



# Town of Danvers Planning Board

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

[www.danversma.gov](http://www.danversma.gov)

## Planning Board Members:

William Prentiss, Chair  
John Farmer  
James Sears  
Margaret Zilinsky  
Charles Smith  
Nathaniel Sears, Associate

## NOTICE OF PUBLIC MEETING Daniel J. Toomey Room Hearing Room March 12, 2019 7:00 p.m. AGENDA

POSTED

MAR 07 2019

TOWN CLERK DANVERS

### OTHER BUSINESS

1. **Hilltop Estates Subdivision (Lots 1-6 and 16-28).** Request by Lindallwood Realty II, LLC for extension of completion date for incomplete site improvements from March 12, 2019 to March 12, 2020. (Assessor's Map 5, Lots 181-185, 189-196, 197-200).

### CONTINUED PUBLIC HEARINGS

2. **25 Popes Lane.** Request submitted by Michael Selig for property located in the Highway Corridor District for a Special Permit for a contractor's yard under Table 1 and Sections 6 and 30 of the Zoning Bylaw, and Site Plan approval under Section 4 for review of improvements to the site including a retaining wall, fenced area, new sanitary sewer service, second driveway entrance, landscaped areas and a stormwater drainage system. (Assessor's Map 40, Lots 17A) *(Site Plan/Special Permit action date: March 14, 2019)* [Applicant requests the matter to be continued without discussion to **March 26, 2019 with an extension of the action date to March 29, 2019.**]
3. **Beaver Brook Woods.** Request for a Cluster Development by Special Permit in accordance with Section 33 of the Danvers Zoning Bylaw submitted by Beaver Brook Woods, LLC for the properties located at 303 Maple Street (Assessors Map 033, Lot 023 303), 305 Maple Street (Assessors Map 033, Lot 023 305), 307 Maple Street (Assessors Map 033, Lot 023 307), 309 Maple Street Assessors Map 033, Lot 023 309), 305R Maple Street (Assessors Map 033, Lot 024), 313 Maple Street (Assessors Map 033, Lot 021) 315 Maple Street (Assessors Map 033, Lot 020), 317 Maple Street (Assessors Map 033, Lot 019), 325 Maple Street (Assessors Map 033, Lot 017), 325 Maple Street (Assessors Map 033, Lot 017), 327 Maple Street (Assessors Map 033, Lot 016), 333 Maple Street – Lot #1 (Assessors Map 025, Lot 087) and 333 Maple Street – Lot #2 (Assessors Map 025, Lot 087), containing approximately 6.34 acres of land. Said property is located in the R-II Zoning District. The applicant proposes to construct an 8-lot Cluster Development. *(Special Permit action date: 30 days after the close of the public hearing)*



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## **PUBLIC HEARING**

4. **197 Newbury Street.** Request submitted by Nelson Mendoza for property located in the Highway Corridor District for a Special Permit for a pet day care and training facility under Table 1 and Sections 4 and 30 of the Zoning Bylaw, and a Major Modification to Site Plan approval under Section 4 for construction of a small shed-style building and enclosed fenced area associated with the pet day care use. (Assessor's Map 24, Lots 21B) *(Site Plan/Special Permit action date: 90 days after close of the public hearing)*

## **DISCUSSION**

5. Downtown Corridor Study. Consulting team from Brovitz Community Planning and Design will meet with the Planning Board to discuss draft zoning recommendations for the downtown area.

## **BRIEFING**

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

## **MINUTES**

7. February 26, 2019

