



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
April 10, 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, Margaret Zilinsky and John Farmer were present. Planning and Human Services Director Karen Nelson was also present.

OTHER BUSINESS

Hilltop Estates (Lots 7-15). Request by Lindallwood Realty III, LLC for release of covenants and establishment of performance guarantee for incomplete site improvements.

Albert Ellis appeared before the Board on behalf of Lindallwood Realty III, LLC. He said the Tripartite Agreement is between Lindallwood Realty III, LLC, the Town of Danvers and East Boston Savings Bank. The Tripartite Agreement will secure \$266,000 which is the estimate prepared by the Town Engineer to complete the work for these lots. The managers of the LLC have executed the Tripartite, and their signatures have been notarized. In exchange for the Tripartite, they are seeking a release of the covenant for the nine (9) lots.

Prentiss asked if there were any questions from the Board. All members said they were fine with the Tripartite Agreement.

MOTION: Henry read the Certificate of Action and moved to approve the application for the Establishment of Performance Guarantee for Incomplete Site Improvements for Hilltop Estates. Farmer seconded the motion. The motion passed by a unanimous vote.

497 Locust Street. Request by Michael O’Hara for endorsement of Form A plan to create a new buildable lot with frontage on the public street known as Locust Street. (Assessor’s Map 2, Lot 7). (*Approval Not Required Action Date: April 18, 2018*)

Michael O’Hara appeared before the Board regarding an application for the endorsement of an Approval Not Required Plan. O’Hara said that the plan shows that they are dividing a lot into two lots. He said that the Board received comments from the Engineering Department approving the plan.

Farmer said that the Building Inspector wanted clarification regarding the driveway.

O’Hara said that he spoke with the Building Inspector, Richard Maloney, and told him that each lot would have its own driveway. Maloney indicated that he did not want the present driveway to be shared.

The Board indicated they had no issues with this application.

MOTION: Henry read the Certificate of Action and moved to approve the application for the Approval Not Required Plan for 497 Locust Street. Zilinsky seconded the motion. The motion passed by a unanimous vote.

114 Sylvan Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by 114 Sylvan Street Realty Trust for property located in the Commercial-III/Residential-I Zone District. The applicant is requesting to add eight (8) (4’ x 4’) concrete pads for the air conditioning units of the building. (Assessor’s Map 57, Lot 3) (*SPA action date: May 8, 2018*)

Chris Mscisz appeared before the Board on behalf of the applicant, 114 Sylvan Street Realty Trust. He said that they had received a suggestion from the HVAC company to put the air-conditioning units on a concrete pad instead of being hung on the side of the building due to the vibration.

Mscisz said that they had comments from Captain Brooks of the Fire Department to add a walkway leading to the exterior basement entrance on the left side of the building, which they have done.

MOTION: Henry moved to find that the requested modification represents a Minor Modification to an Approved Site Plan. Sears seconded the motion. The motion passed by unanimous vote.

MOTION: Sears read the Certificate of Action and moved to approve the Minor Modification to the Approved Site Plan for 114 Sylvan Street. Zilinsky seconded the motion. The motion passed by unanimous vote

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*) **(To be continued without discussion at the applicant's request to April 24, 2018.)**

MOTION: Henry moved to continue the application for the Definitive Subdivision Plan for Isle of Skye Estates to the next Planning Board meeting scheduled for April 24, 2018. Farmer seconded the motion. The motion passed by unanimous vote.

MINUTES

March 27, 2018

MOTION: Zilinsky moved to approve the minutes of March 27, 2018. Farmer seconded the motion. The motion passed by a vote of 3-0. Henry and Sears abstained.

BRIEFING

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

Nelson had mentioned at the last meeting that Georgia Wilson is moving on to another position in Hopkinton. Wilson was instrumental in assisting them in moving along the Maple Street zoning. Nelson told the Board that they were going to be having coffee and bagels on Thursday morning between 9 and 10:30 a.m. She invited the Board to stop by if they had a chance to say good-bye to Wilson.

Nelson said that the Town Manager had gone through the first round of interviews for the Land Use and Community Service position. They should be hearing more in the upcoming days.

Nelson asked the Board to look at their calendars for a kick-off meeting for the Commercial-1 and Commercial 1-A area. She told them that a report would be forwarded to them for their review regarding to the High Street area.

ADJOURNMENT

MOTION: Zilinsky moved to adjourn. Sears seconded the motion. The motion passed by unanimous vote.

The meeting adjourned at 7:30 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on April 24, 2018.