



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

June 27, 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, Torey Adler

Staff present: Joshua Morris

103 Newbury Street – Request for Site Plan Review pursuant to Section Four of the Zoning Bylaw submitted by Leah & James, LLC and North Shore Property Group, LLC for property in the Highway Corridor Zone (HCZ) zoning district. The applicant proposes additional mobile homes and associated site modifications (Assessor's Map 40, Lot 12).

Will Schkuta (Morin-Cameron Group-P.E.)-presented on behalf of applicant. Reviewed proposed work at Shady Oak Mobile Home Park (103 Newbury Street)-adding 14 new mobile homes, pavement road work, landscaping. Approval had been granted by ZBA. Noted that homes can be rented or owned which provides affordability; addition of new homes will allow funds for upgrades to the park. Stormwater management not required as impervious area being reduced.

Board-hardship from ZBA meeting that allowed variance approval? Repaving of the road?

Will Schkuta-lot irregularity. Noted irregularities on plan. Fire department concerns of road being in disrepair which will be addressed.

Board-affordable housing option? Accommodations during construction for existing residents?

Will Schkuta-not classified as affordable under 40B but are much less expensive than buying a house outright. Will be phased project.

James St. Pierre (co-owner – Shady Oaks Mobile Home Park)-will need to raise rent but will then prefer to keep it low. Start at back of park and work towards the front. Residents have provided positive feedback on project.

Board-targeting new units? Age limit? Landscaping? Waivers? Parking? Snow storage?

James St. Pierre-all new construction.

Will Schkuta-landscape plan included in submitted materials. Reviewed waivers being requested which, if granted, will be part of decision. Discussed parking set up on the property. Each unit has individual parking space at respective unit. No designated visitor parking but there are areas where visitors could park if needed. Snow removal sites noted on plan.

Bill Bradstreet (Town Meeting Member precinct 1)-age specific? Does school accommodate children going to school?

James St. Pierre-not age specific. If children need to go to school, assume bus would pick them up; no children at the park right now. Primarily 2-bedroom units.

Motion to approve site plan for 103 Newbury Street (read aloud) made by Louis George. Seconded by Torey Adler. All in favor. None opposed.

Minutes

Motion to approve October 12, 2021 minutes made by Torey Adler. Seconded by Louis George. All in favor. Tim Spittle abstained-was not present at October 12, 2021 meeting and did not vote on the minutes.

Motion to approve October 26, 2021 minutes made by Torey Adler. Seconded by Louis George. All in favor. Tim Spittle abstained-was not present at October 12, 2021 meeting and did not vote on the minutes. Jean Harnett did not vote at said meeting and therefore abstained.

Motion to approve November 23, 2021 minutes made by Torey Adler. Seconded by Louis George. All in favor. Tim Spittle abstained-was not present at November 23, 2021 meeting and did not vote on the minutes. Jean Harnett did not vote at said meeting and therefore abstained.

Motion to approve September 14, 2021 minutes made by Torey Adler. Seconded by Louis George. All in favor. Tim Spittle abstained-was not present at September 14, 2021 meeting and did not vote on the minutes. Jean Harnett did not vote at said meeting and therefore abstained.

Motion to approve September 28, 2021 minutes made by Torey Adler. Seconded by Louis George. All in favor. Tim Spittle abstained-was not present at September 28, 2021 meeting and did not vote on the minutes. Jean Harnett did not vote at said meeting and therefore abstained.

Motion to approve January 11, 2022 minutes made by Torey Adler. Seconded by Louis George. All in favor. Tim Spittle abstained-was not present at January 11, 2022 meeting and did not vote on the minutes. Jean Harnett did not vote at said meeting and therefore abstained.

Staff-upcoming meetings-July 25-anticipating 152 Endicott Street (road improvement application and site plan review application); 17 Popes Lane site plan review for contractor's yard. Zoning relief has not been requested for 152 Endicott Street; Conservation Commission



application received for 152 Endicott Street. Majority of board available for August 1 meeting; anticipate inviting Town Meeting members. No applications received as of this date for August 22 meeting.

Board-historic commission updates? When we might be meeting?

Staff-will check with staff at Town Hall. Possible administrative matter regarding releasing subdivision that may come up prior to July 25 meeting. Will keep board apprised of situation.

Motion to adjourn made by Louis George. Seconded by Torey Adler. All in favor. Meeting adjourned at 7:38PM.