



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
October 25, 2016
7:00 p.m.
MINUTES

Margaret Zilinsky called the meeting to order at 7:00 p.m. Planning Board members Kristine Cheetham, Aaron Henry and Associate Member John Farmer were present. Kate Day was also present. James Sears entered the meeting at 7:20 p.m.

STAFF BRIEFING

Day reminded the Board that the next meeting would be November 8th. Since that is election day, no boards or committees can meet on that day. The next meeting will be held on November 22nd. The consultants who are here tonight will be back on November 22nd to present their recommendations. There will be another meeting on December 13th. This will be a total of three public sessions for the Maple Street/Industrial-1 analysis.

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: November 23, 2016*) (**Continued without discussion at the request of the applicant to the first meeting in November**)

PUBLIC HEARING

Grandview Road Extension (26 Grandview Road). Request for Modification to an approved Definitive Subdivision Plan submitted by Greener Living Luxury Homes, LLC for property located in the R-III Zoning District. The applicant proposes to modify the 1983 plan pursuant to M.G.L.A. c. 31 Section 81W by redesigning the road extension to reduce the width of pavement to eighteen (18') feet on the Danvers portion of the roadway extension, and retain the original

cul-de-sac at the end of Grandview Road. (Assessor's Map 11, Lot 18) (*Modification to Definitive Subdivision action date: February 2, 2017*)

Zilinsky read the legal notice and opened the public hearing.

Attorney Jill Mann appeared before the Board on behalf of the applicant, Greener Living Luxury Homes, LLC. With her this evening was the engineer, Peter Blaisdell, from Williams & Sparages.

Mann said that they were here to modify a subdivision plan that was approved many years ago. The original width of the pavement was 18 feet which has been expanded to 20 feet. This was a request from the Danvers and Middleton Fire Departments. The property is on Grandview Road, which is off of Prentiss Street, directly across from the Essex Aggie.

Mann said that this subdivision has been in existence since 1959, and the homes were built between the 50's and 60's. The sole lot that remained in the subdivision is in Middleton. The subdivision was approved with two cul-de-sacs. The subdivision was modified with the Danvers and Middleton Planning Boards in 1983. The reason for this odd lot is due to the large lot of land in Middleton that was developed under a Special Permit for an Over-55 development. Due to the grade of the land between this lot and Route 62, a public road could not go in.

The only remaining land is this single lot of 66,000 square feet. The requirement in Middleton to build a single family home is 40,000 square feet. The applicant is proposing a single-family home. The width of the pavement that was approved was at 32 feet. This will simply provide access to one single-family home. The Town of Danvers will not be responsible for schooling the children, plowing or emergency calls. Mann said that after speaking with the Danvers and Middleton Fire Chiefs numerous times, it was disclosed that both Towns respond to an emergency when a property is on the line between two communities. The hydrant is located in Middleton. They are providing the Town of Danvers with easements in case they need to do work on the water lines. Water service will be provided off the private right-of-way. Electric service will come through the Town of Danvers. The water is going to be from Danvers. The property is not located within the Southern Essex Sewer District (SESD). There is a design for a septic system approved by the Middleton Board of Health. The width of the pavement was reduced from 34 feet to 20 feet to reduce the impervious surface. This is close to the wetlands. They are providing for low impact techniques. All the drainage is flowing into this property. There is an easement for the drainage of the easement. The water is being taken through a swale shown on the plans. This plan has been reviewed and approved by the Middleton Planning Board and Conservation Commission. She sent a copy of the Middleton Planning Board approval to the Danvers Planning Board. They are here to seek approval to the changes in the 30-foot area of the pavement that extends from the end of the paved way to the Middleton property line. They are going to be in front of the Danvers Conservation Commission on Thursday after appearing before the Planning Board tonight.

Day said that the Planning Board did not have the comments that were received today from the Fire Department. There is a condition to the decision that states the applicant shall submit evidence that the Danvers Fire Department is satisfied and all their requirements have been met.

Mann said that she received the comments regarding the fire access. The door of the dwelling is 49 feet from the access road. They have an access road that has a width of 20 feet. Regarding the hammerhead turn-around, Mann said that they have an access that measures 120 feet, so they do not need the hammerhead. They met with Chief Martinuk, and he is satisfied with this. A ladder truck can get into this site. The access is not more limited than what is presently there.

Zilinsky said that she still wanted Mann to meet with the Fire Department.

Day said that they had received comments that said that they had requested sizing calculations from the applicant. Engineering said that was a request and not really needed. They said that changes to the water connections had been made. There was another comment that said the water easement was not shown on the plan. Mass said that they did not want to limit the drainage easement.

Day said that the last comment from Engineering concerning the language that the Town would indemnify and hold harmless clause. Day said that Town Counsel would be in Town Hall this week, and she would review this with Town Counsel. She put a condition in the decision regarding the water easement being approved by Town Counsel.

Day felt that everything has been covered from an engineering standpoint.

Farmer asked if there was any bonding requirement. Mann said that there is a bond for the completion of the road. She said that Middleton would make them bond for the whole project.

Cheetham felt the easement was explained. She asked if the Engineer had a presentation on the stormwater drainage. She was concerned with the large slope.

Blaisdell said that the lot drains from northeast to southwest. A comment was received from Engineering that no stormwater flows onto the abutting property. A swale was added to keep it away from the neighbor's lot. There is a crushed stone infiltration system. They separated the roof runoff, and there are separate subsurface chambers. The reason for the septic system is that they legally cannot connect to Danvers sewage.

Robert Gregory, 22 Grandview Road. Gregory said that there are two catch-basins at the bottom of the cul-de-sac that have to be dug out for the amount of water it receives. The last three houses on the cul-de-sac have sewer ejector systems. He is concerned that the cul-de-sac fills with water now. He asked where the snow would go.

Blaisdell said that this was a private way. The snow would have to be plowed off the driveway.

Gregory asked if this lot would be better accessed from Masi Road. Mann said that they cannot get legal access to this lot from there.

Gregory said that they lived there since 1966 and felt this lot did not do anything for the people of Danvers. They are against building on that lot.

Carmen Gregory, 22 Grandview Road. Gregory questioned the swale between this lot and the Ferrignos. Gregory said that the Ferrignos no longer live there. Blaisdell said that they get the abutter's list from the Town, and the Ferrignos are still listed as the owners. The swale is on the property of the new home; it is not on the new lot.

Cheetham asked about the snow storage. She felt with the direction of the driveway, snow may be pushed towards the wetlands. Blaisdell said that the land is outside the 25 foot no-disturb zone. The snow will be plowed off to the side.

Robert Gregory questioned the pitch, of the driveway leading to the house for drainage.

Blaisdell said that there is a high point and the pitch is towards the middle of the driveway. No runoff will go to Grandview Road.

A discussion ensued regarding the catch-basins.

Jane Maroney, 24 Grandview Road. Maroney said that presently there is a sidewalk. Water presently comes down on their side of the street. She wants people to look to see that there is a sidewalk around the cul-de-sac.

Blaisdell said that the driveway will go over the sidewalk.

Zilinsky asked Moroney if water collected, and she confirmed that there is a low point where water collects. Blaisdell said that is how the road was designed. He felt the catch-basins were not being cleaned out. The situation would not be made worse.

Zilinsky said that they do not expect the applicant to take care of existing conditions.

MOTION: Henry moved to close the public hearing for the Modification to Definitive Subdivision for Grandview Road Extension. Cheetham seconded the motion. The motion passed by unanimous vote

MOTION: Cheetham read the Certificate of Action and moved to approve the Modification to Definitive Subdivision for Grandview Road Extension. Henry seconded the motion. The motion passed by unanimous vote

OTHER BUSINESS

22 Page Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Steve Garten for property located in the Commercial I-A Zoning District. The applicant proposes to reduce the number of units from four (4) units to three (3) units by eliminating one unit on the ground floor. No external modifications to the site or the building are proposed. (Assessor's Map 43, Lot 369) (*Minor Modification action date: December 16, 2016*)

Steve Garten, the applicant, appeared before the Board. He said that they are knocking down a wall on the first floor. The building will now go from four units to three units. He said that they have been in front of the Zoning Board of Appeals. The first floor will go from two 500 square-foot units to one 1,000 square-foot unit.

Cheetham asked if there was going to be a single door in the front, and this was confirmed. She asked if there would be any change in parking. Garten replied there would be no changes in parking. There would be six spaces for the three units.

MOTION: Henry read the Certificate of Action and moved to approve the Minor Modification to the Approved Site Plan for 22 Page Street. Cheetham seconded the motion. The motion passed by unanimous vote

DISCUSSION

Maple Street I-1 District Rezoning Study. Consulting team from Brovitz Community Planning and Design will meet with the Planning Board to discuss initial findings and preliminary recommendations regarding potential rezoning options for the 10 acre area currently zoned "Industrial 1" in the Maple/Hobart/Locust street area adjacent to Danvers Square.

The consulting team from Brovitz Community Planning and Design/Dodson & Flinker presented to the Planning Board at a community wide public forum alternative development scenarios and concept plans. Members of the public and town officials were presented with large scale maps depicting the existing development patterns. The consultant asked the public to break up into groups as the consultant walked them through two tasks. Scale sized foam buildings were placed on a map whereby the public could duplicate their vision for each property in the Maple Street Industrial-1 district. Photographs of uses, building design, and streetscape were also presented for members of the public to rate by preference using red, yellow and green stickers. Results of this public information gathering session will be presented at a future meeting in November.

MINUTES

October 11, 2016

MOTION: Henry moved to approve the minutes of October 11, 2016. Sears seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

MOTION: Henry moved to adjourn. Cheetham 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 November 22, 2016.