



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

Daniel J. Toomey Hearing Room
November 10, 2015
7:00 p.m.
MINUTES

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

STAFF BRIEFING

Day told the Board that Karen Nelson, Director of the Planning and Human Services Department, was here with them this evening to discuss Items 5 and 6 on the agenda.

She told the Board that she wanted to make note of an upcoming meeting on November 19th to talk about the possibilities of the preservation of the last remaining train station in Danvers, referred to as the Plains Station. The meeting is scheduled for 6:00 to 8:00 p.m. on the 19th. DCAT will be filming the meeting.

Day said that they have one item on the agenda for the next meeting. It is the Transene Company that came before them for direction for redevelopment of their existing site at the Danvers Industrial Park. She also told the Board that they will be seeing the application for the redevelopment of 20 Locust Street shortly. That application should be heard in December.

Prentiss said that he was driving by the BJ's area, and he noticed that the boat sales company is up and running. He asked if they had opened. Day confirmed this and said that they had done a nice job on renovations. The site looked great and is well run from what she could see. She said that they are going to do a solar roof. Prentiss said that he was surprised by the site's visibility from Route 128.

Sears told the audience that there were only four voting members this evening. He wanted the applicants to be aware of this.

FORM A

15 Purchase Street. Request by Eduardo Pereira for endorsement of Form A plan to convey a portion of the premises located at 3 Grant Street encompassing approximately 900 square feet of land to the neighboring lot at 15 Purchase Street. (Assessor's Map 51, Lot 147) (*Approval Not Required Action Date: November 19, 2015*)

Eduardo Pereira addressed the Board and told them that he was looking to buy 900 square feet of land from his neighbor to add it to his property.

Sears asked the Board if they had any questions. There were no questions from the Board.

MOTION: Zilinsky read the Certificate of Action and moved to find that Planning Board approval is not required for the ANR for 15 Purchase Street. Prentiss seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARINGS

22 Page Street. Request for Site Plan Approval pursuant to Section 4 of the Zoning Bylaw submitted by John Ciampa and Joseph Ciampa for property at 22 Page Street located in the C-1A Zoning District. The applicant proposes to redevelop the property by removing the existing three buildings and constructing a new residential building with two one-bedroom units on the first floor, and one two-bedroom unit on each of the second and third floors, for a total of four residential units. (Assessor's Map 43, Lot 369) (*SPA action date: November 13, 2015*)

Attorney Nancy McCann appeared before the Board on behalf of John Ciampa and Joseph Ciampa. Also with them this evening was the project architect, Patricia Fisher, and the project engineer, Michael Juliano.

McCann told the Board that they had been looking at this property located at the corner of Page Street and Cherry Street. There are currently three commercial buildings on the site that have been used for a variety of commercial uses over the years. They are all dilapidated and in disrepair. She said they want to develop the site for residential use. There are presently a lot of multi-family uses in the area. She said that they had received a use variance from the ZBA to allow the removal of the buildings and to construct two one-bedroom units on the first floor, and one two-bedroom unit on each of the second and third floors for a total of four residential units. McCann said that you do not see a lot of new one-bedroom units in the downtown area, and there is a market for it. The site is only 5,391 square feet, but it can fit a fully conforming building with parking on-site. McCann said that they did receive zoning relief from the ZBA.

McCann explained that they submitted a site plan back in August, but the project engineer was not as familiar with the stormwater regulations and requirements that Danvers requests. A continuance was requested so they could bring in Michael Juliano for stormwater management.

He submitted revised stormwater management plans. McCann indicated that favorable comments had been received from the Engineering, Building and Fire.

Michael Juliano, from Eaglebrook Engineering & Survey, LLC, described the plan for the Board. He said that stormwater had been designed to drain toward the center of the parking lot. This design can handle six inches of rain, which is a 25-year event. Juliano said that half of the roof drains towards the infiltration system and half runs towards Cherry Street.

Cheetham asked him to show her where the separator was on the plan. Juliano pointed this out for her.

Pat Fisher, the Architect from Fisher Associates Architects, addressed the Board. She showed the elevations of the building. She said they were keeping with the look of the large residential homes in this neighborhood. She showed the floor plans of the first floor residential unit. She said the doors on Page Street are for the one-bedroom units. The parking lot will be the common entrance, and all four apartments can enter there. Intercoms and mailboxes along the stairs will also be in this common entrance. There will be an interior trash room on the first floor. Management will handle how this trash will get out to the street. There will also be a sprinkler valve room and a water main valve room.

Fisher said that the second and third floor will house two-bedroom apartments.

Sears questioned the trash being combustible, and Fisher responded that they had a sprinkler system. McCann said that they thought the Board would like the inside trash room. Fisher explained that it would be similar to having barrels in your garage. This can only be accessed from the outside.

Sears asked about exterior lighting, and asked about cut sheets. McCann said that there would be no freestanding lighting. There would be residential wall-packs. The entrances will have carriage lights. There may be a carriage light at the sprinkler system door as well. Sears requested that cut-sheets be provided. McCann said that they would take this as a condition.

Cheetham asked if there was a fence along the parking lot. She also asked about landscaping and buffering.

McCann said the parking is accessed off of Cherry Street with seven parking spaces. There is presently a stockade fence that will remain. The neighbor, Nick Pasciuto, asked that wheel stops be placed at the end of each of the parking spaces. They are proposing an eighth parking space between the building and the neighbor on Page Street. There will not be a fence between that neighbor. There is a ten-foot setback on that side of the building. They will have greenspace. McCann said they would be willing to reduce the required parking to six parking spaces if they were granted a waiver. If they did that, they would eliminate two spaces to have more greenspace. McCann said that they are presently at 26% for landscaping. If the spaces were eliminated, they would be at 34%. McCann indicated that they can provide the full eight spaces required, but they would welcome the waiver for one or two spaces not to be constructed.

Zilinsky asked if there was on-street parking. McCann confirmed this. McCann said there was a landscaping plan in the package. McCann described the landscaping and said they could do a bit more on landscaping in those areas if parking is allowed to be eliminated.

Sears asked about snow storage. McCann showed the areas on the plan, and indicated that snow may have to be removed from the site. She said that they require six to seven spaces, some of which may not be needed, to allow more snow storage.

Prentiss felt this site would be an improvement. He had no problems with the residential aspect. He said that he would like to see the eight spaces remain. If it was the will of the Board to reduce parking, he would accept reducing one space.

Farmer felt that this was a terrific plan. He supported the waiver for parking. He thought landscaping in that location would be a great fit for the neighborhood.

Zilinsky said she would be amenable to the waiver of the two parking spaces. She said that if one space was removed, she would like to see the parking space on the Cherry Street side to remain so that you did not have all pavement. She would like to see landscaping, and would be amendable to two spaces being taken out.

Cheetham said that she would be willing to let go of one parking space, but willing to go to two spaces for a waiver. She is happy with the plan. She felt it fit in with the other development in this area.

Sears questioned a parking lot abutting another parking lot. He thought they required a five-foot buffer between the lots. He asked if there was a five-foot landscape buffer, would it affect the turning radius of the parking.

McCann said she met with Pasciuto, and he was in favor of the plan. He did want wheel stops.

Zilinsky understood the problem with moving the parking spots back to have greenspace.

Sears asked if there was a buffer between the fence and Pasciuto's property. Sears felt there should be a condition to have a solid fence should the present picket fence falls down. McCann said she was fine with a condition that there be a solid fence there at all times.

Mark Eldridge, 20 Page Street. He said he was the owner of the home next door. He asked Juliano if there had been any consideration to the grade of his house when it came to rain and melting snow. Juliano confirmed that water drains onto their property.

Eldridge said he would welcome the parking space between his home and the building be removed. He would welcome the greenspace and preferred a buffer instead of parking. He pointed out if they cut a curb cut onto the site, that would eliminate a space on the street. He asked for the waiver of the parking spot next to his house.

Eldridge asked Fisher if they would consider deleting the windows facing his house. The architect said she would have to discuss this with the owner of the property.

Sears said that he would be in favor of the two spots being removed to go down to six parking spots.

Prentiss said he would go with the will of the Board. He did not have a problem going down to six spots.

McCann would like to propose to element parking spaces 1 and 8 shown on the plan, and they could submit with our cut-sheets a landscaping plan for approval for those areas.

The Board agreed with her proposal.

MOTION: Prentiss moved to close the public hearing for the Site Plan for 22 Cherry Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

MOTION: Prentiss read the Certificate of Action and moved to approve the Site Plan for 22 Cherry Street. Cheetham seconded the motion. The motion passed by unanimous vote.

92 Newbury Street f/k/a 80 Newbury Street. Request for a Major Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Home Depot Development of Maryland, Inc. for property located in the Highway Corridor Zone District. The applicant proposes to modify the previously approved Site Plan by demolishing the existing building and constructing a fully conforming automotive dealership. It will contain 16,805 square feet with first floor sales and service areas and a second story mezzanine for office space. (Assessor's Map 48, Lot 1) (*SPA action date: December 8, 2015*)

Attorney Nancy McCann appeared before the Board on behalf of her client, Worcester Street 965 Group LLC, better known as Joe Shaker. With her this evening was the project engineer, April Ferraro, from Meridian Associates. McCann said that they were thrilled to redevelop another dilapidated site. It was the former Tequila's restaurant which has been out of business for some time now. The prospective applicants came to her to redevelop this site, which is difficult to redevelop. They are looking to have a small automotive dealership. The applicant has operated six other auto dealerships. He has a Mazda dealership in Wellesley and Salem. He moved the Danvers dealership to Salem, and he wants to bring it back to Danvers.

McCann said that Home Depot owns all of the property. The front piece has functioned separately and has operated independently. The proposal is to separate the sites. If this application is approved, an ANR will be presented. McCann explained there there is a significant topography change. They are proposing to demolish the building and redevelop it into an attractive, modestly sized dealership. There will be 80 vehicles on-site. CarMax across

the street has 450 inventory vehicles. McCann showed a rendering of the building. It would be an attractive, modern, nice approach to this site. The building is going to be fully conforming with the zoning setback requirements. The development of this site reflects how customers are purchasing vehicles. McCann explained that people no longer roam the inventory lots. They shop on-line and go in and pick up the car. Customer trips have changed from 5 trips to 1.6 trips to purchase a vehicle. The dealership can have fewer vehicles because of the on-line shopping. There will be off-site storage, and the car will be brought to the site for the customer.

McCann said that the ZBA gave them all the zoning relief needed. They did allow for off-site parking. Auto dealerships were not allowed here. This is a challenging site to develop. McCann said that Charles Wear had been the lead engineer on this site. He attended the TRC meeting and worked closely with Mike Nelson regarding stormwater. They discussed stormwater, traffic circulations and emergency circulation. Favorable comments have been received by the various departments.

Ferraro addressed the Board and described the aerial shot. She described the existing conditions plan. The parking lot is all impervious surface. She described the entry from Route 1, along with the driveway through Home Depot to get onto Route 114. Utilities are onsite. The sewer and water are coming in from Route 114. There is an existing gas line that crosses the Home Depot parking lot. Electric will be brought down from the utility pole.

Ferraro said that they tried to maintain the drainage patterns as they exist. This site was mitigated when they did the Home Depot site, which will continue to collect the impervious area. They will provide treatment and recharge for the stormwater before it leaves the site. Stormwater calculations have been provided to Rick Rodgers who gave favorable comments.

Ferraro said the landscaping was a classic retail type of view. They would be utilizing upright trees with lower plantings so that views of the inventory would not be blocked. There would be foundation plantings around the building. She said that they were right above 20% with their proposal.

McCann asked her to describe circulation.

Ferraro said the main access to the site would remain the same. An access easement will be given from Home Depot so that people can leave through the secondary access. She described how customers would bring cars in for service.

Cheetham said she was not thrilled with the landscaping. She would like a little more greenspace. This is not in keeping with that theme. Whatever you can do to add landscaping around Route 1 would be appreciated. She asked about the employee parking. What if an employee had ADA needs. She asked how high the retaining walls were and whether there was a fence on top.

Ferraro said that the retaining wall at its highest point was 10 feet. Shaker said the area is fenced on the top to handle any current elevation challenges that exist. Shaker said if they have an employee with a disability, they will park in a spot set up on site.

Zilinsky asked where the access was for employees to come onto the site. She asked how many service bays were being planned. Shaker said eight bays plus one bay for a car wash. He said that cars are washed by hand.

Shaker said that they do not spend a lot of money on real estate to store cars, they have off-site storage.

Prentiss asked if customers were requesting a car when they came in. Shaker explained that many people make appointments. They try out the car, and then they request the color, make and model they want. Shaker said there Wellesley site has 1.2 acres. They need to run efficiently.

Prentiss asked what his expectation was for the number of cars dropped-off and picked-up. Shaker said that they probably have 50 vehicles being dropped off a month. Sometimes it could be 70 cars, which would be seven carriers. Nine to ten carriers are expected since they are not always full. Carriers are required to come at specific times.

Prentiss asked if they would enter through Route 1 and exit through Home Depot . McCann confirmed but said it could go the other way. Prentiss asked if the site presently was owned by Home Depot. McCann confirmed this. McCann said the applicant is purchasing 1.8 acres. If this application is approved, there will be an application for an ANR. Prentiss asked if an easement would be needed. McCann confirmed that this was in the agreement with Home Depot.

McCann said that they were requesting an alternative parking plan, not a waiver. She said that they had talked about how the internet has changed the way people shop for cars. This includes data from Shaker's other dealerships. We have 33 customer vehicles per day for service and sale over the course of an entire day. They will have 20 employees. They will provide customer parking for sales and service on the site and are proposing 25 parking spaces on the Home Depot site for employees only. These will not be for customer or service parking. When Home Depot was developed in the early 90's, Home Depot's size dictated that they have parking down on this site. They are using the 25 parking spaces with the existing steps for their employees. When Home Depot was approved, 701 parking spaces were provided. Under the current bylaw, which has been updated, the current requirement is 387. Home Depot has 314 more parking spaces than required. McCann said that the applicant went to the ZBA for a use variance for off-site employee parking. They received the approval from the ZBA. The parking plan also includes customer parking. Their data needs 33 parking spaces at the busiest time. They are providing 37 parking spaces for customer's needs on site. Under the bylaw they need 89 parking spaces, but they know that they do not need it. McCann pointed to the consultant's report regarding parking which used ITE Standards. The ITE Standards for an automotive dealership would require 30 spaces. They are proposing 62 which they think is adequate. McCann said that service is not provided in the evenings and weekends.

McCann said that currently landscaping is at one to two percent. They are at 20.48%, which they think is a vast improvement. They have stressed quality and placement of trees in an area where they will add nice visual. She passed out pictures of the building which will be 16,800 square feet with a second story mezzanine for offices.

Sears said that the Board agrees this will be an improvement which they welcome. He said that they have talked about how the internet sells the car and how this nice space is going to be for the showroom. He asked why they needed cars along Route 1 instead of landscaping since they are being asked for a reduction. He felt they needed to come up with more landscaping to get closer to the 30%. The Board is relaxing their requirements for parking. Home Depot has agreed to give you 25 spaces. Since you do not need as many cars on-site, you need to add landscaping.

McCann felt it was something to think about. What is needed for inventory is a delicate balance. Having vehicles in front is very important. McCann said that this deal has been coming together for a year and a half. The people in Danvers see this site and its unattractiveness. Home Depot does not think about this. Getting 25 spaces from Home Depot was huge. Shaker said that every space is valuable. He said working with Home Depot has been very difficult. He felt they were very prepared for this meeting, and he would be willing to give up some spaces for landscaping.

Sears said that with Cumberland Farms being developed, he is concerned with the ramp.

Cheetham said that of the 20 cars on Route 1, some can go into the customer parking area. On Route 114 we have a landscape buffer and sidewalk. The Board just permitted a new business that had a curb cut in an off-ramp. She felt this was more visual distraction. She would be willing to see if there is a trade-off for the parking. McCann said they would ponder this.

Zilinsky said she was not opposed to this application, except the landscaping. She is not concerned with the visual impact. She does want to see more landscaping. She felt there could be some sort of low level landscaping between the trees. It does not have to be a high wall of landscaping. She also has a concern with snow storage.

Shaker said that the snow would have to be removed. They pay for a mover at all of their locations.

Zilinsky said she was concerned with the entrances, but this is the best they can do. Zilinsky said that people know that they are going to Home Depot, and people are going to these places as a destination. She felt the use was fine. Twenty-five parking spaces above the site is fine. She would like to have a landscaping buffer around the corner.

Prentiss said that he had asked most of his questions earlier. He would love to see more landscaping, but he is not adamant about this. He realized that it is tight for circulation, and he understood that some amount of inventory is important. Prentiss asked if there was a happy medium to having greenspace and not limiting inventory. He sympathized with the shared

parking with Home Depot. Prentiss said that he would go against Sear's idea to put stock cars up by the employee parking for security reasons. He is enthusiastic about the site. He would like to see increased landscaping.

Farmer felt this was a terrific re-use of the site, and it is important that this business is a success. Farmer felt if this was the model that the applicant felt would be successful, that should be taken into consideration. Farmer questioned why the 25 spaces for parking were not part of the lot. McCann responded that Home Depot did not want to give up that area and it made the most sense to use the line as it presently is.

Cheetham felt the site was fine if they could use some of their ideas. She asked about tire storage. McCann said that this was a fire code issue, and they need a tire storage location. Shaker said that the tires are removed quickly from the site.

Zilinsky asked about site lighting. McCann responded that the site lighting is shown on the plan, and they do have cut sheets. A photometric plan was submitted. They asked the vendor who prepared the plan and the cut sheets to look at the footcandles. She said that they will look at it again, and they might be coming back for a revision of the photometric plan because the numbers are low. McCann said that they are not sure if it is due to the type of fixture. They want the site to be well-lit.

Shaker said that there was an energy concern for him. He explained that cars are pulled out of the rows for people to view them.

McCann said that she would ask that they be allowed the latitude for the foot candles permitted under the bylaw. If they want a modification, they will come back before the Board.

Charlie Lincicum, 12 Shawmut Avenue. He felt this was a great re-use. He did have a concern with the Route 1 entrance. He pointed out that the Home Depot has a cut-out lane to take you out of the flow of traffic. He asked if the access road was being widened, and it was pointed out that the road was wide enough. He said that he had a concern with the car carriers only being able to turn west onto Route 114. Shaker told him that the drivers are given specific instructions how to enter and exit a site. Lincicum is also concerned with test drives coming out onto Route 1.

Sears said that he would like to get a copy of the lease for the parking spaces with Home Depot. His concern is if Home Depot goes away, they want this parking to run in perpetuity with the dealership. Sears said they would also like to get a copy of the drainage easement along with the access easements with Home Depot.

Sears said that the snow storage was not designated on the plan. McCann said the snow would be removed off-site. Shaker said that they would reduce the inventory on the lot and make piles of snow. Sears said that they require a designated snow area. McCann showed three spaces that could be used for snow storage. Sears confirmed that Home Depot would plow the easement area for the parking above. He confirmed that there would be no outdoor audio. Sears

confirmed that there would be directional signage so people know where they are going. McCann said that there were directional signs for parking and service.

Sears asked if they wanted to prevent the customers from going up the hill and out to Route 114. McCann said they were fine with customers using the access road.

Sears asked about excess tires that could accumulate on the site. McCann said that they would accept a condition that tires will remain in the tire storage area. McCann added that Captain Brooks is all over tire storage. McCann said that they would accept a condition regarding the tire storage facility.

Sears asked the location of the dumpster, and McCann showed it on the plan.

Sears said that since the whole site was under review, the Town does have some issues concerning outdoor storage with Home Depot that needs to be addressed. McCann said that this came up at the Board of Appeals meeting, and a Home Depot representative has been working with Rich Maloney. They will be filing a variance, and then they will come before this Board.

Shaker said that the Town of Danvers loved the plan.

Sears told the applicant if they can manage to address all the points that they have talked about, particularly the landscaping, they could have a favorable vote.

Cheetham asked if they had lighting over the stairs for the employees. McCann confirmed this.

McCann wanted to be clear on the checklist. The landscaping in front would be addressed. She wanted confirmation that they could use some of the 37 customer parking spaces for inventory since they were losing spaces in front. This was confirmed by the Board.

McCann said that she would look at the landscaping in the corner near the tire storage.

She told Sears that she would not have copies of the documents he was requesting until they close.

Zilinsky wanted the directional signage and snow storage shown on the plan. Sears asked for handicapped accessibility to be shown on the plan. Sears asked for more knowledge about the lighting plan for the next meeting.

Sears mentioned the tire storage, and McCann said that they would take a condition on the tire storage.

Farmer asked when they would be able to speak to Home Depot.

Sears said that the whole site is under review. McCann pointed out that this application cannot be held up because of the Home Depot. Sears said that Home Depot is in violation of outdoor storage. McCann said that an enforcement order has been issued to both Home Depot stores.

McCann said that the ANR plan will cut this piece off as a separate site. She said that they provided the ZBA a zoning analysis. Both sites will comply with zoning. They are separate, and have always operated separately.

Sears said that prior to the Certificate of Occupancy, they would want to get a copy of the lease, access easement and detention pond easement.

McCann said that Shaker wants direction as to how many inventory spaces they will be allowed to have in front. She asked if they could do 12 spaces along the front. Shaker wanted to be prepared for the next meeting.

Sears said he was concerned with the curve of the off-ramp. He is also concerned with the two-story glass showroom that people may turn to look at.

Prentiss asked the Engineer to estimate how much of a landscaping improvement there would be in the area with the ten spots. She responded that the area was 80 feet by 18 feet, which is about 1,500 to 1,600 square feet.

Sears said he wanted the curve to go green. Day suggested creating a buffer and rotating the cars to make them parallel. Sears said that he did not like the cars on the curve. Day said there may be some compromise.

Zilinsky said that she wasn't concerned with meeting the 30% for landscaping. She would prefer more green along Route 1.

A discussion ensued about the landscaping and the positions of the cars.

McCann confirmed 11 spaces in front, and if needed, the inventory cars could be put in the customer parking area.

Sears asked about landscaping along the building. McCann showed the landscaping around the building.

It was confirmed the following items would be addressed on the revised plans:

- Landscaping
- Lighting
- Photometrics
- Snow storage
- Directional signage
- Handicapped spaces

McCann said that revised plans would be provided so they could be heard at the next meeting.

MOTION: Prentiss moved to continue the public hearing for 92 Newbury Street to November 24, 2015. Zilinsky seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

Discussion: MAPC draft report “Danvers Maple Street I-1 Visioning Report” MAPC

Discussion: “Downtown Danvers Parking Study” Nelson Nygaard

Day said that the MAPC and Parking Studies had been received. She would provide them to the Board so they could comment.

Karen Nelson, Director of the Planning and Human Services Department, said that the Planning Board met with the consultant to take a look at specifics like parking supply and demand, along with different opportunities for expansion of mixed-use in the downtown.

Nelson said that she would like the Planning Board to look at items for the future, such as shared parking and lot configuration. She wants the Board to look at how parking can accommodate future growth as they are looking at the Industrial 1 area. The study addresses the North Putnam/Maple Street area and she would like them to look at these key areas. She said she would send the highlighted area that staff felt they may want to focus on and request that they pick away at each of the components that the Board wants to tackle. It is the Board’s study, and it is a reference tool to use over the rezoning efforts.

Zilinsky said she attended the meeting and thought it was good. She asked if they had attended the Downtown Improvement meeting.

Nelson said that there was some discussion on the parking study.

Day said that they had been provided a letter from the staff of the Downtown Improvement Committee, Susan Fletcher, outlining some positions the committee has taken.

Nelson said that some of the key points are policy decisions which are beyond the scope of the Planning Board.

Day felt this was a thoughtful report. She sent the Board a link to the presentation for them to view. Nelson felt the presentation put the pieces of the report together.

Zilinsky said it was a good meeting, but felt it was railroaded by one graphic.

Day said there was going to be a meeting on the 19th of November as to where to relocate the train station. She encouraged the Board to watch the consultant's presentation on DCAT.

Zilinsky felt the parking is something to think about with the possible rezoning.

Nelson said that the message was that the town has plenty of parking. It just needs to be utilized in the best way.

Cheetham said that when she first joined the Planning Board, the ZBA did not want share parking. She asked if the ZBA be looking at this report. Day said that she felt that they have changed their views.

Nelson said that sometimes these things just evolve. Her recommendation was to have the Planning Board have their dialogue prior to talking to other Boards.

Prentiss asked how much of the study do you anticipate causing zoning changes.

Nelson felt that it won't change zoning, it will influence the crafting of language.

Zilinsky felt it would allow them to address some of the comments from the developers meeting where people are looking to move downtown, and how could that be done if parking is an issue. She felt that they could look at his comments to see what could be done. She wanted to hear how the businesses felt about shared parking, not how the parking presently exists.

Nelson felt as things moved forward with the Planning Board, that would allow them to have the discussion with the stakeholders.

Zilinsky felt it was difficult to look at a change in zoning without focusing on parking. She felt that they needed the acceptance by the business community of practices that may be changing.

Day said that they did have the MAPC draft in hand. She said it was very comprehensive. It took them through all of the data towards a vision for what this district could be. This is fundamental if you are considering rezoning. She put in some notes with regard to the parking reference.

MINUTES

October 27, 2015

[Sears recused himself since he was not present at the last meeting.]

MOTION: Prentiss moved to approve the minutes of October 27, 2015.
Cheetham seconded the motion. The motion passed by a vote of 3-0 vote.

ADJOURNMENT

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

The meeting adjourned at 9:40 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on November 24, 2015.