



*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

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**Daniel J. Toomey Hearing Room  
June 25, 2015**

**1:00 p.m. (delayed to 5:00 pm due to schedule conflicts, notification placed in  
DPW Conference Room regarding delay)**

**MINUTES**

Chairman James Sears called the meeting to order at 5:00 p.m. Planning Board members James Sears, Kristine Cheetham, Peg Zilinsky and William Prentiss were present. Planner Kate Day and Planning Director Karen Nelson were also present.

**OTHER BUSINESS**

- 1. Development scenario buildout analysis – 20 Locust Street. Meeting to view conceptual plan for redevelopment of existing commercial/industrial building in existing I-1 zone, downtown study area.** Attorney Nancy McCann reviewed plans to redevelop an existing industrial/commercial building at 20 Locust Street known as the Ideal Business Center to a mixed use residential/commercial building, with 24 one and two bedroom units and space for street front commercial on the ground floor. After some discussion, the Board expressed its 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 project to move forward. The Board concurred that the proposed redevelopment meets with their support, and asked Day to provide comments to the ZBA in support of the Planning Board's general endorsement of the conceptual plan.

The meeting adjourned at 5:30 p.m.

Respectfully submitted: Katherine Day

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