



Town of Danvers
Planning Board

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

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

Daniel J. Toomey Hearing Room
June 28, 2016
7:00 p.m.
MINUTES

Clerk Kristine Cheetham called the meeting to order at 7:00 p.m., acting as Chair in the absence of Peg Zilinsky. Planning Board members William Prentiss, James Sears, Aaron Henry and Associate Member John Farmer were present. Kate Day was also present.

STAFF BRIEFING

Day told the Board that the hearings for 90 Holten Street and 29 Elm Street have been continued without discussion.

She said that she received a call from the engineer working on the Cumberland Farms project at 76 Newbury Street. The project is under way and an issue has come up. They would like to clean up some trees and remove some of the brush and debris that has accumulated on the right-of-way with Mass DOT located at the back portion of the property. She told the Board that Mass DOT is fine with this and asked if the Board had any objections to the proposed clean-up.

Cheetham said that she would like to get rid of the brush to clear up the ramp.

Day said that she would draft a letter on the Board's behalf to the engineer and Mass DOT.

Day said that they do not have a heavy agenda for the next meeting. Sam Cleaves will be attending to kick off the High Street study. She reminded everyone about the July 21st meeting with the Selectmen, Zoning Board of Appeals (ZBA) and Planning Board to hear concerns, issues and priorities regarding upcoming zoning and planning initiatives.

PUBLIC HEARINGS

50 Spring Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by St. John's Preparatory School for property located in the Residential-III Zone District. The applicant proposes to install a solar array on its 50

Spring Street portion of the campus behind the stadium and new Wellness Center. The solar array site will be located on an approximate 5.5 acre portion of the 111.24 ± acre parcel of land along the northern side of Spring Street. The area consists mostly of undeveloped wooded land with steep slopes to the west and vegetated wetlands to the north, east and south. (Assessor's Map 19, Lot 17) (*SPA action date: July 26, 2016*)

Cheetham read the legal notice.

Attorney Nancy McCann appeared before the Board on behalf of the applicant, St. John's Preparatory School. With her this evening was Steven Cunningham, Assistant Head of School for Facilities at St. John's Prep; Adam Christie, Engineer from Meridian Associates; and Kurt Penney from IRC Solar Roof Systems.

McCann said that they had mentioned that the Prep would be back before the Board for a modification to allow the installation of a solar array facility to power the Wellness Center. The solar array will be at the rear of the stadium and Wellness Center, and it will provide electric service for the Wellness Center. She said the school will be environmentally friendly with a green initiative, and the school will be using it as an educational tool. St. John's Prep and the development team have been in communication with the Danvers Electric Department as well as David Lane, the Director of the Department of Public Works. She told the Board that they went before the Technical Review Committee (TRC) and the plans have incorporated comments that they heard. St. John's Prep is exempt from zoning, and the solar array is exempt from zoning as well. McCann said that the site plan modification has been drafted in keeping with the Danvers site plan regulations. They are not seeking any waivers. All comments have been incorporated into their plans. They have comments from Building and two sets of comments from the Fire Department. They questioned the narrowing of the access road which will be addressed tonight. The Engineering Department has provided two sets of comments, and they are satisfied with the project.

Adam Christie, the Engineer from Meridian Associates, described the plans to the Board. He said that the solar array is located northwest of the existing school. He showed that the solar array would be located at an area that was formerly a gravel pit. To the west of the array they have steep slopes. They are surrounded by wetlands at the north, east and south. He showed the 500-year flood plain on the map. He also showed the proposed footprint of the array. This project consists of 5 ½ acres of clearing for the access and the site. They have to cross an intermittent stream and there is a spring that feeds this area. There is a small crossing and they have proposed to narrow the access road to 14 feet at the crossing. It will then go back to a 20-foot width. The Fire Chief was satisfied with the turnaround. The solar array is a racking system which is a screw and post. There will be no regrading of the site under the panels. The rows are 12-feet in length. The entire site is surrounded by a 7-foot chain link fence, and there is a concrete pad.

Christie said that once the electricity is converted, it will run underground through a conduit to the Wellness Center. The power generated will supply 70% to 75% of the building's total electricity demand. If any electricity is over-generated, it will be sold to Danvers Electric and

credited to the St. John's account. There will be a 24-inch wide gate for access to the site, equipped with a Knox-box.

Christie said that the closest abutter is 900 feet from the array to Lobao Drive. A lot of the area near the Smith School has been cleared. The area is very dense and thick. It is 1400 feet from the residence at the top of the hill. The array will not be seen. Christie said that noise and glare would not impact any abutting properties.

Steven Cunningham, Assistant Head of School for Facilities at St. John's Prep, addressed the Board. He wanted to explain how this solar array was important to their mission. The Wellness Center was a first step. They educate the whole person: physically, mentally, spiritually and emotionally. They want their students to respect and steward the resources given to them by God.

Cunningham explained that they have been doing a lot of things regarding sustainability on campus. He explained that they will have displays in the buildings that will give information to the students to show how much power they are saving.

Prentiss asked if they looked at the possibility of the solar arrays being on the roofs.

Kurt Penney from IRC Solar Roof Systems addressed the Board. The design of the Wellness Center is multi-faceted with not a big open area for roofing. They could put up a couple of panels. They decided on this design for the solar array so that they would not have to piece together areas around the campus.

Prentiss asked if they had looked at putting the array over the parking lot. Penney responded that they looked at everything. One of the reasons was the cost of installation. He said at the Danversport Yacht Club, they had an open lot that was not being used and could easily accommodate the panels.

Prentiss asked how often these areas needed to be monitored or maintained. Penney said that they are monitored via the internet. The computer helps us monitor this on a real time basis. The ongoing vegetation maintenance would be done a few times a year.

Henry asked what 70% of the power generated was similar to.

Penney said it was significant and would provide over 800,000 kilowatt hours per year. He explained that a home would use 6,000 to 8,000 kilowatt hours per year, so this would generate enough electricity to power 10 homes. Penney said that the engineers ran the estimated uses. The Wellness Center will continually call for HVAC and pool filtering. The school is open for summer camp. The Town of Danvers felt this was a good match. If the electricity was not connected to the Wellness Center, they would not have allowed this. This will offset power needed at the Wellness Center.

Henry asked if the applicant had been before the Conservation Commission, and McCann responded that this permitting is currently underway.

Sears asked if they had looked at driving a well to deal with water needs.

Cunningham said that they have one well that they use on campus for irrigating the football field. He said that there are going to be renovations done to Cronin Stadium, and it will be changed to a turf field. The well would no longer be needed for the purpose of irrigating the field, but it would be fed to another area. Sears asked if the well would be used for the pool. Cunningham said that they would think about this.

Cheetham asked about snow removal. Christie said there was enough room on the access road to allow for snow removal, and if needed, they would remove the snow. The road will not be salted.

Cheetham asked if there would be access for students to learn about this.

Cunningham said that they have not yet designed the program. Information about the solar array will be available in the classroom. There may be time that they can bring the students down there, but there is not much to see. Most of the real information gathered will be from the computer.

MOTION: Henry moved to close the public hearing for the Major Modification to Site Plan for 50 Spring Street. Prentiss seconded the motion. The motion passed by unanimous vote

MOTION: Prentiss read the Certificate of Action and moved to approve the application for a Major Modification to Site Plan for 50 Spring Street. Sears seconded the motion. The motion passed by unanimous vote.

21 Spring Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by St. John's Preparatory School for property located in the Residential-II Zone District. The applicant proposes to enlarge the approved maintenance building by 21 square feet and combine the previously approved salt shed and maintenance building into one building; adjust the maintenance building location; and add two dry wells. The salt storage will be within the proposed maintenance building. (Assessor's Map 25, Lot 74) (*SPA action date: July 26, 2016*)

Attorney Nancy McCann appeared before the Board on behalf of the applicant, St. John's Preparatory School. With her this evening were Vaclav Talacko, Project Engineer from Hancock Associates and Steven Cunningham, Assistant Head of School for Facilities at St. John's Prep. McCann said that they had previously received approval for a maintenance shed in conjunction with the Wellness Center, and there was discussion about the salt storage being outside. They felt it would be a better design to incorporate the salt storage inside the

maintenance building. She said that favorable comments had been received from the various departments.

Talacko described the plans and showed the proposed shed location. He showed the old shed and the new shed. He said that they added a couple of drywells to discharge water from the roof runoff. There was a discussion on the operation and maintenance of the shed at the last hearing. He said the most important thing was that the salt would now be inside.

Cheetham asked if there was any lighting on the building and whether ventilation was required.

Talacko said that there will be some exterior lights on the shed, such as over the door lights. McCann said that there was no change from what was previously approved. Talacko said that there was no need for a ventilation system.

MOTION: Prentiss moved to close the public hearing for the Major Modification to Site Plan for 21 Spring Street. Henry seconded the motion. The motion passed by unanimous vote

MOTION: Henry read the Certificate of Action and moved to approve the application for a Major Modification to Site Plan for 21 Spring Street. Sears seconded the motion. The motion passed by unanimous vote.

18-22 Cherry Hill Drive. Request for a Special Permit and a Major Modification to an approved Site Plan pursuant to Section 6 and Section 4 of the Zoning Bylaw submitted by Abiomed, Inc. for property located in the Industrial-II Zone District for the following modifications: a front entry plaza at the southern building façade; a vehicular drop-off area at the front entry plaza; and outdoor café patio area with seating areas, amenities and landscape screening; modified parking lot layout including additional handicap accessible parking spaces; landscape drainage and utility improvements. (Assessor's Map 29, Lot 4) (*Special Permit/Site Plan action date: July 20, 2016*)

Antonio Moura, from Stantec Planning and Landscape Architecture, appeared before the Board on behalf of the applicant, Abiomed, Inc. With him this evening was the architect, Jeff Wade and the landscape architect, Dylan Stevens.

Moura said that this was an existing facility built in 1980. In the late 1990's there was a modification to the site plan for an addition. The project consists of building improvements and façade changes. There will be a café and a new vehicular drop-off area. He said that Abiomed is in the process of acquiring the building.

Moura said that there will be an increase of 35 square feet to the building and they are putting a new modern look to the building. The need for the Special Permit is due to the setback of 49.1 feet. The required setback required is 50 feet. The new skin of the building is going to take up a foot of the building.

Moura said that they want to create a pull-off lane to take vehicles off the main drive aisle. They will lose some parking spaces, and they will be put at the back of the site. They felt that they have enough parking to satisfy their demands. They are going to add additional handicapped parking spaces. The drop-off area will have vehicular pavers. There will be a warning strip between the vehicular traffic and pedestrians divided by light bollards. They are proposing a lush planting plan. There will be a connector walkway that will connect to an outdoor café area. This is an extension to the new cafeteria being built in the building. This will create a new outdoor space with pavers, outdoor seating, fire pits, planter boxes and an overhead canopy. They have proposed a curb strip with trench drains that will catch runoff and mitigate the increase of impervious area. Comments have been received from various departments.

Cheetham asked if the Board had any questions or concerns regarding the Special Permit being requested for dimensional relief, and they did not.

Cheetham asked the Board if they had any questions or concerns regarding the Major Modification.

Sears felt that they were adding more impervious area with the turnaround. He asked if they were adding or losing landscaping. Moura said that there is a slight increase to the impervious area which decreased landscaping. He said that they will be adding a new catchbasin to the driveway which will catch water and infiltrate it. There will be no net increase to the stormwater in Cherry Hill Drive.

Sears said that they are supposed to be at 30% for landscaping. He asked what the percentage was before and after. Sears asked Moura to go over the landscaping.

Dylan Stevens, the landscape architect, described the plans. He did not know the percentages before and after for landscaping. Their attempt was to increase the landscaping around the drop-off. With the new façade and new look, they are trying to add a lot of grasses and perennials and reestablish some new trees along the streetscape and parking area. Foundation plantings are already there, and they will be extended out from the building.

Sears felt this was an improvement. His concern is that they added a lot of pavement in front. He asked if some landscaping could be added to the large parking lot.

Jeff Wade, the architect, pointed out that the impervious area is similar on the existing plan as well as the new plan. He said they were removing a concrete patio to the left of the door which would be replaced with landscaping. He felt the new impervious was fairly minimal.

Moura said that they have improved the planting situation. They can look for opportunities to add a few landscape islands.

Sears said there was a sea of parking to the left and front that has no landscaping. He said that they try to add landscaping to parking lots.

Sears asked if the entrances to the back would remain, and this was confirmed. Wade said that they worked with the Fire Department relative to access to the building.

Sears asked if there were additional parking spaces. Moura said there was a loss of 10 parking spaces in front that could be made up in the back. Sears asked if these could be left in reserve. Moura said they felt they had enough parking spaces. Sears said that if they don't need the spaces, they could be held in reserve.

Wade said that they were going to restripe the spaces that were lost in the back.

Sears asked if they had enough handicapped spaces in the front. Moura said that they had two more spaces than needed.

Henry felt they needed to know what the numbers were for the landscape percentage and parking requirements. Henry liked the project in general. Henry asked if the café was open to the public. Moura said it was just for Abiomed employees.

Henry said if they needed a waiver for completeness for landscaping and parking, it would be better to know this and itemize it. It is not a show stopper. The Planning Board has the authority to grant this.

Farmer liked the changes. He asked how many employees were on site and how many parking spaces there were. Moura said that they presently have 336 parking spaces and this would go down to 325. There were 283 workers at the site.

Prentiss agreed with Henry and Sears about landscaping and parking. He did not want to set a precedent with granting a waiver without knowing the correct numbers. Prentiss explained that the whole site is under review when an applicant comes back before the Board. He asked the Planning Board if the applicant needed to come back.

Cheetham said that they do have a requirement for parking lot landscaping. For over 40 spaces, an area equivalent to at least 15% of the interior of the parking lot should be landscaped by use of landscaped islands. She asked if there was a rendering of the outdoor patio.

Wade showed the renderings. He also explained that the lobby will be a two-story place with glass for light.

Day said that she might have been able to address these issues at the TRC if she had been there. She felt that they could provide a calculation on impervious surface and if a waiver was required, it could be put into the decision. She said that they could determine the required parking and provide the actual parking count with the ability to provide parking out back, which would be another waiver. This way both waivers would be on record.

Sears said that he would like additional landscaping in the parking lot. He is shocked that they cannot determine the landscaping percentage. This is a requirement. He felt they needed to have landscaping in the parking lot.

Sears asked about snow removal. Moura showed the areas on the site and said that if needed, they would truck the snow off-site. Sears said that the entire site was under review and the snow storage needed to be shown on the whole site. Sears wanted to know how many parking spaces would be lost if the snow storage areas were used. He felt this expansion would have more traffic and more people coming to the site.

Moura said that they do not foresee any additional traffic.

Wade said that the modification is of the façade and cafeteria. It is not increasing the population at the site. They have never had to remove snow from the site, even with the historic snowfall a few years ago. The cafeteria was designed to be able to put everyone in an area for a meeting. The cafeteria can hold up to 300 people if needed.

Sears asked if there was more than one shift. Wade said that there is one late shift.

Sears asked if there would be food deliveries. Wade said that the loading dock goes right into the cafeteria.

Sears polled the Board, but he felt they needed to know more about the landscaping.

Cheetham asked if they wanted the applicant to come back to discuss the landscaping. Sears said that he did not know how the Board could vote without knowing two key components to the plan.

Henry wanted to confirm that an applicant needed to provide 30% landscaping based on the amount of impervious surface. He asked if the Board can waive to zero. Day said that the Board does have the discretion to do this.

Prentiss pointed out that they have had some sites come before them that have been at zero such as the bakery on Water Street. He agreed with Sears that the applicant needs to come back with the numbers. He asked if the applicant would be willing to continue.

Sears said that they could work with staff regarding parking.

Prentiss asked how many employees used the back parking lot, and Moura said it was 50/50.

Moura asked if the landscaping count included wetlands, and the Board said that wetlands could be used. He said that they would provide calculations and would like to have this done conditionally. They would also add landscaping islands to the parking lot.

Prentiss said he felt comfortable with staff drafting the condition.

Cheetham told the Board that Section 4.5 of the Bylaws concerning waivers states that the Planning Board is not limited in granting waivers. She asked the Board if they are comfortable with what the applicant has suggested.

Sears and Prentiss said they are encouraged by this.

Day asked for the wording of the language to be put into the decision.

Sears said that the staff is going to work with the developer to ascertain the landscaping percentage. Where there is a need for landscaping the developer would work toward the goal of 30% landscaping. The developer will look to increase the parking lot landscape islands. Snow removal areas need to be designated to be clear.

Mike Hood from Abiomed showed where the snow would be moved.

MOTION: Henry moved to close the public hearing for the Special Permit and Major Modification to Site Plan for 18-22 Cherry Street. Prentiss seconded the motion. The motion passed by unanimous vote

MOTION: Farmer read the Certificate of Action and moved to approve the application for a Special Permit for 18-22 Cherry Street. Prentiss seconded the motion. The motion passed by unanimous vote.

Day read the notes added to the Certificate of Action for the Major Modification to Site Plan.

MOTION: Henry read the Certificate of Action and moved to approve the application for a Major Modification to Site Plan for 18-22 Cherry Street. Prentiss seconded the motion. The motion passed by unanimous vote.

OTHER MATTERS

153 Andover Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Lowe's Home Centers, Inc. for property located in the Route 114 Zone A District. The applicant is proposing two outdoor storage areas. New gates are proposed at the easterly and westerly ends of the building which will prevent access to the rear of the building during non-business hours. (Assessor's Map 55, Lot 15) (*SPA action date: July 26, 2016*)

Attorney Nancy McCann appeared before the Board on behalf of the applicant, Lowe's Home Centers, Inc. With her this evening was Steven Cattani, from Dynamic Engineering, and Brian Dabrieo, the store manager. She told the Board that they went before the Zoning Board of Appeals and received a Variance and Special Permit to allow two designated outdoor display and storage areas. These are modifications to the site plan. They have proposed that they be enclosed. One will be 6,000 square feet and will be enclosed on three sides with a six-foot high

stockade fence to store seasonal materials, basically in the spring and summer. The other will be enclosed on all four sides with a stockade fence and will be used for bulky materials.

McCann said that going through the ZBA process, the Meadows Condominium appeared with concerns that were addressed through the site plan process. All their concerns have been incorporated into this plan. Her client has agreed to shield the lights since light shields were not part of the prior site plan approval. There will also be the installation of two gates which she showed on the plan. The primary complaint is that trucks arrive when Lowes is not open and while waiting, the trucks sometimes idle. The gates will be closed when Lowes closes in the evening, and this will prevent the trucks from parking in these areas.

Farmer asked what the hours of operation were for the store. Dabrieo said the hours were 6:00 a.m. to 10:00 p.m. Farmer is not a fan of the traffic on that site. He finds it hard to navigate.

Prentiss thought it was great that the outdoor storage is now subject to the scrutiny and review of the permitting process, where before it represented a violation of the Zoning Bylaw. He hopes that other sites will do this.

Henry felt it was a good step in the right direction. He asked whether there was a security kiosk in the parking lot used for car storage. McCann pointed out that this was optional, and they decided not to do it.

Sears said that he was happy the applicant was working with the neighbors. He questioned what was happening in the front, and McCann said that they received approval from the ZBA to wheel living plants out front to sell.

Sears pointed out that they were leasing parking to another business and asked the Board if they should encourage this. He thought parking should be for the business on site. He understands why they are doing it. There is too much parking for the use, but the site could change in the future.

McCann said that they got a use variance to allow this to be used for storage of inventory vehicles. They demonstrated to the ZBA and Planning Board that Lowes did not need that much parking; introducing another use might prevent the vacant spaces from being used by nuisance vehicles such as unauthorized overnight truck parking.

Cheetham asked how far out the storage of plants on the sidewalk was. McCann said that there are markings on the pavement to be sure there is no interference with accessibility with the store.

MOTION: Prentiss moved to find that the requested modification represents a Minor Modification an Approved Site Plan. Sears seconded the motion. The motion passed by unanimous vote.

MOTION: Sears read the Certificate of Action and moved to approve the Minor Modification to the Approved Site Plan for 153 Andover Street. Prentiss seconded the motion. The motion passed by unanimous vote

CONTINUED PUBLIC HEARINGS

90 Holten Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Peter Pantazelos, Trustee of P & S Realty Trust for property located in the Tapleyville Overlay District. The applicant proposes to construct 4 residential units above the existing commercial first floor; the proposed second story will contain 2 units; the proposed third story will contain 2 units. The first floor commercial space will remain as commercial space currently occupied by a laundromat and a pizza shop. (Assessor's Map 50, Lots 100A-002) (*SPA action date: August 11, 2016*) (**Continued without discussion at the request of the applicant to July 26, 2016**)

MOTION: Henry moved to continue the application for a Major Modification to the Approved Site Plan for 90 Holten Street without discussion to July 26, 2016. Prentiss seconded the motion. The motion passed by unanimous vote.

29 Elm Street. Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by Beverly Bank for property at 29 Elm Street located in the Commercial-1 Zone District. The applicant proposes to remove the existing structure and construct a new bank building containing 3,332 gross square feet with drive-thru banking services. (Assessor's Map 43, Lot 345) (*SPA action date: July 15, 2016*) (**Continued without discussion at the request of the applicant to July 12, 2016**)

MOTION: Prentiss moved to continue the application for Site Plan Approval for 29 Elm Street without discussion to July 12, 2016 and extend the action date to July 15, 2016. Sears seconded the motion. The motion passed by unanimous vote.

MINUTES

June 14, 2016

MOTION: Prentiss moved to approve the minutes of June 14, 2016. Henry seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on July 12, 2016.