



*Town of Danvers*  
**Planning Board**

Danvers Town Hall  
One Sylvan Street  
Danvers, MA 01923  
[www.danvers.govoffice.com](http://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**  
**November 25, 2014**  
**7:00 p.m.**  
**MINUTES**

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

**STAFF BRIEFING**

Day said she had no items to discuss other than to wish the Planning Board and viewers a Happy Thanksgiving.

Henry asked for an update from the Danvers Affordable Housing meeting last week.

Zilinsky told the Board that the discussion centered on the Zoning Board of Appeals (ZBA), and how to work with the ZBA to find a way to encourage developers to comply with our Multi-family Affordable Housing Zoning. She said it was interesting to see the ZBA's viewpoint. The ZBA told them that sometimes their hands are tied.

She also told the Board that she did not realize the fee in getting a unit deemed affordable. The number of units does not matter. There is an initial fee of \$4,500 to file, and then a consultant needs to be hired whose fee can range from \$3,000 to \$10,000. It takes a lot of time to get the unit to be considered affordable. Zilinsky said that one developer who voluntarily provided a unit has been waiting ten months. This was an eye-opener to her.

Zilinsky said that she enjoyed going to the meeting. She felt that having the ZBA, Trust and Planning Board at the meeting was very helpful, and she felt there should be more meetings like

this. She stated that there are affordable units in Danvers that are not certified. Maloney is trying to determine where we are percentage wise with the census.

Zilinsky said that Maloney's Powerpoint and minutes of the meeting can be given to the Planning Board members to be discussed in the future.

Day asked the Planning Board if they wanted to have the next meeting on December 9<sup>th</sup> or 16<sup>th</sup>. Everyone felt earlier in the month was better, and they decided the next Planning Board meeting would be December 9<sup>th</sup>.

## **OTHER MATTERS**

**Bridle Spur Extension.** Request by Bridal Spur Extension, LLC for reduction of performance guarantee for the Definitive Subdivision known as Bridle Spur Extension (Assessors Map 24, Lot 1).

Daniel Lemieux, the Manager of Bridal Spur Extension, LLC, appeared before the Board. He asked the Board if they had been up to the site. The landscaping has been completed along with the installation of guardrails and fencing. He said that the final paving will be done in the spring.

Day complimented Lemieux on his collaboration with Forestry and Engineering. They worked up a plan for the circle in the turnaround which is innovative and attractive. She said that they were going to use riverstone, drought resistant plantings, and to try to make a slight basin for a rain garden.

Prentiss asked about turning the street over to the Town and whether it would be ready for a spring Town meeting.

Lemieux said that he knows that this is an involved process, and he will start talking to Engineering. There is not a lot of work to be done. He said if they complete the work, he would like to get it done right away. He pointed out that the Tripartite is good until September, but he would like to get it done before then.

Zilinsky said that she had no questions.

**MOTION:** Henry read the Certificate of Action and moved to approve the Request for Reduction of Performance Guarantee for Bridle Spur Extension. Zilinsky seconded the motion. The motion passed by a unanimous vote.

## **MINUTES**

October 14, 2014

**MOTION:** Prentiss moved to approve the minutes of October 14, 2014. Henry seconded the motion. The motion passed by unanimous vote.

## **ADJOURNMENT**

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

The meeting adjourned at 7:15 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on December 9, 2014.