



Town of Danvers Planning Board

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

www.danversma.gov

Planning Board Members:

James Sears, Chair
Louis George, Clerk
Torey Adler
Jean Hartnett
Tim Spittle

Location: Danvers Senior Center and Remote Participation February 14, 2023 7:00 p.m. MINUTES

James Sears called the meeting to order at 7:03PM.

Board members present: James Sears, Louis George, Jean Hartnett, Tim Spittle, Torey Adler

Staff present: Joshua Morris

PUBLIC HEARING: 29 Andover Street – Request for a Special Permit submitted by Auto Sound Company, Inc., pursuant to Section 30 and Table 1 of the Danvers Zoning Bylaw. Said property is in the Route 114 Corridor Zone A (RT114-A) zoning district. The applicant proposes to operate a Motor Vehicle Service/Repair establishment at the existing building (Assessors Map 61, Lot 26).

Attorney Nancy McCann presented on behalf of the applicant. Also present Andy Sussman (Director of Operations); Ron Needleman (co-owner). Requesting a Special Permit. Noted on plan the part of the parcel that the applicant would like to utilize. Summarized business model and services provided. Hours of operation-Monday-Friday 8AM-5PM; Saturday 9AM-3PM; Sunday closed. Noted exterior renovation plan to include rear bay door. No other site changes proposed. No engine work, no tires; no auto body/oil or fluid work. Use is sale of accessories and associated installation. Cited Zoning Bylaw definition that this is in compliance with.

Board-noise generated by the business? Would you repair system someone purchased elsewhere or only what you sell? Does customer wait? Waiting area? Condition that rolling door closed at all times?

Andy Sussman-Remote start is main category of electronics. No horns or sirens going off throughout the day. Possible but only service what we sell. Customer can drop car off and come back later or can wait in waiting area.

Attorney McCann-door closed other than when cars are going in and out.

Board-appropriate location. If Special Permit granted and someone comes in with business more traditional car repair, that's no longer a change of use?

Staff-would still require Special Permit.

Board-any new occupant would need to apply for separate special permit? If business expanded, what would be trigger for reassessment?

Staff-if traditional car related repair items, would need to come back for modified or new special permit depending on what is proposed.

Attorney McCann-asking for Special Permit to allow sale and installation of motor vehicle accessories and provided list of things applicant does not do. Would take condition that applicant will not do the list of items provided. Do not want to be limited if new accessory is released and then need to come back.

Board-concern is abutting residential and noise control. Leasing space? Snow removal?

Attorney McCann-100'+ away from abutters based on assessors' map. Doors will be kept closed. Leasing. Snow removal taken care of by landlord.

Andy Sussman-will have customers park in the designated area. May have total of fifteen (15) cars on a busy day; not typical. Door insulated. Demonstrated tool used to cut a hole in a car to note the sound that it makes. Discussed typical sounds heard in the shop.

Staff-reviewed conditions that the Planning Board would like included in decision.

Board-reviewed current decision; can include condition as needed.

Motion to close the public hearing by Louis George, seconded by Torey Alder, and unanimously approved.

Motion to approve Special Permit (decision read aloud with conditions) by Louis George, seconded by Torey Adler, and unanimously approved.

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Board-if question specific to individual on board, board member name not listed.

Staff-will note as "Planning Board Member" as opposed to "Board" as needed. If you did not attend particular meeting, should not be voting on those minutes.

Motion to approve November 15, 2022 minutes made by Louis George, seconded by Torey Adler, all in favor. Approved. James Sears was not present at that meeting and did not vote on minutes.

Motion to approve December 13, 2022 minutes made by Louis George, seconded by Jean Hartnett, all in favor. Approved. Torey Adler was not present at that meeting and did not vote on minutes.



Motion to approve May 10, 2022 minutes made by Louis George, seconded by Torey Adler, all in favor. Approved. Tim Spittle was not on the Planning Board at that time and did not vote on minutes.

Motion to approve May 24, 2022 minutes made by Louis George, seconded by Torey Adler, all in favor. Approved. Tim Spittle was not on the Planning Board at that time and did not vote on minutes.

Motion to approve June 14, 2022 minutes made by Louis George, seconded by Torey Adler. All in favor. Approved. Tim Spittle was not on the Planning Board at that time and did not vote on minutes.

Board-new Planning Director? Will he be attending meetings? Larger application coming up. Will New England Homes for the Deaf (NEHD) come back to the Planning Board for site plan after ZBA approval? Through a nonprofit? Is this for NEHD residents or open to the public? Part in Peabody or all Danvers? Type of relief being asked for? Development team to present to us? We can note concerns and share with Zoning Board of Appeals (ZBA) but we are not making decisions.

Staff-Brian Szekely is new Planning Director – will not be attending meetings on regular basis but will be attending some of them. New England Homes for the Deaf/WinnDevelopment submitted application that will be voted on by Zoning Board of Appeals (ZBA); Planning Board has requested to review project and send comments to Zoning Board of Appeals (ZBA). The Planning Board will discuss the proposed project at the February 28, 2023 meeting. The proposed project will not come back to the Planning Board for site plan approval per the Zoning Bylaw. Special Permit and Site Plan will all be one and would be granted by Zoning Board of Appeals (ZBA). Danvers Housing Authority involved. Cited Zoning Bylaw requirements for this specific project. Staff can provide to Planning Board. NEHD does have waitlist and may be open to public. All in Danvers. Special Permit for the use; there may be waivers or/and variances but will need to confirm. Yes-development team to present. Public meeting; not a public hearing. Special Permit notification sent to abutters lets them know that this will be discussed at the February 28th Planning Board meeting in addition to ZBA meeting on March 13, 2023. Also on agenda February 28th is Maple Square Project for a modification.

Board-conclusion of meeting on February 28th, will there be a decision made/forwarding with endorsements or just comments?

Staff-comments, not a formal decision.

Board-NEHD may be looking for an endorsement. Can poll board for feedback. Important to know traffic concerns, layout, etc. to help prepare.



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Staff-board can make unofficial vote if that is will of the board; non-binding recommendation. Will provide application and information for group to prepare. The Planning Board can reach out with specific questions which can be relayed to developer.

Board-Maple Square-reducing number of apartments?

Staff-two units lost to interior modification.

Bill Bradstreet (Town Meeting Member Precinct 1)-traffic from proposed development-how does that affect charter school development? High traffic at certain times of day.

Board-traffic study will tie in with redevelopment.

Motion to adjourn made by James Sears, seconded by Louis George, and unanimously approved. Meeting adjourned at 7:51PM.