



Town of Danvers
Planning Board

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

James Sears, Chairman
Margaret Zilinsky
Kristine Cheetham
William Prentiss
Aaron Henry
John Farmer, Associate
Member

20 Locust Street & I-1 District at Maple/Hobart Streets
June 4, 2015
3:00 p.m.
MINUTES

OTHER BUSINESS

- 1. Development scenario buildout analysis – 20 Locust Street, followed by site walk Hobart and Maple Street I-1 District.** Planning Board members Aaron Henry and Peg Zilinsky were present. Planner Kate Day and Planning Director Karen Nelson were also present, along with Jason Schreiber of Nelson/Nygaard and Sam Cleaves of MAPC. Attorney Nancy McCann, owner Tom Carnevale, Engineer Scott Cameron of the Morin-Cameron Group and Peter Pittman of Pittman and Wardley Architects in Salem were also present.

The group reviewed conceptual plans for a potential re-development for the property at 20 Locust Street. After some discussion, the Board members present expressed their sentiment that the proposed redevelopment is consistent with the goals of the plan to re-zone the surrounding I-1 district to allow for mixed use residential and commercial uses.

McCann noted that because existing zoning does not permit such a mixed-use project at present, she will be filing a request for a variance with the ZBA shortly to seek the necessary use variance to allow the 20 Locust Street project to move forward. Board members, staff and consultants concurred that the proposed redevelopment could provide a tangible example and a vision to potentially guide the re-zoning effort in this I-1 district.

The group then conducted a site walk throughout the district, which concluded at about 4:30 p.m.

Respectfully submitted: Katherine Day

The Planning Board approved these minutes on July 28, 2015.