



Town of Danvers Planning Board

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

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Planning Board Members:

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

Location: Danvers Senior Center and Remote Participation

April 11, 2023

7:00 p.m.

MINUTES

Louis George (serving as acting Chair for the meeting) called the meeting to order at 7:00PM.
Torey Adler serving as acting Clerk.

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

Staff present: Joshua Morris

90 High Street – Request by Curt R. Alboth, Trustee of Clairesown Realty Trust for endorsement of an Approval Not Require (ANR) Plan for 90 High Street (Assessor's Map 52, Lot 107), to split one lot into two lots. The property is located in the High Street Mixed Use Corridor (HSMUC) zoning district.

Attorney Nancy McCann-presented on behalf of applicant. Also present Curt Alboth. Discussed the property which currently has two businesses on it; plan is to divide the lot into two lots. Plan shows that the required frontage is met for both lots.

Board-access?

Attorney McCann-once lots conveyed out, will be reciprocal easements for access. Access not a concern for ANR purposes.

Motion to endorse ANR for 90 High Street made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

PUBLIC HEARING: 51 Needham Road (a/k/a 7 Hutchinson Drive) – Request for a Special Permit and Site Plan Review submitted by The Doggie Depot, Inc., pursuant to Section 30, Table One and Section 4 of the Danvers Zoning Bylaw. Said property is in the Commercial III (C-3) zoning district. The applicant proposes to operate a pet day care at the existing building with associated site modifications (Assessors Map 64, Lot 9A).

Remko Breuker (Breuker Design-Architect)-in attendance on behalf of applicant. Ken Woods (Project Engineer) present remotely.

Joel Taylor (Doggie Depot owner)- discussed business objectives and goals around expanding business from Beverly Farms to Danvers and what the new business will entail.

Remko Beuker-reviewed existing conditions as former Hollywood Hits theater, including access points. Noted access to building on plans proposed. Proposing outdoor play area for dogs; veterinary clinic; indoor play area; grooming; reception; waiting area with café; administrative area; storage area; boarding facility. Parking for business fleet vehicles.

Board-what are the fleet vehicles for?

Joel Taylor-company vans for picking up and dropping off dogs. Ten vans in Beverly Farms but planning less for Danvers.

Board-are dogs taken on walks or contained to facilities? New playfield natural or artificial grass? Zoning to allow boarding overnight By Right? How is daycare different than boarding?

Joel Taylor-all contained inside and outside play areas. Artificial grass-remove pavement, install base of stone, grade and then turn. System attaches to hose that disinfects area-done daily. Aware of neighbors and will not have odors at our site. Main difference is frequency of pick up and drop off with daycare versus boarding. Otherwise, same level of care for the dogs.

Board-in facility overnight or leave with staff?

Joel Taylor-in facility overnight and with overnight staff. Overnight crew is caring for dogs and cleaning. Outgrown current facility and looking to expand.

Board-continue Beverly Farms location? Hours of urgent care? By Right? Hours of outdoor play area? Willing to accept 9PM cutoff time for lights as a condition? How many vehicles on premises?

Joel Taylor-yes-continue. Urgent care hours are not yet determined but would like to open later to meet the demand of customers. Would prefer to open 24 hours but not sure. Saving a theater space for the veterinary care. Winter hours, lights are on earlier. Lights will not be on all night; cannot commit to exact cutoff time right now. Yes, to condition, but previous use had their lights on much later than 9PM as a theater. Would not want to cut off too early-would commit to 10PM. Vehicles-start with a few but would not like to have many.

Remko Beuker-10PM would be fair based on other business in area.

Staff-urgent care would be by right.

Board-would like board feedback on cutoff light time for outdoor play area.



Board (Adler)-general area already lit most hours-would not want to impose unnecessary restriction.

Board (Hartnett)-do not think we need a restriction.

Board (Spittle)-agree with not imposing time limit.

Board-can be comfortable with not imposing condition.

Public comment

Bill Bradstreet (Town Meeting Member Precinct 1)-was this supposed to be a car dealership? Contaminated soil in area? Outside speakers?

Staff-use variance may have been given by Zoning Board of Appeals (ZBA) for outdoor automobile sales. Variance runs with the land forever.

Sam Valenti (property owner)-there is no contamination on my property. Applicant is not going to dig up bituminous covering.

Joel Taylor-no speakers at current business in Beverly Farms; may install something for communication with staff. If music, will be on very low level. Venue not conducive to loud music and no need for it. No desire to sell or repair cars.

Motion to close the public hearing made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

Motion to approve Special Permit (draft decision read) made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

Motion to approve Site Plan (draft decision read) made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

Meeting Minutes

Board-minutes from January 11, 2022 – Lou, Torey and Jean present but Jean was associate.

Staff-January 11, 2022 – Jean as associate cannot vote. Lou and Torey would be voting. Can wait until more voting members are present if preferred.

Board (Lou George)-will wait on these.



Motion to approve February 14, 2023 minutes made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

Motion to approve February 28, 2023 minutes made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

New business

Staff-would like to start zoning amendment discussions including MBTA Communities/3A review for fall 2023 Town Meeting pending board availability to ensure all are present. Will email group to set date.

Adjournment

Motion to adjourn made by Torey Adler, seconded by Jean Hartnett, and unanimously approved.

Meeting adjourned at 7:55PM.