



Town of Danvers
Planning Board

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

Planning Board Members:

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

Senior Center/25 Stone Street
November 18, 2014
7:00 p.m.
MINUTES

Chairman James Sears called the meeting to order at 7:00 p.m. Planning Board members James Sears, Margaret Zilinsky, Kristine Cheetham, William Prentiss and Aaron Henry were present. Planner Kate Day was also present.

STAFF BRIEFING

Day informed the Board that an application for the reduction of the Tripartite amount for Bridle Spur will be before them at the next meeting. They also may have an amendment to a Site Plan on Southside. They will have a meeting on the 9th of December. She will find out tomorrow whether they would need to meet on the 23rd of December.

Day stated that there will be a Site Plan filing by Russo Companies to do a boat sales facility at the building adjacent to BJ's. They have decided that this site would be terrific and the owner seems credible, experienced and anxious to relocate in Danvers.

There was a reminder and thank-you to Cheetham and Zilinsky who offered to attend the meeting tomorrow night of the Affordable Housing Trust. This meeting is for a tune-up and reflection on the performance of the Multi-Family Affordability Provision and the additional ways that affordable housing needs can be met in the Town.

MAPC/PLANNING BOARD DISCUSSION:

Discussion: Potential re-zoning opportunities in the downtown area. Metropolitan Area Planning Council (MAPC) staff will join the Planning Board for this first discussion, funded under a Department of Housing and Community Development (DHCD) Priority Development Fund (PDF) Planning Assistance grant, to explore providing a greater range of housing and mixed-use development in the downtown area. Discussion to include:

- a. area(s) to be included for future study and
- b. overlay approach vs. changing underlying zoning.

Sears stated that tonight's meeting was a Planning Board discussion with Sam Cleaves from the Metropolitan Area Planning Council (MAPC) for a grant that the Town secured to study the reuse of the Industrial I zones in the downtown area.

Cleaves stated that they hoped to discuss exactly where the focus of the study should be, and whether the interest is to have an overlay district or an underlying zoning change. He stated that the MAPC will be back in January to look at opportunities and challenges. He said that they would welcome people's input. They would work out some models and show illustrations of what they heard. Rather than writing zoning, they will come back with a report of recommendations.

Day approached the map and showed the Industrial I-1 areas downtown. She stated that the downtown has two large industrially-zoned areas, which surprises people. She showed that the Industrial-I zone that begins at the Verizon building down to the Route 128 intersection, and the second at the intersection of Maple and Hobart Streets.

Cheetham said that she would be curious to know the number of businesses in this area along with the numbers that are industrial and commercial, and the number of employees, since industrial jobs pay more than retail jobs.

Day stated that this meeting was to get a vision of the work to be done. She stated that there would be a broader outreach down the road.

Cheetham said that she did not know the differences between the Commercial-I and Commercial-IA zones between the two Industrial zones.

Building Inspector, Richard Maloney, stated that the difference with C-IA is that residences are allowed by right on the second floor.

Henry felt that the blue area on the plan, an Industrial area, near Route 128 was the growth for the next 100 years from an urban planning perspective. He felt they were going to need new growth. He loves the downtown and felt that this could not be built this way today. He would like to set up the growth and character for this corridor. Henry also said that he would love to see the proposal to include at a ten percent inclusionary requirement and felt it should be 40B neutral. He asked if they should include the downtown area or just think about the two industrial areas. He wondered if they should not talk about the connective tissue of the industrial areas.

Sears said that his priority was to focus on the Industrial-I and Industrial-II areas. They have been targeting these areas, and they have seen the success at Tapleyville and Water Street. The primary focus is the two entry points into the Town. He would like to look at old industrial buildings to have residential units upstairs. He felt the middle area is a lot denser, and public lots would be affected. He thought they should finish hitting the Industrial-I and Industrial-II areas first, which was started years ago, and then revisit the Commercial-I and Commercial-IA areas.

Cleaves indicated that they have been talking about the study areas. He liked starting with the Industrial-I area. This had been discussed before doing Tapleyville, but Tapleyville was a better

candidate with a lot of support. He also stated that they do not have a lot of money to spend and time would be spent in reducing the study areas. Cleaves felt they should put time into design work in a finer grain rather than generalizations. The smaller the area that they can look at would be to everyone's advantage.

Zilinsky wanted confirmation that they were looking at the Maple Street Industrial-I as the study area. Cleaves pointed to the Maple Street area on the plan and said to exclude the High Street piece.

Cheetham felt that these are two different areas. She said that sometimes industrial areas need to stay industrial. Housing does not blend well. She felt the Maple Street area had the opportunity to blend, and she would favor working on the Industrial-I area at Maple Street.

Henry said that he was okay with dissecting the two pieces.

Zilinsky said that this reminds her of the Tapleyville area. There are a lot of businesses on High Street, and there are residential houses between Milton Street and Maison Estheticque. She felt this was similar to Tapleyville, but she felt they need to keep in mind the lower half and middle sections of the plan. She said that she was not an advocate of doing anything in the Commercially zoned area right now, but they need to keep this in mind.

Cleaves said that when they started to look at the Industrial-I zones in 2008, they found if they like what is done in an Industrial-I area, then a rezoning discussion can be revisited. It will allow you the chance to tweak it.

Zilinsky felt that this Industrial-I area had the benefit of the municipal parking lot as well. She pointed out that the business at the corner of Cherry Street and Charter Street would be leaving which would free up more parking.

Cheetham was curious about the Commercial zone at the intersection of Locust Street and Maple Street. She asked if they could reach over to this area as well.

Henry pointed out that the port area was a base zone change while Tapleyville was an overlay. To Cheetham's point, an overlay might be an option to reach across the street.

Cheetham felt it was the natural blend.

Sears felt the focus should be on the Industrial-I area.

Henry felt that the mission was Industrial-I, and that is what they need to focus on. If those property owners in the Commercial area at Locust and Maple Street come forward, they can revisit it.

Zilinsky pointed out that Mill Street in the port area did not want to rezone. She felt that if they are outside the Industrial-I area and do not want it, that is fine.

Sears pointed out that they have a new Town Manager, and the Board may want to make this process easier.

Sears asked the audience if they had any input. There was none.

Sears said that everyone would be notified of upcoming meetings.

Cleaves said that they would have the same sort of exercises as done in the past. He said that once they determine the area, they can select some parcels and do some modeling.

Henry asked if Tapleyville would be the model.

Zilinsky asked if they are doing an overlay.

Henry said he was just asking if it was a model development. He asked if they were trying to strike new ground with new density and different attributes. He felt the economics of Tapleyville should not be different than this area.

Cleaves said they spent more time on the Waterfront Village District. They found that everyone was out of conformance. He said that if you change the underlying zoning, businesses that are presently there get nervous.

Cheetham asked if a site walk can be arranged.

Day felt that would speak to determining the district under consideration.

Sears asked what the Board thought about defining the area to be the Lyons Street Industrial-I area based on the budgetary and new administration issues. He felt they should be able to start with a small bite.

The Board was in agreement with regard to this approach.

Sears asked what the Board's initial reaction was to overlay verses underlying zoning.

Cheetham felt the overlay worked in Tapleyville. She pointed out that six uses were removed from the Industrial-I area at the Port. She felt it was worth looking at again.

Henry said that he had no strong feeling. He said it needed to work for property owners and abutters. He is less concerned with how they get there.

Zilinsky agreed with Henry. The overlay worked well for Tapleyville. She felt the businesses and community will support what works. She felt they need to support the area and surrounding area.

Prentiss said that with the experience of Industrial-I changes, he would look at an overlay due to the outcry from the Port area. Tapleyville did not encounter similar resistance, and they did not see too much going against us. The overlay worked well.

Zilinsky asked when the first study was done. Was this area to have been a Downtown District or an Overlay District?

Cleaves said that they made a reference to Commercial-I, but they did not set it up specifically. They had talked about a Downtown District, not an Industrial-I area.

Henry asked if Commercial-IA would be an option. Cleaves responded that it may, but Commercial IA may not capture it all. It will come down to individual parcels.

Sears said he would be in favor of the overlay approach. The Waterfront District was a difficult zoning challenge due to the emotions of the blast. The latest effort, however, was met with unanimous consent and he is encouraged by that coming into this project.

Sears asked Cleaves what the next steps would be.

Cleaves said that they would get back together in January for a visioning meeting and discussion. They would then meet with the Planning Board in February for a second meeting and then get back together in April for a public meeting. Cleaves said that they had until the end of June to finish the grant. He said the first public meeting would be a discussion. They would work on sketch up models in January and February. They would then meet in February for a draft basis and, depending on what is said for revisions, have the second public meeting. Then the report would be drafted.

Day said the Board is okay with doing the outreach on January 13th. The press can be alerted as well.

Sears asked Maloney if he knew of any business owners that have any issues.

Maloney said that the Lee properties are a huge chunk in that district, and they were on board with the overlay.

Day said that they had interest from the property owner that once housed an old machine shop.

Cheetham asked about height requirements. She asked if the Lyons building was 55 feet. Industrial-I presently has a 55-foot height requirement.

Maloney said that he did not know, off the top of his head, the height requirements off the top of his head.

Sears thanked the audience for attending.

MINUTES

The minutes of October 14, 2014 were deferred to the next Planning Board meeting on November 25th.

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 December 9, 2014.