



Town of Danvers Planning Board

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

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Planning Board Members:

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

Daniel J. Toomey Hearing Room January 28, 2020 7:00 p.m. MINUTES

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

CONTINUED PUBLIC HEARING

26 Hobart Street. Request for Site Plan approval submitted by Darryl Parker for property at 26 Hobart Street pursuant to Section 4 of the Zoning Bylaw. Said property is in the Commercial-IA Zoning District. The applicant proposes a two-story addition to the existing Cherry Street Fish Market. (*Assessors Map 43, Lot 408*)

Katie Cruz, a Civil Engineer from Hancock Associates, appeared before the Board on behalf of Darryl Parker. She was presenting the Cherry Street Fish Market renovations located at 26 Hobart Street. They have revised the plans to include more landscaping. Adjacent to the site is an easement for access, egress and parking. They are adding a row of arborvitaes in the back with decorative grasses to screen that area. The dumpster will be screened with a stockade fence. They have added two maple trees and grasses. They will be increasing the landscaping by 850 square feet by adding 16 arborvitaes, 22 decorative grasses and 2 red maples.

Prentiss asked the percentage of landscaping with this new plan. Cruz said that it was previously 3% and it was now up to 10%. She said that Parker maintains all the landscaping in the easement. He is proposing some improvements to the landscape island areas as well. They will be widening the landscape area by 1½ feet. They will add a series of decorative grasses between the two parking areas and plant a cherry tree with a perennial garden around it. Parker will also be cleaning up the triangle shaped area that is between the Rail Trail and the building. New plantings will be planted in this area. They will also plant flowers in planters during the summer. For the combined project and easement area, the landscaped portion will increase from 25% to 30% with about 1,000 square feet of additional landscaped area.

Farmer was happy to see the accommodations they asked for.

Zilinsky and Sears were happy with the changes.

Prentiss thanked the applicant for the changes.

MOTION: Zilinsky moved to close the public hearing for the Site Plan for 26 Hobart Street. Farmer seconded the motion. The motion passed by unanimous vote.

MOTION: Farmer read the Certificate of Action and moved to approve the Site Plan for 26 Hobart Street. Smith seconded the motion. The motion passed by unanimous vote.

37 Pope’s Lane/85 Newbury Street. Request for Special Permits and Site Plan by TAKJ, LLC for property at 37 Pope’s Lane and 85 Newbury Street. Said property is in the Highway Corridor District. The applicant proposes to demolish the existing cement building at 37 Pope’s Lane and construct a new two-story building addition, containing 25,897 square feet that will physically connect to the existing building. (*Assessors Map 48, Lot 28 & 28B*)

Attorney Nancy McCann appeared before the Board on behalf of the applicant. With her this evening were Katie Cruz from Hancock Associates and Dean Souza from Diluigi’s. At the last meeting they presented a full application regarding the construction of an addition to the existing processing facility for additional space for Diluigi’s. They will also be adding the land from the lot next door to the existing site. They are seeking Site Plan approval and Special Permit approval regarding three dimensional aspects of the plan.

They responded to comments that they received from Engineering. They were asked to look at the landscaping and to add more to the site. They looked at the site to see where this could be done. They added about 1,900 square feet of landscaping to the site with 67 new plantings that include trees and shrubs. They placed the landscaping in areas that are most visible.

Cruz said that the Board had asked for more screening in the back for the condensers and the generators. They have provided arborvitaes in the back area to screen the slope from the street, along with screening the condensers and the generators from the abutting property. They added arborvitaes to surround the propane enclosure. They rotated parking spaces near the propane tank to add more landscaping in the corner.

McCann said that they are eliminating seven parking spaces at the front of the property to be replaced with landscaped areas. They proposed 20 new parking spaces with no new employees being added. They were asked to provide more landscaping instead of parking. They are providing 13 new parking spaces instead of 20.

McCann said that the new landscaping includes eight azaleas, eight rhododendrons, six red maples and 45 arborvitaes.

Sears and Zilinsky said that they were satisfied with the changes.

N. Sears, Smith and Farmer had no comments.

Prentiss felt the bump outs for the landscaping would help slow the flow of traffic.

MOTION: Farmer moved to close the public hearings for the Site Plan and Special Permit for 37 Pope's Lane and 85 Newbury Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

MOTION: Smith read the Certificate of Action and moved to approve the Special Permit for 37 Pope's Lane and 85 Newbury Street. Farmer seconded the motion. The motion passed by unanimous vote.

MOTION: Smith read the Certificate of Action and moved to approve the Site Plan for 37 Pope's Lane and 85 Newbury Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARING

18-22 Cherry Hill Drive. Request for a Major Modification to an approved Site Plan by Abiomed, Inc. for property at 18-22 Cherry Hill Drive. Said property is in the Industrial-II Zone. The applicant proposes to remove and relocate an existing transformer in the rear parking lot along with the installation of a new generator, new structure and associated electrical utility improvements. (*Assessors Map 29, Lot 4*)

Prentiss read the legal notice and opened the public hearing.

Antonio Moura, Civil Engineer from Stantec Consulting Services P.C., appeared before the Board on behalf of the applicant, Abiomed, Inc. They are here to present a Major Modification to Site Plan at their facility on Cherry Hill Drive. They have appeared before the Board before. This application is a smaller effort. The project entails an existing transformer in the rear service area to be moved and relocated for a generator and powerhouse structure. The powerhouse structure houses critical electrical components tied into the generator that feeds the building. There will be enclosures around the generator and the powerhouse. The plan is to install three separate concrete pads: one for the generator and stairs, one for the powerhouse structure and one for the pad itself. This area is in the existing loading dock area. This will function with the current building operations. There is no increase in impervious area. They will be soft-cutting pavement and adding bollards to protect the equipment.

Farmer asked about the comments from planning staff regarding vegetation around the area to soften the sound.

Moura said that the plantings would not be practical. This is an area that is between two active loading docks with bollards. The sound will be attenuated with an enclosed structure. Moura said that the electrical engineers were here tonight to talk about this. The enclosure will reduce the decibels to what a lawn mower sounds like.



Farmer asked how often they tested this equipment. Moura said that it was tested weekly. He also told the Board that they submitted details for the belly tank.

Farmer asked if there was going to be any additional exterior lighting installed.

Moura said that there is one small LED light by the door that is required by code.

Smith had no questions.

N. Sears confirmed that this was just an increase in size of the existing generator and that the existing generator was tested weekly and the sound decibels were the same.

Sears, Zilinsky and Prentiss were fine with the application.

Bill Bradstreet, 18 Essex Street. Bradstreet asked when the generators were going to be checked since other businesses do this at night. He asked if the generator would be checked during business hours.

Michael Houde, the Facilities Manager from Abiomed, Inc., said that the test is run at 8:00 a.m. during normal operation hours.

MOTION: Farmer moved to close the public hearing for the Major Modification to Site Plan for 18-22 Cherry Hill Drive. Zilinsky seconded the motion. The motion passed by unanimous vote.

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

OTHER MATTERS

Downtown Corridor update.

Planning staff will update the Board as a follow-up to the Finance Committee meeting on January 14th, 2020 as it relates to the Downtown Corridor rezoning initiative.

David Fields, Director of Planning and Economic Development, addressed the Board to provide an update from the events of the Finance Committee Meeting. There is a change on page 119 of the proposed bylaw. They want to exempt single-family detached homes. This was the Finance Committee's only change.

N. Sears wanted confirmation that this was the chart that was enclosed in the packet. This was confirmed.



Sears wanted confirmation that they were referring to a single-family home.

Fields said that this means that if you wanted to add on to your single-family home, you would have to pay in.

Fields pointed out that the Multi-Family Inclusionary Zoning is town-wide. This bylaw is for the downtown area and any net new unit. If you had four units and added one, you would only be charged a fee for the new unit.

Zilinsky confirmed that if there was a single-family home and someone wanted to add four units, they would have to pay into the fund.

Sears asked if there were any homes in the area that would be able to do that. Fields said that there are a few detached single-family homes in the area.

Prentiss felt this was precautionary in case someone had a single-family home. It does not change anything to do with the downtown. It is security for the downtown single-family homeowner.

A discussion ensued regarding how this process goes from Planning Board, to the Board of Selectmen, and then to Finance Committee.

FUTURE DATES

Planning staff will update the Board on future meeting dates and workshops, as needed.

Fields reminded the Board about the workshop on Saturday for the Downtown Corridor Zoning. They had a request for a zoning change that has been pushed off. There will be a proposal for animal husbandry to be allowed in R-I, R-II and R-III. Since it is part of the bylaw, it would involve the Planning Board going forward. The Board of Health wants to institute regulations regarding animal husbandry and take it out of the zoning bylaw. All regulations regarding this would involve the Board of Health.

Prentiss asked if these would be put in the Town bylaws. Fields said it would be under the Board of Health regulations. There will be a couple of options on the table. He told the Board that there is the workshop being held on February 1st and Special Town Meeting being held on February 10th.

The Board of Health will be discussing animal husbandry regulations on February 6th. After that, it would be a distribution of materials to the Planning Board on March 10th to prepare for the Annual Town Meeting.



Prentiss asked who be attending the workshop on Saturday, February 1st. Zilinsky, Farmer and Smith said they would attend the meeting.

Zilinsky asked how much preparation they would need for the warrant relative to the bylaw for all three districts for the Annual Town Meeting.

Fields felt it would not be a big lift. It would be about a paragraph.

Sears asked Field to explain animal husbandry. He asked if it included dogs since kennels are part of our bylaw. Fields said that kennels would stay the same.

Morris read the definition of animal husbandry from the zoning bylaws.

Fields said that it does exempt dogs and cats.

Fields said that they have no active application in the pipeline so there will not be a Planning Board meeting on February 11th. They will meet again on February 25th.

Bradstreet said that there are a number of animals listed in the definition of animal husbandry. Some animals are loud and some are quiet. He would hate to be living near geese.

Prentiss said that is why this is going to the Board of Health. They have struggled with animals in general.

Bradstreet pointed out that he was not anti-animals.

MINUTES

November 12, 2019

MOTION: Sears moved to approve the minutes from the Planning Board meeting of November 12, 2019. Smith seconded the motion. The motion passed by unanimous vote.

January 14, 2020

MOTION: Sears moved to approve the minutes from the Planning Board meeting of January 14, 2020. Smith seconded the motion. The motion passed by unanimous vote.



ADJOURNMENT

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

The meeting adjourned at 8:00 p.m.

Respectfully submitted: Francine T. Butler

These minutes were approved on February 25, 2020.