



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, Clerk
Margaret Zilinsky
Louis George
Torey Adler
Nathaniel Sears, Associate

Location: Conducted by Remote Participation September 08, 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 Joshua 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.

315-317 Maple Street Approval Not Required:

Scott Cameron, engineer, walked the board through a shift in lot lines via ANR. Member George inquired about the timeline regarding this project in context with the associated subdivision known as Beaver Brook Woods.

The Planning Board voted unanimously via roll call to endorse the plan on a motion from James Sears and seconded by Torey Adler.

6 Pond Street Approval Not Required:

Joseph Small, engineer, explained the change in lot lines between the three parties involved with the plan and how the property transfers will make the lots more regular. Member George inquired about the existing square footage of 6 Pond Street and 11 Peabody Avenue.

The Planning Board voted unanimously via roll call to endorse the plan on a motion from Torey Adler and seconded by Louis George.

13 Essex Street request for site plan approval:

The Planning Board voted unanimously via roll call on a motion from Louis George and seconded by Peg Zilinsky to continue this matter without discussion to the meeting of September 22nd, 2020.

13 Essex Street request for special permits and site plan approval:

The Planning Board voted unanimously via roll call on a motion from Louis George and seconded by Peg Zilinsky to continue this matter without discussion to the meeting of September 22nd, 2020.

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

The Planning Board voted unanimously via roll call on a motion from Peg Zilinsky and seconded by Torey Adler to continue this matter without discussion to the meeting of September 22nd, 2020.

54 Cherry Hill Drive major modification to a previously approved site plan:

Erika Hodess and Gerry Blanchette presented on behalf of Millipore Sigma. Hodess explained the applicant's need to expand due to the COVID-19 outbreak as Millipore manufactures products related to the pandemic. The applicant is proposing to add updated HVAC and mechanical equipment to the existing structure at 54 Cherry Hill Drive. The need to place these units on platforms necessitate the site plan change. The units will not be above the roofline and are not visible from Cherry Hill Drive. The proposed structures are taking the place of units from past tenants that will not fit the applicant's needs.

Mr. Blanchette explained the applicant's need to expand from their operations at 17 Cherry Hill Drive. Blanchette presented elevation and perspective drawings to the Board. Blanchette explained the need for updated equipment due to the need for clean rooms within the current building. No other building modifications are proposed.

Peg Zilinsky asked that the applicant list the waivers applied for as part of the project. These include: Section 4.8.6 – Landscape Plan; Section 4.8.7 – Utility Plan; Section 4.8.8 – Grading and Drainage (Stormwater) Plan; Section 4.8.10 – Building Elevations; Section 4.8.11 – Lighting/Photometric Plan.

Zilinsky noted that the electric division stated no issues with the proposal for the electric utilities and inquired as to the engineering division's comments. The comments were minor in nature and will be included as conditions in the decision.

Member George asked about the plan changes and what happens to the updated plans based on the minor changes requested by the engineering division. Staff explained that the minor plan changes will be reviewed by the planning and engineering divisions and kept on file as the official site plan. George asked about removal of trees/shrubs to do the work proposed. Hodess explained that the vegetation will be removed, but other vegetation will be placed in another location on site.



Member Sears asked about the noise level of the equipment. Hodess explained that the noise level should be significantly less than the existing units. Sears asked if the equipment is a swap of 8 units for 5 and that trees would be replaced that were to be removed. Sears asked if the dumpsters shown on plan were new. Hodess explained that the dumpsters were new, but moved from a different location on the site. Sears asked about screening for the dumpster. Hodess explained that one was a compacter and the other covered given the nature of the work performed on site. Sears asked whether there was fencing around the dumpsters and if the applicant was asking for a waiver from screening. Hodess explained that they are asking for a waiver with the justification being that Millipore operated 24 hours a day with frequent trash removal and that there is no access from the outside. Sears asked if Hodess could review the waivers again. Hodess complied.

The Chairmen asked about the waiver for a photometric plan. The Chairmen asked whether the lighting would be in compliance. Hodess explained that the existing lighting is not being changed through the proposal. Member George shared the concern with potential non-compliance related to lighting. The Chair would like to condition the plan on confirmation of existing lighting on site and receive confirmation from staff if not in compliance and allow staff to work with the applicant to change lighting as needed to be in compliance.

The Planning Board voted unanimously via roll call on a motion from James Sears and seconded by Peg Zilinsky to approve this matter.

OTHER BUSINESS

The Chair polled the Board on the option/discussion for in-person meetings. The Chair noted that he thinks the current state of meetings is going well. Member Sears noted that the decision most likely is a space issue and the decision may need to be made at the Town Manager's level. Sears noted that if meetings happened in person it would need to be in a larger meeting space and that real time participation has worked with respect to allowing residents on to WebEx.

Member Zilinsky noted that while she loves in person meetings she has only been to two stores since COVID started. We are still not out of the woods yet, and has a health concern that she needs to be concerned with.

Member George noted that it has been going well, but that folks may miss live meetings. How it is currently being done is going well, particularly since the community participation is going better. George is a care taker and is minimizing how much he goes out as he does have concerns. Live meetings would need to be in a larger space and mask wearing needs to be mandatory, both for speakers and the audience at all times.

Member Adler has not had an in person meeting and that the Board has addressed meeting participation well. He has concerns if there is a controversial project in front of the Board. Some



items could draw a large crowd in a small space and may not be safe. He noted that he would like to withhold judgement until schools come back in to full session.

The Chair would like to continue remotely and reassess with all the members once a month. He would like to revisit toward the end of October. We'll see what the fall brings. Staff and the Town Manager may review and circle back with the Chair.

FUTURE DATES

Minutes:

Peg Zilinsky moved to accept the minutes of July 28th, 2020. Seconded by Torey Adler, as amended. The minutes were voted through unanimously via roll call vote.

moved to accept the minutes of August 25th, 2020. Seconded by Torey Adler, as amended. The minutes were voted through unanimously via roll call vote with a modification by member George to add "rector" to the name of Tim Clayton.

ADJOURNMENT

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

The meeting adjourned at 8:17 p.m.

