



Town of Danvers Planning Board

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

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Planning Board Members:

John Farmer, Chair
James Sears
Margaret Zilinsky
Louis George
Torey Adler
Nathaniel Sears, Associate

Location: Conducted by Remote Participation August 25, 2020 7:00 p.m. MINUTES

John Farmer called the meeting to order at 7:00 p.m.

Board members present by roll call: John Farmer; James Sears; Margaret Zilinsky; Louis George; and Torey Adler.

Staff present: David Fields and Josh Morris.

John Farmer read an opening statement pertaining to the Executive Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A, sec. 20 by Governor Charles Baker signed on March 12, 2020 on Remote Participation and Remote Conduct for Open Meetings.

13 Essex Street request for site plan approval:

The Planning Board voted unanimously via roll call on a motion from James Sears and seconded by Peg Zilinsky to continue this matter without discussion to the meeting of September 8th, 2020.

13 Essex Street request for special permit with site plan approval:

The Planning Board voted unanimously via roll call on a motion from James Sears and seconded by Peg Zilinsky to continue this matter without discussion to the meeting of September 8th, 2020.

188 Elliot Street major modification to a previously approved site plan:

Planning Board Chair John Farmer opened the public hearing for a major modification. Michael Capachietti of Meridian Associates and Chris Broyles, also from Meridian, Albert Fine, Architect, Tim Clayton and Dano Jankovich, church member, presented on behalf of Christ the Redeemer church. Mr. Clayton explained the reasons for the proposed expansion of the site and structure. Clayton explained the continuing need for office space, which is now located off-site, and adding additional classrooms and nursing care to be available during services.

Mr. Capachietti and Mr. Broyles walked the Board through the plan set for the proposal. The plans show the addition of a structure adjacent to the existing structure and relocation of temporary offices located off site and within mobile units on-site to a new structure. Mr. Capachietti noted that drainage is an issue on site and is working with town staff to address this

issue. Mr. Capachietti noted that they have had correspondence and communication with abutters to the property to discuss drainage issues. Mr. Capachietti explained that stormwater volumes would not increase as a result of the proposal.

Due to the increase of the structure, which will be located in an existing parking field, additional parking will need to be added on site to meet parking demand. There is an overall increase of eight parking spaces over the existing number of spaces.

Mr. Broyles discussed stormwater and parking in more depth with the Board. Currently the church has 132 parking spaces while the use currently requires 177. The applicant is proposing 140 parking spaces. During larger holiday events there is an increased parking demand. The church has agreed to shuttle patrons from Danversport Yacht club as well as a police detail onsite to mitigate parking issues during those holidays. The plans have been revised recently and are under review by town staff.

Stormwater will be handled onsite by a series of catch basins and separators which is an increase of seven total basins as well as a swale and level spreader to move water from the north to the south of the site. The stormwater will be released at a slower rate over time than currently occurs. Existing conditions have overflow running at volume into Elliot Street. There is also a proposed isolator row to assist with TSS (total suspended solids) removal. An additional berm will be added to the northeast portion of the site to alleviate flooding concerns of a direct abutter. The snow storage area will be repitched to allow melt and runoff to stay onsite.

Member Adler noted concerns regarding runoff. Adler visited the site and noted the pitch of the current parking lot. Member Adler requested capacity numbers of the existing stormwater system within Elliot Street from the Planning Staff. Mr. Capachetti explained that infiltration was not possible onsite, however, a detention system would be added to slow water flow and allow better treatment of stormwater.

Member Sears was concerned with hours of operation and the renting of the facility to other organizations, which may incur more activity on site.

Clayton explained that there would be an AA group meeting at the church on Wednesdays, outside of the state of emergency, however, there may be more opportunity for good will uses going forward.

Member Sears was satisfied with the stormwater management onsite. He noted that the church or the congregation could change moving forward which may impact future conditions. It was noted that there is no basement in the existing or proposed building. Mr. Sears noted that the church is an exempt use. Mr. Sears noted he was comfortable with the proposal.

Member George inquired about parking and church attendance. Mr. George asked for the number of families having membership at the church. Clayton explained the number of regular



attendees and children attending classes. Mr. George noted that he read the applicant submitted letter explaining the use of the Danversport Yacht Club as overflow parking. The applicant explained that the arrangement is still being discussed.

Joshua Morris explained where the applicant and the Board are in the process based on new material submitted by the applicant.

Member Zilinsky noted that much of her questions had been asked. Zilinsky also inquired about the arrangement with Danversport. Dano explained that the level of attendance from families runs in to the hundreds, however, they need to do a better job of parking control, which is an operational change on the applicant's part.

Zilinsky asked if the snow storage area could accommodate all of the snow the parking lot sees. Capachietti noted there are multiple areas, however, additional space could be used for storage in a courtyard adjacent to the parking lot. Removal is always an option.

Chairmen Farmer asked how long the church has been in the location. Clayton answered 10 years. There was a second owner between Saint Alphonse's. Mr. Capachietti will be providing the dates of abutter meetings to town staff. Mr. Famer asked if there was a discrepancy with the size of the addition. Capachietti explained that the footprint of the structure shown is half of the square footage shown as it is a two story building.

Diane Whiles, 3 Seaview Avenue, has a concern with the traffic on Elliott Street. She noted that the applicant team has addressed some of her concerns.

John Almeida, 4 Eden Glen Avenue, appreciated the neighborhood meeting. He is concerned with parking and runoff. He is concerned that the proposed classroom space could be used as a school more permanently.

Larry Andrus, 177 Elliott Street, is concerned with stormwater runoff and has sent a letter to the Planning Board expressing his concerns. Mr. Andrus inquired about an additional curb cut on site. Capachietti noted that the curb cuts are not being changed from existing conditions. Mr. Andrus would like to see the addition moved to a different location on site. Dano noted that the stormwater flows will not be significantly more than what currently exists as there are only eight parking spaces being added. Mr. Broyles explained the drainage again with the difference between existing and proposed conditions. Mr. Andrus also had concerns related to snow storage.

Cara Hanson, 142 High Street, expressed her support in favor of the expansion of the church and appreciates the fact that her children will be able to go from the building, courtyard, and classroom all in one location.

Eric Keifer, 42 Centre Street, expressed his support for the project. He was part of the project conception and idea team for this project and recognizes the need for additional space.

Ryan Boehm, 30 Bayview Terrace, expressed his support for the project.

Upon request by member George Mr. Capachietti will work to reschedule a site visit with Mr. Andrus.

This matter was continued to the meeting of September 8th, 2020 as requested by the applicant. This motion was made by Peg Zilinsky and seconded by Louis George. The motion was unanimously voted through via roll call vote.

OTHER BUSINESS

Minutes:

Jim Sears moved to accept the minutes of June 23rd, 2020. Seconded by Louis George, as amended. The minutes were voted through unanimously via roll call vote.

ADJOURNMENT

James Sears moved to adjourn. Peg Zilinsky seconded the motion. The motion was unanimously approved via roll call vote.

The meeting adjourned at 8:44 p.m.

