



Town of Danvers
Planning Board

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

Planning Board Members:

Aaron Henry, Chairman
Kristine Cheetham
Margaret Zilinsky
William Prentiss
James Sears

Daniel J. Toomey Hearing Room

August 13, 2013

7:00 p.m.

MINUTES

William Prentiss called the meeting to order at 7:10 p.m. Planning Board members Kristine Cheetham, Margaret Zilinsky and William Prentiss were present. James Sears entered the meeting at 7:15 p.m. and assumed the role of Chair in Henry's absence. Planner Kate Day was also present.

STAFF BRIEFING

Day distributed to the Board a letter received by Al Allain regarding Industrial Zoning for their review.

Day told the Board about a phone call she received from a resident at Hilltop Estates. She explained that he owned the last lot on the left hand side heading towards the water tank, and he indicated that he would like to buy the adjacent lot to enlarge his property.

She indicated that this lot is still under covenant with the other block of properties, but it could be released to be conveyed. She stated that when you combine a lot, it takes away the lot line. However, there could be the argument that he could submit an application for an ANR. She stated that a deed restriction could be placed on the lot indicating it was not a buildable lot and is not subject to an ANR. The final problem with the lot is the amount of unpaid back taxes which would need to be paid.

Cheetham asked if there was any update on the status of this subdivision. Day replied that it is now in the hands of the bank, and they do not seem hurried. She indicated that they could cash in the Tri-partite Agreement and finish the project, but the Town does not want to do this. They thought when the bank got involved there was an opportunity to move forward with the project.

Day told the Board that she took a ride out to Saratoga Lane with Rich Maloney. The project is textbook perfect. The subdivision is beautiful, and it has been sold through. They bumped into the developer, Ralph Meola, and he indicated that he was looking for another project in Danvers. Maloney suggested that he take over Hilltop Estates, and Meola stated that he was very interested in this project. Day told the Board that she notified Albert Ellis, and he seemed somewhat interested. Day felt that they should bring this project to market while it is hot. She is trying her best to get some action on this project. Town Counsel, David DeLuca, was going to tell the banker that it would behoove them to move this project forward.

Day stated that as for a discussion on zoning matters, nothing was prepared for this evening's meeting. Andrea Daley had indicated that she was going to be present to discuss EFLAs, but a surprise party had been planned for their wedding anniversary.

Day stated that the matrix being assembled via The Massplanner's Listserve had not yet been released relative to the Medical Marijuana Treatment Centers.

McCann addressed the Board telling them she had a discussion with Rich Maloney about the possibility of considering funeral homes in the R-2 district since they are presently not allowed anywhere in Danvers. McCann indicated that they are now in residential districts where they cannot get use variances.

Day informed the Board that she met Bob Griffin at the Peterson-O'Donnell Funeral Home and that project is coming along.

Day told the Board that she had no updates on the MAPC Study of the Holten/Pine Street area.

Planning Board Member James Sears entered the meeting at 7:15 p.m.

FORM A

19-20 Belgian Road. Request by the Town of Danvers for endorsement of Form A plan to convey back to the abutting homeowners at 19 and 20 Belgian Road, parcels of land originally designed to be within the roadway layout. (Assessor's Map 59, Lot 126). (*Approval Not Required Action Date: August 28, 2013*).

Day told the Board that this was a Town initiated matter to convey back to the abutting homeowners at 19 and 20 Belgian Road parcels of land originally designed to be within the roadway layout. Sears asked if anyone on the Board had any questions.

MOTION: Prentiss read the Certificate of Action and moved to find that Planning Board approval is not required for the proposed conveyance of parcels to abutting homeowners at 19 and 20 Belgian Road. Zilinsky seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARING

50 Spring 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 relocate its existing four (4) tennis courts to the running track and the stadium. (Assessor's Map 19, Lot 17) (*SPA action date: September 13, 2013*)

Nancy McCann appeared before the Board on behalf of the applicant, St. John's Preparatory School, along with the Vaclav Talacko, Engineer from Hancock Associates, Stuart Meurer from Windover

Construction and Steve Cunningham, Facilities Director from St. John's Prep. She indicated that they were looking to relocate five (5) tennis courts.

McCann told the Board that St. John's Prep is exempt from zoning, but it does have to comply with Site Plan review and Site Plan requirements. She stated that this area would be part of maintaining the existing sports facilities which are adjacent to the football stadium and track. Now the fitness and sports areas would be centrally located and consolidated.

McCann indicated that the applicant had received favorable comments from the Building Inspector, Engineer and Fire Department.

Talacko addressed the Board with an overview of the proposed plans. He stated that this area is currently occupied by a shot put field as well as a parking lot. He stated that currently the area was a receptacle for drainage. The main challenge in the design was to provide sufficient drainage in this bowl shaped area. Currently there are catchbasins at the site that he showed on the plan. He described the proposed underground chambers, which are underground leaching fields, that pushed through a silt and hydrocarbon separator. This would provide infiltration for the entire impervious area on the campus.

Talacko stated that the water line and electric service had to be relocated because they were presently too shallow. He said that two elderly pine trees would be replaced with six additional trees and a row of arborvitaes to shield the tennis courts from the fields. The existing driveway would be widened, and the existing parking lot would be relocated. Handicapped parking spaces would be provided, and he pointed out the handicap access to the field. Talacko stated that the shed for the ticket booth will be moved to a more convenient area where the public enters.

Talacko stated that a camera was used to look at an old drainage line, which was broken and blocked with debris, and a new infiltration catch basin would be used. He stated this would improve drainage. The tennis courts would be paved. The snow storage area is quite large, and he showed where it was located on the plan.

Talacko stated there were no lights for the tennis courts. They were designed for daytime use and school use only.

McCann stated that a few light fixtures will be relocated, but they are the same type of fixtures presently being used.

Cheetham asked if there were restrooms, and Talacko responded that they are located in the gymnasium.

Cheetham asked if there are ponding and drainage problems presently, and Talacko said there are.

Cheetham asked Talacko to explain the drainage, and he showed the three areas where water would be captured.

Cheetham inquired about the parking area, and Talacko stated it was overflow parking for the Brother's residence. There are three (3) handicap accessible parking spaces in this area. Cheetham inquired if

people parked here, could these handicap spaces be accessed, and Cunningham confirmed they could be accessed.

Zilinsky asked where these spaces were presently located, and Talacko described them on the plan.

Zilinsky asked if there were going to be lights in this area, and Talacko stated there were currently lights at the present location.

Zilinsky asked where the nearest abutters were located, and Talako stated they could not be seen from the courts.

Prentiss stated that most of his questions were answered. He confirmed that the courts would be used only in the daytime by coaches, students and faculty. He asked if track meets and tennis matches would be going on at the same time. He was concerned with parents coming to watch their children play.

McCann stated this could be a possibility.

Sears asked if there were any stands for the tennis courts, and Talcko said no. Cummings said there would be benches between the tennis courts.

Day said she has seen basketball courts being built with a pervious service and inquired if this was a possibility for the tennis courts. Cunningham has not seen this done with tennis courts, and he did not think it was a possibility.

Sears asked the audience if there were any questions.

Bill Bates, 14 Lobao Drive. He said that he was fine with everything for this presentation. He is concerned with the proposed new building and asked how is that going to affect what is being proposed.

Sears responded that the application was strictly for tennis courts. Plans or designs for the building have not be presented to the Board.

Bates asked where the new building would be located, and Sears replied he believed it was going to be where the courts are presently located.

McCann said that they do not have plans to present for the building. What is being proposed tonight is a new location for the tennis courts. Any future plans for the building would be presented to the Board.

Bates said they were invited to a hearing at the Prep about the new building, and he asked where the building would be located.

Sears replied that they are not prepared to answer that question this evening. He said that he understands that they want to see the big picture of the site.

McCann said she was not at the neighborhood meeting. She stated this project is down the road in the future. The Prep looks out 5, 10 and 15 years. She has not seen a plan where the location of the building might be located.

The Board will see the plans for the science and technology building being proposed at the location of the old tennis courts.

Jean Sabeau, 6 Lobao Drive. She asked what would happen if they wanted to put lights for the tennis courts in the future. Sears replied that they would come in for a modification to the plan, and the abutters would be notified. Sabeau asked when this project was going to start. McCann replied that it would commence very soon, most likely in the Fall.

Cheetham said it is nice to look at a specific piece of the site. However, it would be good to look at the immediate plan and see how it fits in to the big picture of the Prep.

McCann agreed and said when she has the building plans, they would bring it to that meeting.

MOTION: Prentiss moved to close the public hearing for the Major Modification Application for 50 Spring 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 Application for 50 Spring Street. Cheetham seconded the motion. The motion passed by unanimous vote.

MINUTES

MOTION: Cheetham moved to approve the minutes of July 23, 2013. Zilinsky seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

MOTION: Prentiss moved to adjourn. Cheetham 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 September 24, 2013.