



Town of Danvers
Planning Board

Danvers Town Hall
One Sylvan Street
Danvers, MA 01923
www.danvers.govoffice.com

Planning Board Members:

Aaron Henry, Chairman
Kristine Cheetham
Margaret Zilinsky
William Prentiss
James Sears

Danvers Senior Center
February 26, 2013
7:00 p.m.
MINUTES

Clerk James Sears called the meeting to order at 7:00 p.m. Planning Board members Kristine Cheetham, Margaret Zilinsky and William Prentiss were present. Planner Kate Day was also present.

STAFF BRIEFING

Day informed the Board that she will be meeting with Engineering to review the draft Subdivision Regulations. She stated that John Crofts' retirement in June will be a big loss for the Engineering staff. Day stated that she met with Alan Grenier who is stepping in for Dan Corbett regarding the project on Sharon's Way. This subdivision has not gone for street acceptance, and there is a small punchlist outstanding. Grenier owns a parcel of land adjacent to the subdivision, and wants to grant this land to the town as open space.

Day stated that the project at 420 Newbury Street went before the Zoning Board of Appeals (ZBA) last night, and they were unable to arrive at a decision on the application for the proposed Dunkin Donuts. The attorney representing the applicant presented the ZBA with a thick packet of information, and they deferred deliberation until they had time to review the materials. They are going back before the ZBA on the 11th of March, and Day expects they will be before the Planning Board on March 12th.

Day informed the Board that she is going to visit her daughter in Sweden. She will be in town the Monday before the meeting scheduled for April 23rd and will be back for the meeting on May 14th.

Day stated that she had found someone representing the owner of the Hyundai dealership and they have been trying to reach the mall manager to discuss a bus stop. National Grid does not want the bus stop under their power lines, and they are contemplating putting the stop in the layout of Commonwealth Avenue. She noted that the potential casino at the mall may complicate this discussion.

Day told the Board that the next meeting will have the Site Plan/Special Permit Application for 420 Newbury Street for a Dunkin Donuts, and a simple ANR for 30 Harbor Street.

PUBLIC HEARING

1 Industrial Drive. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by GTAT Corporation for property located in the Industrial II Zone District. The applicant proposes to reconfigure the parking on the site, install two chiller units, a generator, a fork truck ramp and increase the size of the loading dock to the rear of Unit 1. (Assessor's Map 31, Lots 54) (*SPA action date: March 26, 2013*)

Sears read the legal notice and opened the public hearing.

Nancy McCann appeared before the Board on behalf of the applicant. Along with her was Engineer Peter Ogren, and John Wisniewski from GTAT. She stated that the proposed changes are relatively minor, but is considered a Major Modification under the Zoning Bylaws. This property has undergone many modifications over the years. In 2000 there was Site Plan Approval which allowed a parking waiver for 50 parking spaces. They are making modifications to meet the current needs of the applicant.

GTAT has locations around the world that provides equipment and services that support the growth of the solar and LED industries. The previous company that occupied this site was Twin Creek Technologies, which was involved in the ion implant field. The applicant acquired the business in November and expanded the business and saved 20 jobs. The applicant manufactures equipment for LED applications. The technology allows very thin cutting of materials. There are large machines that take up a lot of space in the building, but there are not a lot of employees.

Ogren addressed the Board and stated the changes to the site are simple. He asked the Board to recall that they were before them in 2008 to change the site to a multi-tenant building. He stated that one of the changes is a different configuration for parking in the front of the building, which adds one parking space. The loading dock was made larger and now has a ramp to allow a fork lift truck to bring materials into the building. They are also looking to put chiller units in the back near the air conditioning units and add a generator near the large transformer to provide emergency power if needed. The prior site plan allowed construction of parking and stormwater management with approval for 50 cars. This modification will allow 60 spaces on the site.

Prentiss asked about the prior waiver for 50 parking spaces, and McCann responded that the site had received approval for 50 cars. Subsequent modifications added additional spaces here and there. Ogren explained that the last site plan allowed 59 cars, but they picked up an additional space at the front door since it is not being used as access/egress.

McCann stated that comments had been received by all the departments and no issues had been raised.

Cheetham stated that she was happy to see bollards around the loading docks and is fine with the generator being located next to the transformer.

Zilinsky stated she had no concerns with the site.

Sears inquired what the decibel levels were for the chiller and generator. McCann stated that the chillers have a decibel level of 65-69; normal conversation levels are 60-65. Sears asked about direct abutters, and Ogren and McCann both responded that the site is all industrial.

MOTION: Zilinsky moved to close the public hearing for the Major Modification for 1 Industrial Drive. Cheetham seconded the motion. The motion passed by unanimous vote.

MOTION: Prentiss read the Certificate of Action and Prentiss moved to approve the Major Modification for 1 Industrial Drive. McCann stated the revision date of the plan should be January 23, 2013. Prentiss moved to approve as amended. Zilinsky seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

182 Endicott Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by McDonald's USA, LLC c/o Bohler Engineering for property located in the Commercial III Zoning District. The applicant proposes to remove the existing pylon sign and construct an 80 SF monument sign which will reduce parking from 346 spaces to 345 spaces. (Assessor's Map 63, Lot 11B) (*SPA action date: March 1, 2013*)

John Kucich from Bohler Engineering appeared before the Board on behalf of the applicant stating this was a simple modification. The present free standing sign is in the same location as a 25 foot high pylon sign because they had to be outside the electrical service. The present location does not work, and they are proposing to remove that sign and install a monument sign. The 80 square foot sign is replacing the present 80 square foot sign; it is just in a different location.

Cheetham asked what the policy was regarding electronic messages, and Day stated they cannot flash. Kucich stated that they have to stay static for 24 hours. The Zoning Board of Appeals also required that they cannot have logos, the letter height cannot be larger than 16 inches, and the message can only be four lines. The sign is strictly text and can be changed every 24 hours. He stated it is a better operational system since the sign can be controlled from within the building to change the message.

Cheetham asked what messages would be broadcast, and she was told it was going to be promotional information such as 50 cent coffee. They tried to create a sign that is consistent with the others in the area.

Cheetham had a question regarding the entrances. Kucich stated their building and sign cannot be seen due to the other buildings along Endicott Street being close to the street. People driving by see it too late and try to turn into the driveway. The new sign will be seen, and if you miss the first entrance, you can enter through the second entrance.

Sears asked about the ZBA decision referring to a trash enclosure, and Kucich stated that was the previous decision.

Zilinsky stated that she drove by and saw where the sign was going to be placed and has no issues.

Cheetham asked if there were going to be any plantings around the base, and the owner stated there would be plantings near the road. He confirmed that there were short yews in the planting strip.

MOTION: Prentiss moved to find that the requested modification is a Minor Modification for 182 Endicott Street. Cheetham seconded the motion. The motion passed by unanimous vote.

MOTION: Zilinsky read the Certificate of Action and moved to approve the Minor Modification to the approved Site Plan for 182 Endicott Street. Prentiss seconded the motion. The motion passed by unanimous vote.

CONTINUED PUBLIC HEARING

420 Newbury Street. Request for Special Permit and Site Plan Approval pursuant to Section 30 and Section 4 of the Zoning Bylaw submitted by Ventura Baking Corp. for property located in the Industrial I Zoning District. The applicant proposes to relocate the donut shop located within the Exxon Service station on the northbound side of Newbury Street (Route 1) to the Mobil station located on the southbound side of Newbury Street, to install a small addition to the rear of the building for cooler and storage capacity, and to add a drive-thru window. (Assessor's Map 8, Lots 51A) (*Site Plan action date: March 29, 2013/Special Permit action date: March 29, 2013*) (**To be continued without discussion at the request of the applicant to March 12, 2013**)

MINUTES

MOTION: Prentiss moved to approve the minutes of February 12, 2013. Zilinsky seconded the motion. The motion passed by unanimous vote.

OTHER MATTERS

Day wanted to let the Board know that Clear Channel was looking to install new billboards around town which would be flashing. She checked with her contact at the MBTA and determined that they had approved two flashing digital signs to be erected at the trestle at Route 114. Since this is state property, they are exempt from Planning Board and Zoning Board of Appeals constraints.

Sears stated that they are having the same problem in Peabody.

Day said she would keep them posted. It is a busy intersection, and Day felt that the MBTA, as a good neighbor, should have called her.

Cheetham stated that she was looking through the Folly Hill file after the last meeting, and she unearthed the file from 2009 for the Mass General Site on Endicott Street. At the time of approval, \$25,000 had been held for the completion of sidewalks in the port area. Cheetham said that she understands that there is a lot of construction going on in that area with the bridge, but she felt it was

time to put it back on the plate. Day stated she would bring it up with Engineering and would provide an update at the next meeting.

ADJOURNMENT

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

The meeting adjourned at 7:45 p.m.

Respectfully submitted:

Francine T. Butler

The Planning Board approved these minutes on March 12, 2013.