



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 J. Sears  
Margaret Zilinsky  
Charles Smith  
Nathaniel J. Sears, Associate

**Daniel J. Toomey Hearing Room**  
**February 12, 2019**  
**7:00 p.m.**  
**MINUTES**

William Prentiss called the meeting to order at 7:00 p.m. Planning Board members Margaret Zilinsky, James Sears, John Farmer, Charles Smith and Associate Member Nathaniel J. Sears were present. Director of Land Use and Community Services, Aaron Henry, was also in attendance.

**FORM A**

**Approval Not Required under the Subdivision Control Law**  
**Per M.G.L. Ch. 41, Section 81P**

**44 & 50 Maple Street.** Request by Nicola Pasciuto and Joyce Pasciuto for endorsement of Form A plan to merge 44 Maple Street with 50 Maple Street to create one (1) parcel. (Assessor's Map 43, Lots 355 and 357) (*Approval Not Required Action Date: February 18, 2019*)

Scott Cameron, from The Morin-Cameron Group, Inc., appeared before the Board on behalf of the applicant, Nicola and Joyce Pasciuto.

Henry said that he is comfortable with the application for this ANR. It is a combination of two lots.

Prentiss confirmed that this was the same downtown project that had come before them last summer.

**MOTION:** Farmer read the Certificate of Action and moved to approve the application for ANR plan for 44 & 50 Maple Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

**PUBLIC HEARING**

**[To be continued without discussion at the request of the applicant to February 26, 2019 in the Toomey Room, Town Hall.]**

**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*)

Prentiss read the legal notice and opened the public hearing.

**MOTION:** Farmer moved to continue the application for Site Plan and Special Permit approval for 25 Popes Lane without discussion to the Planning Board meeting scheduled for February 26, 2019. Sears seconded the motion. The motion passed by unanimous vote.

## **CONTINUED PUBLIC HEARING**

**[To be continued without discussion at the request of the applicant to March 12, 2019 in the Toomey Room, Town Hall.]**

**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*)

Sears recused himself.

**MOTION:** Zilinsky moved to continue the application for the Special Permit for a Cluster Subdivision for Beaver Brook Woods to the Planning Board meeting scheduled for March 12, 2019. Farmer seconded the motion. The motion passed by unanimous vote.

## **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.

Prentiss told the Board that due to tonight's bad weather, Ted Brovitz was not able to attend the meeting. He will be at the Planning Board meeting scheduled for March 12, 2019.

Zilinsky told the Board that she received an email from former Planning Board member, Ron Baser. He told the Board that he had been on the Board for many years, and he wanted to wish the Board well.

## **MINUTES**

January 22, 2019

**MOTION:** Smith moved to approve the minutes of January 22, 2019. Zilinsky 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 7:10 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on February 26, 2019.