



*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**  
**February 11, 2014**  
**7:00 p.m.**  
**MINUTES**

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

**STAFF BRIEFING**

Day informed the Board that she had no items for the Board's consideration. She reported that they may have the night off for the next meeting unless new items were filed with the Board.

**FORM A**

**221 Newbury Street.** Request by One-O-Six Realty, Inc. for endorsement of Form A plan to subdivide the existing lot into two separate lots. (Assessor's Map 24, Lot 21). (*Approval Not Required Action Date: February 28, 2014*).

Attorney David McBride appeared before the Board on behalf of One-O-Six Realty, Inc. With him this evening was Kevin Guinee, one of the principals. He said that they were looking for the Board's permission to divide the property shown on the plan into two lots. Each lot will have more than twice the area and twice the frontage the bylaws require. Therefore, they were not required to present a lot shape factor. McBride informed the Board that initially it was suggested that they obtain some approvals from the Zoning Board of Appeals (ZBA), and they have given all approvals that were needed.

Prentiss asked if the Applicant was aware of the Engineer's comments concerning the sewer easement across Lot A. McBride confirmed that they were aware of this.

**MOTION:** Zilinsky read the Certificate of Action and moved to find that Planning Board approval is not required for the proposed division of the property located at 221 Newbury Street. Prentiss seconded the motion. The motion passed by unanimous vote.

## **OTHER BUSINESS**

**56-58 River Street and 6 River Street Court:** Request by Dan Martignetti to discuss plan to provide off-site affordable unit(s) to satisfy conditions 1-4 of the Special Permit dated July 10, 2012.

Dan Martignetti appeared before the Board and informed them that he had met with the Danvers Affordable Housing Trust (DAHT) the night before to discuss another plan. He told the Board that the other Trustee of the condominium association did not approve of the idea of adding a third bedroom to the unit that he purchased as an off-site affordable home. They discussed the possibility of purchasing her unit to provide two units instead of one. He said that the DAHT has presented a letter recommending that both units would become three-bedroom units in lieu of the fractional percentage payment due at the end. This would constitute his total commitment to the off-site affordable housing requirement.

**MOTION:** Prentiss moved to approve the plan discussed at the Danvers Affordable Housing Trust meeting and recommended in their letter. Henry seconded the motion. The motion passed by unanimous vote.

## **CONTINUED PUBLIC HEARINGS**

**32 Holten Street.** Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by John Levantakis for property located in the R-1 Zone District. The applicant proposes to demolish the existing barn/garage and construct a new attached two-unit structure to the existing six-unit building. (Assessor's Map 50, Lot 113) (*SPA action date: February 14, 2014*) (**Request by applicant to withdraw without prejudice**)

**MOTION:** Prentiss moved to approve the plan to accept the withdrawal of the application. Henry seconded the motion. The motion passed by unanimous vote.

## **PUBLIC HEARING**

**50 Spring Street, 55 Spring Street, 21 Spring Street, 35 Spring Street and 65 Summer 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 R-II Zone District. The applicant proposes to construct a new 73,875 gross square foot Science, Technology, Engineering and Math (STEM) academic building to serve the academic needs of the existing St. John's Preparatory High School. In addition, St. John's will be adding a Middle School for grades 6, 7 and 8 which will be located in the existing Brother Benjamin Hall. (Assessor's Maps 19, Lot 17, Map 26, Lot 167, Map 25, Lot 74, Map 26, Lot 166 and Map 20, Lot 49) (*SPA action date: February 10, 2014*)

Nancy McCann appeared before the Board on behalf of St. John's Preparatory School. With her this evening were Steven Cunningham, Assistant Head of School for Facilities at St. John's Prep;

Vaclav Talacko, Project Engineer from Hancock Associates; and Vinod Kalikiri, Traffic Engineer from Vanasse Hangen Brustlin, Inc. McCann stated they had done a presentation of the whole project at the last meeting, and she briefly described the site. She stated that at the end of that presentation, they was discussion regarding architectural, lighting and drainage matters. At the end of that meeting, the matter was referred to the Danvers Traffic Advisory Committee (DTAC). She stated that they had been working very hard, along with Town staff, to get the information to DTAC. They held a DTAC meeting, provided additional data, had subsequent discussions with the traffic consultants from VHB and BETA, the Town's consultant. She told the Board that she would be happy to go over anything they would like to discuss.

Karen Nelson, the Director of the Planning and Human Services Department and Chairman to DTAC addressed the Board. She stated that after the Planning Board meeting, they held a meeting with the neighbors on the 24<sup>th</sup> of January. Two representatives from their traffic consultant, BETA, were also present. Nelson said that they had a review done, consulted with staff and BETA, and dialogue continued in writing with the applicant, DTAC and planning staff. They also worked with the Town Manager to satisfy contributions, and there was a successful outcome today. Nelson said that DTAC is confident that these mitigations will be successful.

Sears asked her to elaborate.

Nelson told the Board that a prior contribution was being held in Town funds, and coupled with the Prep's planning process, they will move to have the traffic light at Maple/Summer prioritized in the Town. The Poplar/Locust Street intersection is already in plan to take place. She stated that this intersection will most likely be in design/construction in 2017. It will not be done at the opening of the new school. She said that the new Poplar/Locust intersection would help in the design of the Summer/Maple intersection.

Sears asked if the State would be involved in this project, and Nelson responded that this is a Town initiative.

Sears asked about the \$25,000 that had been contributed by the assisted living facility, and Nelson said that this had been part of a comprehensive permit process.

Nelson told the Board that their concerns were addressed at DTAC regarding the Nichols/62 intersection. At that meeting, they agreed on a conceptual left hand turn heading eastbound on Route 62. She told the Board that there is a contribution to have striping to have a left hand turn lane from Route 62, as well as speed devices that will be on Nichols and Spring Street. The brush will be cleared, and the Town and DTAC will work with the Nichols Street neighborhood to be sure measures are put in place and monitored.

Sears asked if there will be a report that could be made public other than the minutes, and Nelson said she could provide a summary.

Farmer asked McCann what the timeline was for the Nichols Street improvement, and Nelson said they can likely have something in place to move forward prior to the opening of the STEM building. Farmer asked about the speed monitoring, and Nelson said that can happen quickly. They can work with the police department to get this in place.

Cheetham said that she was at the DTAC meeting, and VHB had made a presentation of the additional lane. She questioned going down to a one-foot breakdown lane, and Nelson said that they will look at the whole width of the road. Cheetham felt the more narrow you make drive aisles, the slower people go. Nelson said that they will not be looking beyond the Forest Street area.

Cheetham asked if a signal was put in for the Prep at Summer Street and Route 62, would it be triggered by the traffic exiting the Prep. Nelson said that would need to be reviewed.

Cheetham stated that two other schools would be loading onto Route 62, and Nelson stated that they have master traffic study that shows the data. They will revisit the traffic generation. She said that the Engineering Division will be working on what is the best option. She said that there may be a trial that needs to be tweaked based on turning movements and stacking.

Henry asked if the Town controlled the right-of-way at the Maple/Nichols intersection, and Nelson confirmed this.

Henry felt the Summer/Maple Street intersection would be the Town's responsibility, and Nelson confirmed it would be a Town initiative. Henry felt DTAC would probably feed back into the process. Nelson said they worked through the design based on public input and by monitoring traffic.

Zilinsky asked if the two would be seeking federal money. Nelson said no; the Town would be reviewing this. Nelson said she would work with Electric, Engineering and DPW, and would be looking for this to begin in 2017. Zilinsky was pleased with everyone working together.

Zilinsky read the response letter from the Applicant addressing the questions that they had. She would like McCann to show the driver plan.

Prentiss asked the traffic consultant what the striping plan was for Summer and North Street. Kalikiri displayed and described the plan. They would restripe the northbound side of Summer Street to allow a right hand turn, a left hand turn, or just go straight. He said that the paint line of the intersection would have a more desired radius at the corner of North and Summer.

Sears confirmed that there would be no island at this intersection.

Prentiss asked if DTAC had any other suggestions, and Nelson said no.

McCann presented the interior campus layout. She said that they would be taking seven crosswalks and consolidating them into three crosswalks. She showed where crosswalks would be on Spring Street. There would be a change to the parking lot on Spring Street that would only have one entrance. McCann stated that while these may be internal site plans, they impact traffic. McCann stated that the first item at the neighborhood meeting was the traffic implications of students crossing at all of these areas at the same time. She stated that there would be operational changes. The STEM building would serve the high school population, and the middle school would be at Brother Benjamin Hall. They have purchased two (2) speed radar

signs which would be located on Spring Street. They discussed the signage change to the stop sign, and removal of the vegetation at Nichols and Spring Street. She said that the Town would take on the responsibility for monitoring the vegetation. McCann stated that the monetary contribution have agreed to make at the time of obtaining a building permit is \$13,000 for the re-striping at Nichols and Route 62. She said that they had proposed a contribution of \$25,000 for the Summer/Maple Street intersection which they have increased to \$47,000. This would be paid to the fund already started with the Town. McCann stated that the payment would be made prior to occupancy of the STEM building.

Sears said that there would be students crossing Summer Street for the use of the cafeteria and asked if during the school day they could operationally have the presence of a crossing guard. He asked if any policies or procedures were in effect, and McCann said that they have that in place. She said there would be staffing during the peak hours of crossing, and St John's has committed to having a crossing person during peak hours in this area. She stated that the neighbors said it did make a difference since it affects how students and vehicles behave with a person being there. McCann did not mind having a condition for this, but she wanted it to state "peak hour condition." Cunningham addressed the Board and said when the middle school was crossing from one side to the other, they would be escorted.

Sears asked if they needed additional crossing guards down below on Spring Street? McCann did not think that would be necessary since there would be very clear crosswalks that would be patterned and clearly defined. She said that St. John's would take the step on their own if necessary.

Cheetham brought up the issue of the sidewalk at the bus drop-off and whether the public sidewalk was being relocated on private property. McCann responded that the public sidewalk on private property easement would be granted and could be conditioned. McCann also stated there were adding a handicap ramp in two locations that have already been added to the plan.

Sears asked if they could review the bus situation for the new school and present bus situation. Kalikiri responded that five buses that serve the high school would load/unload in the parking lot behind Xavier Hall. There would be two additional buses provided for the middle school program. This new bus drop off would cut into the sidewalk at the front of the building.

Sears asked where the parent drop-off was, and Kalikiri showed and described the drop-off area behind Benjamin Hall. Farmer asked if this was a reverse pattern of what was presently there, and Kalikiri confirmed this. Sears said that people coming from the North would now have to come down a little farther to drop students off.

Zilinsky asked to go over the parking designation areas for the high school. McCann wanted clarification that this was all part of the DTAC review.

Kalikiri stated that there would be parking for faculty, staff and parents behind Brother Benjamin Hall. The parking lot on Spring Street would be for high school students and staff. The area behind Xavier Hall would be for high school students and staff.

Cheetham asked about the stone walls. McCann responded that there was no regulation prohibiting the removal of the stone walls. They did look at removing and reusing the stone walls and relocating if possible.

John Clay, 53 Nichols Street. He asked a question regarding the decision to put the signalized traffic light at Summer Street instead of Nichols Street. He said that the report showed that 400 more cars cut across Maple Street to enter Nichols Street. He asked why the decision was made to put the active signal at the intersection where there are fewer cars crossing Maple Street. McCann said that the intersection of Summer Street and Route 62 has been on the Town agenda for some time, and this was why it was prioritized. She stated that the initial traffic study done in 2004 indicated a signal warrant at that time; it did not show this on Nichols Street. Clay responded that a lot has happened in a decade on Route 62. He felt that with the additional volume described in the study projecting four times as many people, it might be better to consider a light at Nichols Street rather than Summer Street.

Kalikiri stated that there are considerations that go into where a signal is located. He said that a left turn is not high on the priority. Rather, it is the left coming out of a side street. Summer Street and Route 62 have a higher volume of cars turning left. He said that this is usually the single decision for a traffic signal. Kalikiri pointed out that there will be more gaps created with a light at Summer and 62 for the Nichols Street intersection. He said that the Town will go through the process of studying and configuration of signalization.

Clay said that with no active control proposed, he felt there was no help in putting a white line down the road so traffic knows how to line up, instead of providing assistance to take the turn onto Nichols Street.

Cheetham said that she found the folder for the transportation study done in 2004 which identified they should investigate signalization for Maple and Forest Street. She said if they need to investigate signalization, it was in the plans 10 years ago.

Peter Lovell, 9 Innis Drive. He had one question concerning whether there was a contribution being made for the Summer/North Street intersection. McCann said that the Prep will do the work required there. He said that the neighbors would like to commend Haridman and Cunningham for listening to the neighbors and reacting to the neighbor's suggestions. He greatly appreciated this.

**MOTION:** Henry moved to close the public hearing for 50 Spring Street, 55 Spring Street, 21 Spring Street, 35 Spring Street and 65 Summer Street. Cheetham seconded the motion. The motion passed by unanimous vote.

**MOTION:** Zilinsky read the Certificate of Action and moved to approve the Major Modification to the Site Plan for 50 Spring Street, 55 Spring Street, 21 Spring Street, 35 Spring Street and 65 Summer Street. Prentiss seconded the motion. The motion passed by unanimous vote.

## **OTHER BUSINESS**

**150 Andover Street.** Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Connolly Brothers Inc. for property located in the Route 114 Zoning District. The applicant proposes to reduce the number of parking spaces and change to proposed domestic water and sanitary utility connections. (Assessor's Map 55, Lot 6) (*SPA action date: March 25, 2014*)

April Ferraro from Meridian Associates appeared before the Board along with Mark Mscisz. The application is stemming from the reduction of five parking spaces to accommodate maintaining an electrical switch gear. There will be an elongated curve running along the gear. Ferraro stated that the total parking on site will be reduced from 315 to 310 spaces, but according to the study done previously by GPI it stated that the facility needed 280-292 spaces. She stated that since they have 18 spaces over this requirement along with future gravel spaces, it will not be a detriment by removing the five spaces from the design.

Ferraro stated that the Engineering Department had an item that the sewer service should be a six-inch line, not a four-inch line. She explained that there was a miscommunication that the water line is a water service line. The water service line shown on the plan is just that.

Cheetham asked if anyone on the Board had any interest regarding landscaping. She asked if they were striping the area where they were losing the parking spaces, and Ferraro confirmed they were. Cheetham asked if this area was going to be a drop-off area, and Ferraro stated the main drop-off will remain at the front circle of the building.

Zilinsky questioned the size of the water service for the addition. Ferraro pointed out that the water is for the building. The water service for fire is linked to the existing structure. Ferraro explained that the Engineer was under the impression that they were going to be pulling a fire suppression service off the water line.

**MOTION:** Prentiss moved to find the proposed changes constitute a Minor Modification to Site Plan for 150 Andover Street. Cheetham seconded the motion. The motion passed by unanimous vote.

**MOTION:** Henry read the Certificate of Action and moved to approve the Minor Modification for 150 Andover Street. Prentiss seconded the motion. The motion passed by a unanimous vote.

### **Certificate of Vote authorizing signature of plans and documents.**

Day passed out the Certificate of Vote for signature which was signed and notarized.

## **MINUTES**

January 28, 2014

**MOTION:** Henry moved to approve the minutes of January 28, 2014. Zilinsky seconded the motion. The motion passed by a unanimous vote.

Sears welcomed John Farmer as becoming the Alternate Member of the Planning Board.

Day informed the Board that they may not meet in two weeks. She told the Board that they were close to amending the Subdivision Regulations. Engineer Rick Rodgers went through the regulations and offered some revisions. She felt that there is a good working document and she does not want to further delay completing the revised version.

She told the Board that a subdivision may be coming before the Board for land on Whipple Hill.

### **ADJOURNMENT:**

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on March 11, 2014.