



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

May 30, 2023

7:00 p.m.

MINUTES

James Sears called the meeting to order at 7:00PM.

Board members present: James (Jim) Sears, Louis George, Tim Spittle, Jean Hartnett

Board members absent: Torey Adler

Staff present: Joshua Morris, Brian Szekely

Discussion: Multi-Family Zoning Requirement for MBTA Communities (new Section 3A of MGL c. 40A)

Brian Szekely (Planning Director)-presented new state legislation, rationale behind it, modifications that may be needed for Town to be in compliance. Reviewed that Danvers is an MBTA adjacent community and what is required based on that determination, as well as consequences if Town does not comply.

Board-multi-family zoned areas-percentage/number that needs to be met? New development helping numbers?

Staff-number based on 10% of total housing stock as an adjacent community. Not related to how much we build; will need to make adjustments which will be addressed.

Board-no train station in Town; bus does not go downtown-would bus returning make us no longer adjacent and therefore have different obligations?

Staff-will research this question. It's possible.

Board-will new housing by 2030 be low-income housing? Force homeowners to make it low income? How are we solving problem by building more? How does this drive prices down?

Staff-this is not deed restricted property. Building more will ease pressure. For Danvers-have affordable housing requirement. Presented what Danvers is required to zone for based on state requirements. This information was not available when rezoning occurred.

Staff-we are not required to build the units; we are required to adopt zoning that allows them to be built by-right.

Board-does this include units already existing?

Staff-we are just zoning for this-we are not building. Unit count does not matter-what matters is the density that zoning allows. Reviewed zoning that was adopted in 2020. No new zone or overlay-just small changes to current zoning. Reviewed what needs to change to comply. Related to height and floor area ratio. Compliance model gets filled out; will do pre-review with state before Town Meeting to ensure compliance.

Board-possible to rezone mall area?

Staff-not as part of this based zoning, walkability and other factors.

Board-would like mall area to be similar to Lynnfield Marketplace and possibly housing around it. Do not want to restrict property owners' rights regarding past articles that were not brought before Town Meeting.

Staff-zoning can be changed as needed; reviewed changes to be in compliance. Due by December of 2025. Zoning Board to make decisions based on property on application; not on surrounding/nearby property. We limit parking and usable floor area-pre-review would let us know if we are in compliance or if we need to make changes. Discussed action plan for interim compliance and timeline. Will be public hearing. Reviewed minimum acreage and unit requirements. Examples provided for clarity.

Board-prior discussion regarding making it easier/worthwhile for developers-how to attract development to the area?

Staff-challenge around the need for services in town to draw in developers and people. Transportation plan and downtown mobility to begin addressing these issues. Working with an attorney to update zoning as housekeeping article in keeping with times; do not plan to change policy-goal is updating.

Board-any other concerns reported that can be addressed?

Staff-small inconsistencies found that can be addressed. Updates to use table needed to address inconsistencies. Barriers exist for small projects and would like to address those if possible. \$35,000/net new is a challenge at times.

Board-possibility of sliding scale? Where was affordable housing dollar value determined for adding units? Can be burdensome.

Staff-reviewed how calculations are determined. Provided examples based on experience in past towns with regards to growth and development. Reviewed additional information that has been requested; staff to review meeting to plan next steps and further research that has been requested.



Board-state review of proposed changes-how long will that take the state?

Staff-timeline has been given to state and was approved. Burden is on staff to add information to compliance model and cannot progress until all in in compliance on form. Will confirm timeline with state, knowing when we are needing the information back from them to have in time for public hearings.

Minutes

Staff-minutes to review are older-vote when other Planning Board members are present. Will keep board informed with regards to June 13 meeting. Will be having meeting on June 27 for 103 Newbury Street mobile home park expansion.

Board (George)-traveling but will attend the June 13th meeting remotely.

Motion to adjourn made by Louis George. Seconded by Jean Hartnett. All in favor. Meeting adjourned at 8:50PM.