



# 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

## **Daniel J. Toomey Hearing Room September 24, 2019 7:00 p.m. MINUTES**

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

### **OTHER MATTERS**

Review Downtown Corridor rezoning calendar.

Fields told the Board that he forwarded the newest material. He said that Zilinsky suggested getting a red-lined version of the changes. He went over the upcoming calendar. On Tuesday, October 1<sup>st</sup>, he will be at the Selectmen's meeting talking about an application for 40R. They did the 40R for Maple Street. This is to discuss the application to DHCD. It is not the public hearing required for zoning. It will be talking about the different pools of money available if they go with the 40R option for the current zoning.

Fields said that on Tuesday, October 22<sup>nd</sup> there will be a public workshop. They are doing a large mailing that will hopefully go out by the end of this week for every property owner that is 300 feet from the downtown area.

On Tuesday, December 10<sup>th</sup> will be the opening for the 40A public hearing that is required by the State for zoning. The Town Meeting calendar for the project kicks off that night going forward to February 10<sup>th</sup>.

Fields said that if that goes well, they will close the public hearing and the warrant review. Should they need a second public hearing, that would take place on January 14<sup>th</sup>. It would then go to the Finance Committee and then Town Meeting.

They may try to squeeze another public meeting between October 22<sup>nd</sup> and December 10<sup>th</sup>.

Prentiss asked Fields if he knew where they were on the Selectmen's agenda on October 1<sup>st</sup>. Fields did not know.

Prentiss and Zilinsky said they would try to attend the meeting.

Zilinsky felt it would be good to show support when presenting a zoning initiative to the Selectmen.

J. Sears asked if it was a 40A or 40R. Fields responded that it was 40A for December 10<sup>th</sup>. The 40R application is on October 1<sup>st</sup>. The State requires them to do the 40A application on December 10<sup>th</sup>.

Prentiss felt it may not be a bad idea to have the difference between a 40R and a 40A in the FAQ's.

## **MINUTES**

September 10, 2019

**MOTION:** Zilinsky moved to approve the minutes of September 10, 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.

Fields said that Farmer had inquired about 20 Locust Street. He had found that the third floor is plastered. The temporary bracing has been removed for the first floor. The concrete forms should be coming down for the front ramps.

Fields said that J. Sears asked about the lighting at 241 Newbury Street, which is a used auto car sales place. He went up to the site, and there is only one mast on the site. All the lights are shining towards the road. He is going to send a letter asking them to adjust the lights toward the site.

J. Sears said that the light spills out to the second lane of the highway.

Fields told the Board that he would send them a letter.

Fields told the Board that he is meeting with Town Counsel and the applicant's attorney on Thursday for Beaver Brook Woods. Hopefully there will be a resolution at that meeting. The applicant will be at the Conservation Commission meeting on Thursday night.

N. Sears asked if that included the structural support of the wall.

Fields told N. Sears that they have not received that yet.



Prentiss said that he would think that the right-of-way would need to be hammered out before they do anything.

Fields told the Board that they have two new staff members. Georgia Pendergast is back as the new staff planner, and Joshua Morris from the Town of Burlington is the principal planner. Both of them started on Monday.

Fields told the Board that it appears that there will not be a Planning Board meeting on October 8<sup>th</sup>.

Prentiss said that they have been talking to people about downsizing, and he told them that there are ways that they can find smaller units to live in Town. People do not know that they can come in and talk to the Town about projects that are being built. He would like to try to make these things known to them.

Zilinsky felt the Senior Center was a good place to start. She tells people that the Board's focus is to provide affordable smaller units for millennials and seniors. That has been their focus.

Prentiss said that a lot of people in Town are not coming to Town Hall. It is a building for use to get information.

Bill Bradstreet, 18 Essex Street. Bradstreet said that information needs to go out. There was a discussion at a Selectmen's meeting about a program where seniors could volunteer their time in order to reduce their taxes. The question was how could this information get out. He felt another flyer could go in the electric bill so that everyone could know what is going on and to get information out to them.

Prentiss said that there is a lot of work being done in Town by a lot of other committees.

Sears felt that the Town Facebook page could be used.

## **OTHER MATTERS**

**75 Sylvan Street.** Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by 56 Adams Street LLC for property located in the Industrial-II Zoning District for the conveyance of 1,746 square feet of unimproved area from 75 Sylvan Street to 56 Adams Street. (Assessor's Map 57, Lot 31)

Sears recused himself from the hearing.

Fields told the Board that 75 Sylvan Street/56 Adams Street was before them a few months ago. The site at 75 Sylvan Street is the large 15-acre parcel in the Industrial Zone, the old Sylvania



building. He explained that 1,700 square feet was given to 56 Adams Street. There is a catch-all in the bylaws that states if an application is not a major modification or an administrative modification, it is to be considered a minor modification. He said that it was a miscellaneous catch-all, and it may be something to think about going forward. He is happy with it going to staff if there is already a file on the site. He explained that the plan submitted obviously reflected what was being done, and he did not see the need to submit nine sheets.

Zilinsky confirmed the location of 56 Adams Street.

N. Sears confirmed that this had already been discussed.

Fields said the previous application was to set the lot line. Since the site at 75 Sylvan Street was altered, they have to do a minor modification.

N. Sears said he had no issues with this application.

Zilinsky confirmed that the parcel of land going from Sylvan to Adams was Industrial to Residential.

Fields confirmed that 75 Sylvan Street was zoned Industrial and 56 Adams Street was zoned Residential. The applicant went to the ZBA for a use variance to meet the area requirements. Fields said that he does not believe that they are even going to build in that area.

**MOTION:** Zilinsky moved to find that the requested modification represents a Minor Modification to an Approved Site Plan. 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 75 Sylvan Street/56 Adams Street. Smith 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 7:25 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on November 12, 2019.

