



Town of Danvers
Planning Board

Danvers Town Hall
One Sylvan Street
Danvers, MA 01923
www.danversma.gov

Planning Board Members:

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

Daniel J. Toomey Hearing Room
October 23, 2018
7:00 p.m.
MINUTES

William Prentiss called the meeting to order at 7:00 p.m. Planning Board members Margaret Zilinsky, John Farmer and Associate Member Charles Smith were present. Director of Planning and Economic Development, David Fields, was also in attendance.

OTHER MATTERS

Hilltop Estates, Ardmore Drive (Lots 29, 30 & 31). Request by MPM Companies, LLC for release of performance guarantee for completed site improvement for the Definitive Subdivision known as Hilltop Estates and the Acceptance of Record Plan. (Assessors Map 45, Lots 201, 202 and 203).

Michael McNiff, Manager of MPM Companies, LLC, appeared before the Board. He thanked everyone for their patience. He indicated that all questions from various departments have been answered and complied with to everyone's satisfaction.

Zilinsky asked McNiff if there have been problems with water. McNiff stated that it was a mess, but that it has been taken care of.

MOTION: Zilinsky read the Certificate of Action to release the performance guarantee for completed site improvements for Hilltop Estates, Ardmore Drive (Lots 29, 30 & 31). Farmer seconded the motion. The motion passed by unanimous vote.

18-22 Cherry Hill Drive. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Abiomed, Inc. for property located in the Industrial-II Zoning District. The applicant proposes the installation of new parking area lighting and plantings. (Assessor's Map 29, Lot 4) (*SPA action date: November 23, 2018*)
18-22 Cherry Hill Drive.

Antonio Moura, Senior Associate from Stantec Planning and Landscape Architecture, P.C., appeared before the Board on behalf of the applicant, Abiomed, Inc. With him was Dillon Stevens, the Landscape Architect. Moura said that the applicant has been before the Planning Board for several projects in the last few years. This application is a minor modification to a

previous submittal for a new façade, as well as landscaping beautification and site lighting improvements in the parking lot.

Moura said that they received favorable comments from the Building Inspector and Engineering Department. They received comments from Captain Brooks from the Fire Department that stated his concern with the fire apparatus vehicle being able to make a turn at one of the corners. There was an existing curbed island where the vehicles could not make the turn. This was discussed with Captain Brooks, and they agreed to eliminate the curbed island and replace it with a striped island. They also removed one parking space. Moura explained that they took the fire department specifications for the vehicles and modeled the change with the truck being able to make the turn. That is the only change from the original application. Captain Brooks approved the change to the plan.

Prentiss asked if the traffic flowed in one direction. Moura confirmed this.

Dillon Stevens addressed the Board. He explained that the project was façade and exterior improvements. Landscaping needed to be replaced when they moved the main entrance to the other side of the building. There were existing wall packs on the building which were removed. They introduced site light poles. They added several shade trees closer to the parking area. They are also adding trees to existing islands. They are using the same type of landscaping used in their other projects. There will be a lot of perennial material. The area along the existing fire lane is overgrown. They introduced some juniper and other ground covers. He explained that around the entrance there would be landscaping for annuals.

Stevens said that they found that the wall packs on the building were insufficient. The electrical engineer did a lighting study and found that there were areas that were not adequate for light safety. They changed some existing 30-foot poles to have LED lights. They added six light poles. Façade up-lights have been added for decorative layout near the storefront type windows.

Farmer said that he was happy to see these improvements.

Zilinsky noted the lights were on the perimeter and asked if there was sufficient lighting.

Dillon said that there was sufficient lighting and there was a photometric plan in the plan set.

MOTION: Zilinsky moved to find that the requested modification represents a Minor Modification an Approved Site Plan for 18-22 Cherry Hill Drive. Farmer seconded the motion. The motion passed by unanimous vote.

MOTION: Farmer read the Certificate of Action and moved to approve the Minor Modification to the Approved Site Plan for 18-22 Cherry Hill Drive. Zilinsky seconded the motion. The motion passed by unanimous vote.

ZONING INITIATIVE

Downtown Corridor Zoning Update (C-1, C1-A and Industrial-1). Staff update regarding new planning and zoning analysis of the C-1, C-1A and Industrial-1 Districts Downtown Corridor.

David Fields told the Board that they are meeting with Ted Brovitz on the C1 and C1-A project. He reminded the Board that he had forwarded the updated Table of Contents, Vision Plan and Zoning Map. The Table of Contents is straightforward. Brovitz' charge is the C1 and C1-A zone, but he is adding in other zones to the table.

Fields told the Board that Section 12 in the existing bylaw did not get included in the draft table. Fields felt this was just an oversight.

Brovitz said that this vision is based on discussions that have happened so far.

Zilinsky noticed that he took out the Tapleyville Overlay District. She asked if there was a reason for this.

Fields said he had the same thought. He said he will follow up with this question.

Zilinsky noticed the category L/W and confirmed this was Live/Work. The category of DTC was the Downtown Core. She noticed that he is looking at two different areas. One area is already residential.

Prentiss felt that this did not mean that it will not be one overlay.

Zilinsky felt it made sense having the division of different areas. She said that they will see where this will go. She asked if they were still looking at High Street.

Fields felt that geographically it was good for that.

Zilinsky said that she did not see anything detailing the High Street area.

Fields said that he was not doing that area as of yet. If they want Brovitz to go forward with that area, it would have to be included in his contract. He would look into this.

Prentiss thought they were going to include High Street. He does not want to forego High Street for C1 and C1-A. He felt the Board was charged with the Industrial uses first.

Zilinsky felt they may have different requirements for different subsections.

Prentiss said that he would like to see one corridor. There are already a lot of pre-existing offices that house doctors, attorneys and other small offices. They need to allow them to continue and be more formal.

Fields said he will give an update at the next meeting.

Zilinsky asked if there was a timetable in mind and if the contract had been signed. Fields said that he would check with Aaron Henry regarding the contract.

BRIEFING

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.

Zilinsky told the Board that she will be away for the November 13th meeting.

Zilinsky said that she attended an Open Space and Advisory Committee meeting. An applicant for a cluster subdivision came before them asking how the committee would like to see open space.

MINUTES

September 25, 2018 and October 9, 2018

MOTION: Zilinsky moved to approve the minutes of September 25, 2018 and October 9, 2018. Farmer seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

MOTION: Zilinsky moved to adjourn. Farmer 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 November 13, 2018.