



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

May 8, 2012

7:00 p.m.

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.

FORM A

6 Wenham Street. Request by Roy H. Cote for endorsement of Form A plan to adjust lot lines between 6 Wenham Street and 259 Locust Street. (Assessor's Map 21, Lot 48). (*Approval Not Required Action Date: May 21, 2012*).

Ned Jackson, the owner of 259 Locust Street, appeared before the Board on behalf of the applicant, Roy H. Cote, the owner of 6 Wenham Street. He stated the reason for the land swap was to have a place for their child to play and to be sure nothing else would ever be able to be built on this land.

MOTION: Zilinsky read the Certificate of Action and moved that Planning Board approval is not required for the proposed lot line adjustment at 6 Wenham Street. Sears seconded the motion. The motion passed by unanimous vote.

OTHER MATTERS

Bridle Spur Extension. Request for extension of performance guarantee and request for release of covenants on all lots.

The applicant, Daniel Lemieux, Manager of Bridle Spur Extension, LLC, appeared before the Board. He indicated he was not looking for an extension to the Tripartite Agreement at this time but is seeking release of all covenants since project completion is now secured by a valid Tripartite Agreement. He noted that there seems growing interest in the lots, and hopes to sell through all lots as the market improves.

MOTION: Prentiss moved to Release the Covenant for Bridle Spur Extension. Sears seconded the motion. The motion passed by unanimous vote.

Day informed the applicant that the paper work would be available the following morning; a closing is scheduled for May 10th.

PUBLIC HEARING

15 Kirkbride Drive. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Hathorne Hill Development, LLC for property located in the Hathorne West Zone District. The applicant proposes to modify the previously approved Site Plan with the addition of a 675 square foot building to be used for storage of equipment used in the operation of the nursing home. (Assessor's Map 18, Lots 863) (*SPA action date: June 12, 2012*).

MOTION: Sears moved to open the public hearing and continue it without discussion at the applicant's request to the Board's next meeting on May 22, 2012. Prentiss seconded the motion. The motion passed by unanimous vote.

CONTINUED 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 the two additions to the existing Lexus building. (Assessor's Map 56, Lots 13, 14, 27 & 28) (*SPA action date: May 11, 2012*).

Day apologized to the Board for the late delivery of Engineering's comments, but noted that their memo offers no further objections to the revised plans. Day stated that the Fire Department and Building Department are also satisfied with the revised plans.

Nancy McCann appeared before the Board on behalf of the applicant. She stated she would like to go through the revisions made to the plan in response to comments received, specifically: landscape enhancements, employee/customer parking, storage of snow and lighting specs. She stated that Michael Radner, the Landscape Architect from Radner Design Associates, Inc. and Mark Whittaker, Civil Engineer from Dynamic Engineering, were present at the meeting.

Radner addressed the Board. He showed the plan that was presented at the last hearing. He stated they would have 170 shade trees on the site. He stated they would be adding trees along the Route 114 side of the property and more landscaping between the western and northeasterly side to provide more buffering in these areas. He showed that the enhancements to the plan were highlighted. There were going to be 8 honey locust trees planted in front of the Allenhurst site. He stated these trees provide shade but you can see through them. He also pointed out that 21 shade trees were added to the western part of the site with trees that do well in urban environments.

Radner stated that on the northeasterly side of the site abutting Old Salem Village Condominiums, evergreens and a lot of shade trees were added. He indicated they were native species next to the wetlands that would provide heavy screening.

He stated the interior of the site did lose two trees because of utilities and light poles which were made up along the perimeter of the site. He indicated 40 trees were added which was a significant increase. He also stated that the landscaping along the perimeter of the buildings was increased with plantings.

Whittaker addressed the Board showing the modifications to the site plan. He stated that one snow storage area was moved and another was expanded.

He delineated the customer and employee parking stalls. He stated that the ordinance is rigorous and they met the ordinance requirement for employee/customer parking

Whittaker also stated that a note was added to the site plan indicating no outdoor speakers would be used at this facility since they use a pager system.

He stated the other modification to the plan was to designate which light poles and heads will have outside shields, more specifically the lights facing residential neighborhoods. The building mounted lights have been designated and the lighting will be around the building and service drive between the two buildings.

Cheetham questioned the snow storage in the middle of the property inquiring where the nearest treatment unit was located. Whittaker stated it would drain into inlets in the parking lot and drain out towards the perimeter drains.

Sears asked about directional signage. Whittaker pointed out the directional signs when you enter the site as well as other signs on the plan. He stated the site is well signed for customers to get where they need to go. Sears asked if there is signage to distinguish between sales verses service. Whittaker said they could add this to the plan. Sears stated this request was for safety reasons. Whittaker stated they can reflect this on the modified plan.

McCann stated there is a sign package going to zoning. She stated when the site is up and running, signs could be added.

Zilinsky asked if there were shields over the lights by Old Salem Village and are they new? Whittaker stated there is one pole where the shield will be modified to fit the structure and the other two will come manufactured with a shield. He stated there will be a full cutoff on the lights that do not have shields.

Prentiss thinks this a nice site and is happy with the circulation.

Henry invited public comments.

Jim Wingardner, from Brooksby Village, asked for an explanation of the traffic signal. The Traffic Project Manager, Heather Monticup, addressed this question. She showed the Brooksby Village Drive

traffic signal. She indicated the left turn lane will be the same and westbound traffic will now be stopped. You will be able to turn left and right. The present entrance will be right turn only.

Gardner asked if the lights will have to be redone. Monticup confirmed they will need to be redone as well as the crosswalk. Gardner stated the residents would like to see a crosswalk sign and he stated the traffic light presently blocks the Brooksby Village sign. Gardner stated he was happy with the site. He stated it is a very dangerous spot and he is looking forward to the changes. Gardner asked where the main sign will be.

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

Henry asked the Board if they were in agreement to read only the waivers and conditions to the Certificate of Action. The Board agreed.

MOTION: Prentiss read the Certificate of Action and moved to approve the Site Plan. Sears seconded the motion. The motion passed by unanimous vote.

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: May 25, 2012*). **(TO BE CONTINUED WITHOUT DISCUSSION AT THE APPLICANT'S REQUEST TO MAY 22, 2012.)**

Henry stated it was time for the applicant to appear before the Board or to withdraw the application. Day stated that she called the applicant's engineer and stated they had initially done a very comprehensive site plan. The engineer informed her that the applicants were concerned about the cost, so the plans were revised. He stated that had been authorized by the applicant to finalize the plans.

Henry asked the Board if they were satisfied with this. Prentiss asked when the original application was submitted and he was told it was February 13th. Day stated that it was not good practice to continue indefinitely, but there is a balance, because then the Board would have to re-notice the new meeting and the filing fee would need to be credited.

Sears would like the applicants advised that the fee would be waived, but they need to move this project along.

Prentiss stated that it would be greatly appreciated if the applicant appeared before the Board at the next meeting.

Henry proposed that the applicants need to have their plans submitted to Engineering by May 22nd if they are not going to be before the Board on the 22nd. He asked the Board if they thought this was a reasonable request and they agreed.

Day stated she needs to keep the abutters informed.

MOTION: Sears moved to continue the public hearing until the Board's next meeting on May 22, 2012. Zilinsky seconded the motion. The motion passed by unanimous vote.

MINUTES

April 24, 2012

MOTION: Prentiss moved to approve the draft minutes of April 24, 2012 as amended. Sears seconded the motion. The motion passed by unanimous vote.

STAFF BRIEFING

Day informed the Board that Conifer Hill has applied for a modification to change the large block wall on the northeast corner adjacent to Route 95 to a rip rap slope. She stated she received comments from engineering and they are fine with the plans.

Day asked the Board for their indulgence regarding the zoning matters until after June 2nd. The Flood Plain is a housekeeping matter.

Day informed the Board that they did not get the DHC grant. She stated that the Board should go by and take a look at the Wadsworth Farm project which is coming along.

ADJOURNMENT

MOTION: Prentiss 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

The Planning Board approved these minutes on May 22, 2012