilinsky 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 April 10, 2018.