



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
April 24, 2012
MINUTES

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

PUBLIC HEARINGS

97, 99, 99R and 101 Andover Street. Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by Group 1 Automotive, Inc. for property located in the Route 114A Zoning District. The applicant proposes to combine 97, 99, 99R and 101 Andover Street into one parcel to allow the redesign of the entire dealership “campus” with the construction of a new 9,000 s.f. dealership building along with two additions to the existing Lexus building. (Assessor’s Map 56, Lots 13, 14, 27 & 28) (*SPA action date: April 30, 2012*).

Attorney Nancy McCann appeared before the Board representing the applicant, Group 1 Automotive, Inc. McCann stated they had a detailed presentation of the redevelopment of the IRA dealership. The applicant is proposing to combine the site into one lot to allow the redevelopment of the campus. She indicated that this process started in the late 90’s and continued in 2005 with zoning relief as there have been attempts to improve the site access over the years. Presently the site has a full-movement intersection with rights and lefts with no traffic signal. There had always been a question whether the lights at the Brooksby Village intersection could be used, but this was not a possibility because of the Allenhurst Restaurant. The location of the lot line between 99 and 101 Andover Street did not allow the utilization of this traffic signal. In 2010 the Allenhurst Restaurant was put up for sale and acquired by Group 1. McCann stated that the applicant started the process of zoning relief for this site in 2010. Combining the properties into one lot will make a huge traffic improvement by using the Brooksby light, and the internal traffic circulation and corridor circulation will improve. McCann indicated the applicants are looking to consolidate the dealership facilities. The consolidation will eliminate two existing buildings. McCann stated the applicant is proposing to construct a dealership containing 9,000 s.f. which conforms to zoning requirements and proposes to construct two additions onto the existing Lexus building which are fully conforming. She indicated that no zoning relief was necessary. McCann stated the traffic safety component is huge for this site. McCann indicated they will be moving the building and pavement away from the residential abutters and indicated there will be minimal work done at the back of this site. McCann indicated the additions are modern and nice looking. She stated

that there was going to be approximately 2,500 new planting to the site. McCann stated there is actually going to be a 25,000 s.f. reduction in building, and the site will be less impervious. McCann informed the Board that the following individuals were present at the meeting on behalf of the client: Mark Whittaker, Project Engineer; Heather Monticup, Project Manager; David Clear, Architect and David Rand, Landscape Architect.

McCann indicated that comments were received from the engineering, fire and building departments, and revised plans have been submitted. She stated the project engineer would now address these comments.

Mark Whittaker, Civil Engineer from Dynamic Engineering, addressed the Board. He went over the existing and proposed description of the site. He indicated the following: total gross floor area would be 104,980 s.f., all the buildings conform to height requirements and the setbacks conform to the zoning ordinance. Whittaker indicated that the signalized entrance that would have four lanes. The easterly access will be a right-in only driveway and there will be two way circulation and the lanes will be 25 feet wide.

Whittaker also described the parking for customers, employees and inventory. He indicated the proposed parking would total 1,133 spaces. He stated there would be no change to new car delivery. The trash facility on the west side of the facility will remain the same and will be utilized by all the buildings. The Subaru building will have an enclosed facility for trash. Whittaker reviewed site utilities.

Whittaker stated that with respect to stormwater management, the primary design was to reduce impervious surface, which they did by 5.4%. This was accomplished with landscaping islands. Pavement will be reduced at the rear of the site, and the existing catch basins will remain the same.

Whittaker described the lighting that will be on the site and stated that the lighting was designed to comply with industry standards. The lighting is provided for security and safety and will be similar to neighboring sites. The neighbors on the northeast side were taken into consideration and he indicated they lowered the lighting near the property line. The nearest pole to the property line is 175 feet away.

Whittaker stated there would be eight phases to maintain access to the dealership during construction. In conclusion, the project has a stormwater quality benefit, as well as impervious, buffer, water quality devices and vegetation benefits. He reiterated the improved safety aspects to the site as well as access and circulation. The upgraded buildings will be more energy efficient with increased setbacks. The landscaping on the site will be greatly increased.

Heather Monticup, the Traffic Project Manager, addressed the Board. She explained that access to the site is currently provided by an unsignalized driveway. There is an exit-only driveway at 101 Andover Street. In order to move forward, they closed two curb cuts and the egress only exit is blocked with a jersey barrier. She described a 15,000 s.f. expansion to the dealership which is 25,000 s.f. less than when the restaurant was on the site. Monticup explained that access/egress will be a right-in-only driveway. The main entrance will be signalized with four lanes aligned with the Brooksby Village entrance. She stated a utility pole and span wire will need to move. She explained that the driveway is under MassDOT jurisdiction. Monticup stated a Traffic Impact and Access Study was prepared in

February and submitted to the Town and Town Engineer, who had no comments. She explained that other signalized intersections were reviewed. They collected speeds and reviewed future conditions projected through 2017. According to the trip generation handbook, if the Allenhurst Restaurant was still there, the trip-generation would be much greater. She also explained the capacity analysis stating there would be no change in level of service. The largest impact will be at the new driveway to accommodate the movements in and out of the driveway.

Monticup also described the site interconnection at the back of the site and stated on-site circulation will be better with the 25 foot drive aisles, which are 12 ½ foot lanes in each direction. Offloading of new car vehicles at the southern portion will be the same. She stated that signs will be placed on the site for customers to know where to go. She indicated that submission had been made to the Mass DOT regarding the two driveways and comments are expected next week.

David Clear, architect from Clear Architect Design, addressed the Board. He showed a depiction of the building, which would have gray metal with red lettering. He stated that Toyota mandates how the building should look. The building is two stories with a 28 foot maximum height.

He states the Lexus building will remain as it is. There will be an expansion for 12 service bays. The customer drop off will be moved 10 ft. to line up with the new phase of Toyota. The building will have silver metal panels, and the white frosted glass will be back lit.

He stated they are trying to get traffic for service to one area of the dealership. There will be four entrances for service.

Michael Radner, landscape architect from Radner Design Associates, Inc., addressed the Board. Radner stated he was happy when he first saw the site because he felt he had a blank slate to design the landscaping. He stated there are currently 20 islands on the site with one or two trees. He indicated there is no landscape buffer in front of the old restaurant. Radner went on to describe the present site which was developed by accretion over the years. He stated now was the opportunity to take a fresh look at the site to create a more cohesive approach to the landscaping. This could be done by improving the streetscape along Andover Street, providing landscape corridors on the site and improving landscaping with the neighbors to the northeast. Rand stated that the landscaping could be enhanced without compromising the functionality of the dealership. Rand described some of the details of the plan to include the 7 to 12 foot buffer on Andover Street being increased to 30 feet. He stated that plantings would be beefed up and additional grass areas added to give more of a buffer. Radner indicated there will be no changes proposed in the stormwater areas. He stated that the eastern part of the site presently has a lot of pavement which is going to be removed and replaced with a significant amount of landscaping. He described the plantings along the front of the site as being "lush and low" in order to see the inventory and for security reasons. The landscaping will have a multi-level effect with trees, shrubs and groundcover. Rand stated there will not be a lot of mulch, mostly plantings. He stated that 160 trees will be planted on the site which include 80 shade trees. He stated that Day had provided a list of plantings that were prohibited. He stated that most of the plantings will be drought tolerant material which will provide a low maintenance landscape.

Henry addressed the Board asking them to keep comments concise in order to allow time for public comment.

Zilinsky questioned the different color green on the landscaping plan. Whittaker stated the light green is a grass filter strip. She also questioned the traffic consultant, Monticup, whether the traffic light was going to be a four way traffic signal and whether Mass Highway was going to look to synchronize the lights? Monticup stated they are adding what can be added to the intersection. She stated the queues will be held on the site; another cycle is not being added. They feel they are able to accommodate movements within the existing cycle.

Sears inquired whether any trees could be added to the border since they are short 13 ± trees. McCann stated they will look into this request.

Sears requested that there be no outdoor audio. Sears feels this is a good presentation. He is pleased with the tie into the traffic lights and feels the buildings being pulled away from the front of the site is great. He does still have some concerns and would like to firm up the buffer along the border with the neighbors.

Prentiss had a question on circulation and the left turn going eastbound on traffic light being installed. Monticup stated there will be a left turn arrow on the traffic light. Prentiss stated he was glad to see the curb cuts taken away. From a circulation standpoint, Prentiss asked what are the plans for customer parking/employee parking/inventory? He stated there are over 1200 spots with a majority for the storage of cars and asked if there are any designs for parking? Whittaker responded that they do not have a design. He did explain where the parking for the customers, employees and display vehicles will go. Prentiss inquired about the service area and whether there was a pattern for the cars going in for service. He is concerned with the circulation on this site. Whittaker explained that the employee and customer parking will be near the rear of the buildings. Prentiss would like to see the numbers setting forth the employee, customer and inventory parking the next time they come before the Board. Sears would also like to see this because it is a safety concern and would like to keep the areas segregated.

Prentiss inquired if there was only one area for snow storage and what the plans were for removal. Whittaker pointed out the area on the plan, and Prentiss stated that this was not enough. Whittaker indicated he would look into this.

Prentiss inquired why they were looking for the waiver of trees on the front of the site? Whittaker stated that Radner said it would be to minimize the landscaping for trees along the front of the facility. They would like to try to offset the trees by providing lush and low plantings and not block the merchandise. Whittaker indicated he would look into supplementing trees.

Cheetham stated she did not like that the snow storage being piled next to the wetlands because she is concerned with pollutants. She confirmed the storm drain was pre-existing. She is concerned with the low plantings and would like to see trees.

Cheetham is also concerned with the lighting. She would like to know where the brightest lights are on the site. McCann replied they are significantly lower than neighboring sites. Whittaker addressed the Board showing the levels of lighting. He showed that the closest pole to the neighbors is an existing fixture.

Zilinsky also questioned the light levels. Whittaker stated that the lighting is designed for a parking lot. Shields are being placed on the lights near residences. McCann asked what the lighting was at the front of the site. Whittaker responded saying the levels were 0.1 at the curb line, 4 at 40 ft. into the site and in the 10's in the center of the site. He stated they have more poles for even distribution of the lights. Zilinsky stated she is happy with the traffic plan and having a signalized light.

Henry opened the forum to the audience for questions.

David Scherer, 17 Carriage Way. Scherer stated he was a commercial real estate developer. He questioned where the lot line was on the plan, and this was pointed out to him. He questioned the existing storm drainage, asking if water runoff would be the same as it is presently. Whittaker responded it would be largely the same. Henry asked where the runoff from the building presently goes. Whittaker could not answer. He stated that the vegetated filter strip will filter water away from the site. Scherer asked whether the lights would be shielded, and it was confirmed by Whittaker. Scherer stated he thought this was a well thought out plan and is happy with the project.

Ann Buchanan, 97 Village Post Road. Buchanan stated she lives at Old Salem Village and is concerned with noise pollution. She stated that when she stands at the end of the cul-de-sac she can hear all the noise. Henry confirmed whether she was referring to a speaker system. Brad Johnson from Group 1 Automotive addressed the woman stating they have a pager system. They no longer have a speaker system.

Michael Tiernan, 54 Village Post Road. Tiernan inquired about the wetland resource area. Henry informed him that this project is going in front of the Conservation Commission.

Marilyn Sears, 75 Village Post Road. Sears inquired about the water retention area and if there are any others. Will the water be going into the stream? Whittaker stated the water runoff will be less because there is less impervious area.

Robert Young, 141 Village Post Road. Young is a Trustee of Old Salem Village Condominium and inquired about the waivers. He asked the Board if these are anything they should be concerned about. McCann read the waiver list.

- Lighting – Appropriate lighting for parking lots. Young asked whether lighting would be different. Whittaker showed the lighting on the map.
- Landscaping – 3 foot waiver because in certain areas it does not make sense.
- Street tree installation – perhaps trees could be put somewhere else.
- Flow paths – stormwater management plan was reviewed by the town engineer.
- Landscaping requirement – they are at 29.4% rather than 30%.

Michael Tiernan would like clarification regarding where the pavement is presently with respect to the light pole on the plan. Whittaker pointed this out on the plan.

Henry addressed the Board stating logistically they are not coming to a conclusion tonight. Engineering would like to review the revised plans.

Henry inquired whether the applicant would consider more energy efficient lights. McCann pointed out that this would require a waiver. Henry is concerned with the street trees and would like consideration be given to buffering the residential property. He would also like to see tall cylindrical trees.

Henry inquired whether there was an easement relationship with 105 Andover Street. McCann indicated that it is an easement. In 2005 the Zoning Board of Appeals looked at the site and wanted to provide connection. The easement was for access to allow delivery trucks to unload. Henry inquired how the delivery trucks leave the site. Whittaker stated the vehicles can enter and exit through the signalized lights.

Buchanan stated that she received a notice regarding Conservation Commission and asked what their concerns may be. McCann replied that the pavement being removed is in a buffer zone. McCann stated that there is a process to get projects approved. It is layers of permitting.

Henry asked the architect if the entire glass Toyota sign was being backlit? The architect stated yes. Henry is concerned that the entire façade is lit. McCann stated they got relief from the ZBA regarding the signage and indicated they do need to go back to the ZBA. She will review this issued with building inspector when he reviews the sign package. Henry is uncomfortable with regard to this issue and wants to address this organizationally.

Cheetham pointed out an area on the landscape plan which she was not pleased with. McCann stated they would look into this issue.

Henry wants to address waivers.

Architect addressed the building mounted lighting. There is one wall pack in the center of the rear elevation. Henry stated he wants the detailed cut sheets for the lighting.

Henry addressed the Board regarding footcandles. Cheetham said they just approved a site that had spots in excess of this. She suggested to the Board that they take a ride by during the evening. No one else had an issue with regard to lighting.

There was a question from the Board concerning the landscaping near the building. The architect described the service doors and why landscaping is not near them.

Sears stated a few street trees across the front would help the landscaping and pointed out where the trees could possibly go. Prentiss understands not wanting to block the site, but he feels some trees could be planted in front.

Concerning the flow paths, McCann stated there are technical regulations for predevelopment conditions; they are looking for a waivers because this is such a huge site. Cheetham said she felt the people here were concerned with the runoff into the wetlands. Whittaker addressed Cheetham's concern that these were provided to Engineer. Henry asked that they put something in laymen's terms .

Henry questioned the landscaping requirement and how they came up with 29.7% when they need 30%? Whittaker addressed how the plan was calculated. He stated if they went to the 30% landscaping, they

would lose 12 stalls for parking. McCann reminded the Board that they did not build as big as they were allowed through ZBA.

Concerning greenspace, Day pointed out these waivers set forth on the plan were not addressed by McCann in the narrative. McCann confirmed what was being requested from the Board: sheet detailing parking, snow storage areas, LED lighting, street trees and building mounted lighting specifications.

Sears asked for a clarification of the number of parking spaces for customer and employees.

MOTION: Sears moved to continue the public hearing. Zilinsky seconded the motion. The motion passed by unanimous vote.

CONTINUED PUBLIC HEARINGS

Hilltop Estates-Folly Hill Subdivision [Lot 19 (Hilltop Road) and Lots 29, 30 & 31 (Ardmore Drive)]. Request for Modification to Previously Approved Definitive Subdivision Plan Approval submitted by Folly Hill Danvers, LLC for property located in the R-II Zoning District. The applicant proposes to eliminate retaining walls shown on the endorsed Subdivision Plan, with associated modifications to grading and topography in the areas of Lot 19 (Hilltop Road) and Lots 29, 30 & 31 (Ardmore Drive). (Assessor's Map 45, Lots 191, 201, 202 & 203) (*Subdivision Modification action date: July 10, 2012*)

Peter Ogren appeared before the Board. Albert Ellis was also present. Ogren indicated there were grading changes on Lots 29, 30 & 31. He stated a new plan had been filed in early March, but the town engineer, Rick Rogers, was not happy with it. They held a subcommittee meeting where Rodgers indicated what he was looking for. Ogren pointed out there are now two separate walls. They increased the height of the wall. There will be plantings to soften the walls. He showed a plan of how the walls would look. Ogren also stated they are waiting to hear from the block supplier relative to the blocks being supplied for these walls since the ones previously used are no longer made.

Henry informed the Board that the engineer is happy with this plan and feels they do not need a peer review.

Zilinsky asked the height of the wall, and Ogren stated it would be 12 feet.

Ogren stated that Rodgers wanted to know how drainage was going to be handled on the wall, and Ogren showed it on the plan.

Cheetham asked what type of wall would go behind Lot 30, and Ogren responded that this would be determined by what type of house goes on the lot. Each home has an individual grading plan.

Ogren stated they are in front of the Board because of the Board's interpretation. Day stated that the Building Inspector would let the Board know whether the applicant would need to come before the Board again.

Henry read an email to the Board which was received by one of the residents, Dana D'Angelo, who lives at 28 Bradley Road questioning how the drains would be accessed. Ogren indicated that the drains are on private property. Henry questioned who would be responsible for the underdrains in the walls. Ogren and Ellis indicated it would be the owner of the property.

Ogren stated they can do a sketch easement, and when the town takes over the road, the town can have an easement to take over the drains. Ogren indicated he has no problem granting the easement. Ellis stated they need to create the easement prior to conveying the lot. Day stated they would consult with staff on this issue.

Prentiss and Sears stated they were comfortable with the plan.

Cheetham wanted clarification from Ogren regarding the drainage, and Ogren responded the water will just discharge into the land, daylight draining.

Lesley Bailey, 12 Hilltop Road. Bailey had a question regarding the angle of the slope. Ogren explained the grade of the slope confirming that it will look similar to the slope that is presently at the end of Bradley Road.

Edward Sullivan of Garfield Avenue. Sullivan stated he had a comment for the Board. He said he has no idea what Ogren is talking about. He knows that the previous Board had approved this project, and now the developer is coming in and asking for changes. He wants the new Board to protect the lot owners on the south side of the slope. He stated the developers are always looking to save a buck. Ogren addressed Henry indicating that he was not happy that he was allowing Sullivan to say such derogatory comments, and he wanted it mentioned in the record that Henry was allowing Sullivan to go on with insults.

MOTION: Prentiss moved to close the hearing. Sears seconded the motion. The motion passed by unanimous vote.

Day wanted to let the staff know that the street trees had been planted at Bradley. She stated the tree warden was very happy, and she wanted to thank the developer for getting them planted. She has asked the neighbors to take care of the trees.

MOTION: Sears read the Certificate of Action and moved to approve the Modification to an Approved Definitive Subdivision. Prentiss seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARINGS

182 Endicott Street. Request for Site Plan Approval 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 demolish the existing building and construct a new 3,880 square foot McDonald's restaurant with associated drive through facility. (Assessor's Map 63, Lot 11B) (*SPA action date: May 25, 2012*)

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John Kucich from Bohler Engineering appeared before on behalf of the applicant. He indicated that they have been before the Zoning Board of Appeals for signage and for an offsite trash enclosure. He described the existing site and set forth where the power lines are located. He stated they are looking to construct a smaller building which the location is dictated by the power lines. He stated the goals of the design are to increase the greenspace and improve circulation. He informed the Board that the building is going to be a 3,900 square foot restaurant. The driveway will be reconstructed. He stated that there is going to be a large 7,000 square foot landscape island to separate the parking areas, which will result in an 8,000 square foot reduction of impervious area. Kucich showed the drive-through and pick-up stations on the plan and how the vehicles would leave the site.

He showed the trash enclosure at the back of the site which needed a variance for an off premise structure. He showed the signs presently on the property which is larger than what is allowed. He stated they will remove one of the signs and replace the larger one with a new one that will be smaller.

Kucich then described grading and drainage. He stated that the site is flat. Half of the run off flows into the neighbor's system and half goes into the catch basin. Utilities are presently on the site. He described the landscaping that was going to be added. He indicated that lighting is in conformance with what is required. The traffic study did not show any issues and the community impact assessment will be an improvement over what is presently there. He described the building material as being brick with beige tile, which provide depth on the building.

Prentiss inquired how they plan to delineate the drive-through aisles. Kucich indicated they would not have to delineate. He stated there is a primary lane which will then feed to the other lanes. Prentiss asked if either lanes are ever closed. Kucich stated no. Prentiss asked the total number of cars for queuing purposes. Kucich stated from the drive-through window there would be 13 cars and then an additional 10 cars back to the street.

Kucich also stated to the Board the reason for the waiver of the trees on Endicott Street was the power lines. He stated the power companies will not allow trees to be planted because of the wires, which is why there is more landscaping within the site.

Zilinsky wanted clarification of the public doors. Kucich showed Zilinsky where the public doors were located on the building.

Adam Guilmette from McDonald's told the Board that the same owner owns both the McDonald's site and the adjacent shopping center. Both sites will pay into an account to maintain the landscaping which crosses over the shared property line. Kucich stated there is a detention basin in the landscape island. Workers will clean up the lots for litter to ensure these basins are not blocked.

Cheetham inquired what the left turn sign would look like. Kucich stated he would work with staff on the proposed sign.

Zilinsky wants to be sure the sign is somewhere where it can be clearly seen.

Cheetham stated she is not a fan of the modern McDonald's building. Henry stated he does not mind the new look.

Cheetham asked why they chose this design rather than the traditional design. Kucich stated this is the new modern look.

Kucich stated they were before the Conservation Commission. Cheetham asked if they are going to fence along the side. She is concerned with trash falling into the tidal wetlands. Kucich stated the trash is fully enclosed with a gate. There is a recycle bin and trash bin.

Kucich showed where snow storage would be placed on the site. Zilinsky asked if the stream is on their property. Zilinsky indicated she would like a wooden guardrail and Kucich indicated there is a wood guard rail there presently.

Cheetham voiced her concern regarding the people entering the restaurant having to cross over the path of people exiting the drive-through. Henry asked Kucich about the possibility of a crosswalk.

Sears asked why there is a door on the left of the building. Kucich replied that it is an emergency door.

Henry asked if the building was from a template and Kucich confirmed that it was.

Sears asked about the landscape percentage. Kucich stated the impervious area was being reduced from 86 to 80. There was a discussion about the 30% landscaping requirement. Sears pointed out that a waiver of the landscaping would be necessary.

Sears inquired about the dumpster indicating they are notorious for rats and mice and asked what procedures are going to be in place to address that concern. Jim Giarrusso from McDonald's stated they will have traps and exterminators to deal with this issue.

Sears confirmed that there is no outdoor audio and inquired what were the hours of operation.

Guilmette indicated it was up to the franchisee to determine what the hours of operation would be.

Sears asked about employee parking. Kucich stated there is ample parking on the site so there are no specific spaces designated for the employees. He indicated there are 53 parking spaces and on a large shift the number of employees will be 12.

Sears concerned with circulation on the site and customers accessing the premises through one door. He inquired how people would be coming onto the site from Bed, Bath & Beyond. Kucich showed how circulation would flow on the site.

Sears would like trash cans on the site. Kucich stated he can provide the locations on the final plan, and if they need to be moved, they can request an Administrative Modification.

Guilmette stated there is a standard set by McDonald's, and there are probably going to be six trash cans.

Cheetham questioned a small island shown on the plan, and Kucich indicated this was due to a pole on the property which they want to protect.

Cheetham stated she would like a trash barrel or two by the grassy area and inquired about the possibility of a cart corral near the Bed, Bath and Beyond site.

Zilinsky inquired if someone was in the drive-through, could they get out of the lane and go around? Kucich confirmed this is possible.

Henry stated that the 30% landscaping waiver is the only loose issue. He is comfortable with the waiver and would like the extent of the waiver shown on the plan.

Sears questioned what if the other parcel wants the land that the island is on? He stated that the waiver should have a condition stating that the island is staying as it is. Henry stated if the larger parcel comes before the Board, they can address it at that time.

MOTION: Prentiss moved to close the hearing. Sears seconded the motion. The motion passed by unanimous vote.

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

CONTINUED PUBLIC HEARINGS

167 Maple Street. Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by Peterson-O'Donnell Funeral Home for property located in the Residential II District. The applicant is requesting approval for an addition to the existing building and expansion of the existing parking lot with associated utility and landscaping improvements. (Assessor's Map 35, Lot 80) (*SPA action date: April 13, 2012*). **(TO BE CONTINUED WITHOUT DISCUSSION AT THE APPLICANT'S REQUEST TO MAY 8, 2012.)**

MOTION: Zilinsky moved to continue the hearing to the Board's next meeting on May 8, 2012. Sears seconded the motion. The motion passed by unanimous vote.

MINUTES

April 10, 2012

MOTION: Sears moved to approve the draft minutes of April 10, 2012. Prentiss seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

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

The meeting adjourned at 10:40 p.m.

Respectfully submitted:

Francine T. Butler

The Planning Board approved these minutes on May 8, 2012.