



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
May 13, 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, William Prentiss, and associate member John Farmer were present. Planner Kate Day was also present.

STAFF BRIEFING

Day reminded the Planning Board that next Tuesday, May 20th is the joint meeting with the Selectmen to discuss the draft affordable housing production plan. She felt that this would give the Planning Board another platform for advocating for the inclusion of affordable units in future developments.

Day said that the MAPC would like to move forward with a mixed-use zoning study for the downtown area, and she stated that the Selectmen support this as well. The MAPC said that the DHCD has a program for local assistance in the form of a \$15,000 grant, and the MAPC has offered to draft the application for the Town to submit. The Town would pay the MAPC as their consultant to draft the overlay district. Day felt this would happen sooner rather than later.

Prentiss asked how many parcels this would involve. Day said that they had not yet thought about that, but it allowed them the chance to do some visioning about the downtown.

Zilinsky asked if they would be looking at the area behind High Street. Day said that there is such a mixture of zoning in this district. The Lees are huge property owners, and they would welcome an overlay district.

Day also told the Board that they are in the process of organizing a Bike-Ped Committee for bike-ped issues. She asked if anyone would like to serve on the committee. Henry has already volunteered.

Day updated the Board about the work being done on the Rail Trail near Putnamville Park. On Thursday they will be hosting 50 people from the Timberland Company coming to do work at

the park. The Agway corridor is dangerous, so it has been decided to re-route the trail through the park. This idea has taken off. Scott Cameron donated services to survey the Putnamville Park. Corliss Nursery has made a huge donation of landscaping materials. Moynihan Lumber and Rotary have also given donations. The park will go from drab and underutilized to being transformed by the end of the day.

Day said for the next meeting they have an application from Carmax for the demolition of the IRA Toyota. They also have a mixed-use proposal for residential/commercial use for 22 Page Street property, with the current structure being replaced by a new structure featuring a design branded by Carmax.

Day introduced Tim Jordan who was an intern for the Town of Danvers. She explained that his Eagle Scout project were the benches made with train axles. Tim has offered to relocate the Charter Street bench to Putnamville Park. He has a lot of planning vision and will be a physics major at the University of Vermont next January.

Sears addressed the issue of the traffic island near Kelly's Roast Beef. He said the island is a mess of weeds, and asked if someone can speak to Kelly's. Day pointed out that a Special Permit for an indoor recreational facility at the mall that was being presented this evening. The mall manager was here with that applicant; she suggested asking the mall manager if he might assist with the island.

PUBLIC HEARING

100 Independence Way. Request for Special Permit pursuant to Table 1 and Section 30 of the Zoning Bylaw submitted by submitted by Jump City Danvers, LLC to allow an indoor recreation facility in the C-III Commercial District for a Sky Zone Indoor Trampoline Park pursuant to Table 1 and Section 30 of the Zoning Bylaw for property at 100 Independence Way (Liberty Tree Mall). (Map 58, Lot 002) (*SPA action date: June 6, 2014*)
Sears read the public notice.

Stella Downie from Sky Zone Indoor Trampoline Park appeared before the Board. She stated that she is excited to bring this concept to Danvers. They propose to use the 43,000 square foot space previously occupied by Sports Authority. It has been empty for a number of years. They would occupy this space for indoor recreation.

Downie said that this is a new concept coming across the country. She was the first franchisee on the East Coast, and she presently owns three franchises. She stated that people come for fun and get a great workout. There are open areas for unstructured play. Leagues and tournaments would use the facility. The courts can be converted into volleyball courts and foam pits. She is going to introduce a toddler zone, which she felt would work out for the demographic in the mall. The toddler zone would be gated off with stroller parking, and they will have special programming for toddlers. She said the facility mostly works like a movie theater. Tickets can be purchased for 30, 60 and 120 minute jump sessions. Patrons can go between all the courts. They will be offering fitness classes five to ten times per week. The demographic for this facility

is 18-40 year olds. They can also rent out space for corporate events, team building events, and birthday parties. Hours are weekdays until 8:00 p.m. and longer on the weekends. They will be offering 18+ events until midnight on the weekends.

Downie said that they were looking to hire four to five full-time managers and 70-80 part-time employees. The payroll is expected to be over \$700,000 per year. She currently employs college-aged and people just out of college. There is plenty of parking at the mall, and she felt their parking demand will not be greater than what is there presently. Downie showed the plans to the Board. She stated that they are leaving an area in the back to be used as flex space and a space for future growth. She showed the storage space in the back of the facility.

Farmer said it sounded like a great concept. He asked how many people could be accommodated at one time, and was there a concern for injuries. Downie responded that the capacity is based on the trampolines and the configuration. The franchisor limits use to 180 people per hour, and she tends to stay below that number. She explained that on the open jump areas, there is only one person per trampoline. She said that they track patrons with stickers that they wear. All courts have monitors that observe behaviors, somewhat like a lifeguard. Downie said since it is a physical activity, there is some risk of injury. Patrons remove their shoes and put on grip socks. The patrons go to the rules area, watch a video, and then get written and verbal instructions. She said that they separate people by size. A lot of injuries happen because people fall off or through backyard trampolines. They have walls and padding that cover connections between the trampolines. They rotate jumpers to minimize injuries that could happen with this double bounce. They track all injuries to follow what is working and not working. Downie stated that the injury rates (based upon the number of injuries per participants) are the same as tennis and golf.

Prentiss asked Day if there would be a change in parking numbers for this use. Day stated that there was a clause under site plans where a multi-tenanted building gets a pass on individual parking requirements. Day stated that this is indoor recreation, and it is allowed by right in the mall. Day felt there was plenty of parking to accommodate the facility. Prentiss confirmed that the maximum capacity would be 180 people.

Prentiss asked about concession stands, and Downie responded that they only sold prepackaged snacks. They sell a lot of water and Powerade. There would be no prep for food whatsoever, and no food would be allowed to be brought in. She said that they find a local pizza vendor to partner with for parties. They order extra pizzas on the weekends and sell slices. They provide healthy snack options as well.

Prentiss asked if there would be locker rooms, and Downie stated there would be lockers provided out on the floor. They also provide cubbies along the wall. Downie confirmed that there are no showers.

Zilinsky agreed that that end of the mall had been empty for a while and felt this would be a nice addition. She confirmed that the applicant had received the comments from the Engineering Department. Zilinsky said she had no problem with this application.

Sears stated he had some concerns. He has been to a facility known as Formula One where patrons are given a Breathalyzer. He was concerned that there are bars adjacent to the mall, and he asked what happens if patrons come in and are intoxicated. He wanted to know what was in place at the other facilities to deal with this issue. Downie responded that this rarely comes up because the activity is very physical. She has had one person drunk at the facility in Boston where they escorted the patron out and called the police. There are a lot of checkpoints where patrons interact with staff.

Sears asked Downie if her organization would help with the traffic island mentioned earlier. Downie responded that they have performed various community projects. The contributions they make are with youth organizations and family organizations to support fundraising efforts. They have worked closely with the Hyde Park YMCA to give them discounts. She would be happy to participate with these things within the Danvers community.

Allen Draper, 9 Cherry Street. Draper asked Downie how she would handle the logistics of the stickers. Downie said the court monitors would handle this. Stickers will be checked with the announcements that are made. Certain individuals will have walkie-talkies to communicate. Draper thinks it is a good, nice way to inspire people to try it for a little while. Downie said the cost is reasonable at \$9.00 for a half-hour.

MOTION: Henry motioned to authorize John Farmer to vote due to the absence of Planning Board Member, Kristine Cheetham. Prentiss seconded the motion. The motion passed by unanimous vote.

MOTION: Prentiss moved to close the public hearing for the Special Permit for 100 Independence Way. Zilinsky seconded the motion. The motion passed by unanimous vote.

Henry encouraged the applicant and mall manager to join the adopt-an-island program. Richard Balest, General Manager for the mall, stated that Kelly's Roast Beef is not owned by the Liberty Tree Mall. He agreed that the islands are in tough shape. He stated that his landscapers have gone out on the islands on Route 128 and used weed control. Balest said he can talk to Kelly's or approach his own landscaper. Day stated that the island is directly on the other side of the front door of the mall. She asked Balest if he could speak with the Kelly's. Day pointed out that the Kelly's Roast Beef approval was not conditioned to maintain the island. Sears said they did a great job for several years. Balest said he will talk to the manager of Kelly's, and if they do not take action, he will take the initiative to clean it up. Zilinsky felt there were other ways that Downie could better serve the community instead of the adopt-an-island program.

MOTION: Henry read the Certificate of Action and moved to approve the Special Permit for 100 Independence Way. Zilinsky seconded the motion. The motion passed by unanimous vote.

110 Newbury Street. Request for Major Modification pursuant to Section 4 of the Zoning Bylaw for property located at 110 Newbury Street. Said property is located in the Highway Corridor Zone. The applicant proposes to: (1) install a drive-thru bank window and drive-thru lane to service the customers of the existing credit union tenant, (2) modify the existing pedestrian sidewalk ramp, (3) restripe parking spaces in conjunction with the drive-thru and sidewalk renovation; (4) add drainage system improvements; and (5) install new, updated landscaping for the entire center. (Map 40, Lot 83) (*SPA action date: May 30, 2014*)

Sears read the legal notice and opened the hearing. Nancy McCann appeared before the Board on behalf of the applicant, George Vernet, Trustee of 14 Peabody Square Trust. He purchased the property in November 2013, and they have made efforts to update the property. They are seeking a major modification to the site plan. The primary modification is to add a drive-through for the credit union which meets the drive-through requirements. It is being requested to serve the customers of the existing credit union. In addition, they have some other minor modifications to the plan, such as a modification to the existing pedestrian sidewalk ramp, restriping of parking spaces in conjunction with the drive-through, sidewalk renovations, drainage improvements and new landscaping. The new landscaping plan was not required, but they felt the landscaping could be better and more appropriate than what is there. One thousand plantings will be added to the site with the intent to beautify the facility.

Scott Cameron, the Engineer from the Morin-Cameron Group, Inc., described the plan to the Board. The site is located at the intersection of Route 1, Center Street and Armory Road. He highlighted on the plan where changes were occurring. The larger building will have a drive-through. The site has a drive aisle for the perimeter of the site. They are going to remove the parking spaces on the end of the parking island for the drive-through and by-pass lane. The zoning by-law requires three spaces for an ATM, and they have provided four. Cameron stated there were no concerns regarding the queue length. Cameron described how parking was calculated. They have 120 parking spaces, which meets zoning. Some spaces will be relocated. The aisle at the end of the building will be shifted to allow more parking. Striping will help facilitate the parking. Cameron said that people will be able to find their way to the drive-through. They met with the Engineering Department, and they changed parking on the entrance lane to stripe "No Parking" and designated "Employee Parking Only" at the aisle. The loading areas were narrowed to allow another parking space, and there is no net change in landscaping. Cameron stated that part of the project will be rejuvenation of the landscaping on the property. He stated that there will be a small awning to protect users from the weather.

The drainage modification is simple. Over time the property may have settled, and there is now ponding. They are going to re-grade the area, and add a sewer to manage the stormwater on the site.

Zilinsky said that she was glad to see new businesses at the site like the drycleaners and convenient store. She does not have a problem with the application, and she is all for more landscaping. She felt there was a need for directional signs coming in from Route 1.

Prentiss felt it would be an improvement to the site. He asked if the Armory Street entrance would say "Drive-through Only"? Cameron stated that parking will only be for employees. The drive-through has an arrow sign.

Farmer said that the primary way to get through the drive-through was from Armory Street. He asked if this was going to be considered the primary entrance, and Cameron responded that Route 1 is the primary entrance to the site. Cameron thought paint striping would be adequate to direct people to the drive-through, and he did not think there would be a problem from a queuing standpoint.

Henry felt it was a great improvement.

Sears said he was concerned with people utilizing the yoga facility and Get-in-Shape Fitness which has six spaces. He felt it could be a problem if the site was maximized. McCann stated that they are off-peak from the banking facility. The tenant mix is pretty good for sport, bank and restaurant use. Sears asked if a waiver was required for landscaping, and McCann responded that the site plan predates that requirement. Sears asked about the comments issued concerning the canopy, and McCann said that they have met the zoning setbacks.

David McKenna, 383 Andover Street. He felt it was a good use for the site. His concern is that landscaping would impede site distances from the drive aisles.

Sears asked if there was a place for snow storage. Vernet said that they will truck snow off-site as necessary.

Eleanor Ross, 50 Buxton Road. She asked if she could approach the map. She wanted confirmation of the width of the aisle. She questioned whether there were 120 parking spaces on the plan, and Cameron and McCann assured her all the spaces were there.

MOTION: Zilinsky moved to find the proposed changes constitute a Major Modification to Site Plan for 110 Newbury Street. Prentiss seconded the motion. The motion passed by unanimous vote.

MOTION: Zilinsky moved to close the public hearing for the Major Modification to Site Plan for 110 Newbury Street. Prentiss seconded the motion. The motion passed by unanimous vote.

MOTION: Zilinsky read the Certificate of Action and moved to approve the Major Modification for 110 Newbury Street. Prentiss seconded the motion. The motion passed by a unanimous vote.

FORM A

256 Andover Street. Request by Calvary Chapel North Shore for endorsement of Form A plan to decrease the size of the existing lot from 6.2 acres and 5.4 acres, and create a 32,000 square

foot conforming building lot on the southeasterly corner of the property for use as a parsonage resident. Both lots will comply with dimensional and density requirement for the RIII A Zoning District. (Map 47, Lot 21). (*Approval Not Required Action Date: May 15, 2014*)

Nancy McCann appeared before the Board on behalf of the Calvary Chapel North Shore. McCann stated that in November a Site Plan application had been submitted for the development of a new church facility at 256 Andover Street. That site included the entire parcel on the plan. Since that plan was approved, they are proceeding forward with construction. She told the Board that they would like to build a parsonage for housing for the pastor. They are proposing to cut off a lot on which a single-family home will be built for the parsonage. The other lot is untouched and fully conforming. The main purpose of this application was to split off a fully-conforming house lot to be used as the parsonage.

There were no questions from the Board.

Sears asked about the topography. Michael Laham, from Engineering Alliance, Inc., explained the topography of the new parcel. He said the grade was more gentle in the front than the back. The back area slopes up. The home worked well with the site. Sears asked if there was going to be a path to the church. McCann responded no due to conservation land. They would need to exit the site to get to the church.

MOTION: Prentiss 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 256 Andover Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

256 Andover Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Calvary Chapel North Shore for property located in the RIII A Zoning District. The applicant proposes to decrease the size of the existing lot from 6.2 acres to 5.4 acres and create a 32,000 square foot conforming building lot on the southeasterly corner of the property for a use as a parsonage residence. (Map 47, Lot 21) (*SPA action date: June 13, 2014*)

Nancy McCann appeared before the Board on behalf of Calvary Chapel North Shore. They would like to have a modification to the previously approved Site Plan to allow the reduction in the lot area because of the Approval Not Required plan. The work at the church is not affected by the removal of the land for the parsonage. There will be no change in the church Site Plan other than reducing the size of the lot by 32,000 square feet. There is plenty of area and plenty of frontage.

David McKenna, 383 Andover Street. He stated that Route 114 is a limited access highway. He asked if the state will allow a curb cut. McCann stated they are going through the process right

now. McCann stated that there is no new curb cut for the house because it exists presently for the house next door. The curb cut for the larger lot is under review with the Mass DOT. Eleanor Ross, 50 Buxton Road. Ross asked if other people will have access to the driveway. McCann responded that there was a Special Permit application submitted for the common driveway. Since there was a defect with the legal notice, it will be heard at the next Planning Board meeting scheduled for May 27th. The Planning Board will consider this application to allow the common drive.

Ross asked what the width of the driveway would be, and McCann stated that it fully complied with regulations.

Ross asked if the parsonage would be under the same ownership as the church, or if it would be a separate ownership. She was concerned with building a home and then having it sold and no longer being part of the church property. McCann responded that she could not tell her how the ownership of the property would be held.

David McKenna, 383 Andover Street. McKenna asked if a modification was needed from the State for the existing curb cut for the change in use of accessing two homes. McCann responded that if it was required, they would get it.

MOTION: Prentiss moved to find the proposed changes constitute a Minor Modification to Site Plan for 256 Andover Street. Zilinsky seconded the motion. The motion passed by unanimous vote.

MOTION: Henry read the Certificate of Action and moved to approve the Minor Modification for 256 Andover Street. Zilinsky seconded the motion. The motion passed by a unanimous vote.

MINUTES

April 8, 2014

MOTION: Prentiss moved to approve the minutes of April 8, 2014. Henry seconded the motion. The motion passed by a vote of 3-0. Zilinsky abstained.

ADJOURNMENT:

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

The meeting adjourned at 8:30 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on May 27, 2014.

Planning Board Minutes
May 13, 2014