



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

July 25, 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

Cluster Development Definitive Subdivision Plan Toomey Street Extension - Request for a Release of Covenant.

Motion to release the covenant for Cluster Development Definitive Subdivision Plan Toomey Street Extension made by Louis George. Seconded by Torey Adler. All in favor.

17 Popes Lane – Request for Site Plan Review pursuant to Section Four of the Zoning Bylaw submitted by 17 Popes Lane Danvers, LCC William Neil Mgr. for property in the Highway Corridor Zone (HCZ) zoning district. The applicant proposes a new building and site modifications associated with a contractor’s yard (Assessor’s Map 40, Lot 16).

Attorney Nancy McCann (presented on behalf of applicant). Also present William Neil (manager of LLC); Jay Polakiewicz (Project Engineer-Hancock Associates). Proposing new building on property at 17 Popes Lane. Zoning Board of Appeals (ZBA) and Site Plan approvals granted in 2008 for contractor’s yard. Reviewed existing conditions. Proposing to raze three existing buildings and construct fully conforming building for indoor storage use as contractor’s yard. Will have designated outdoor construction yard area with outdoor storage. Requesting waivers.

Jay Polakiewicz (Project Engineer) -reviewed dimensions of proposed building, garage bays, driveway and parking areas. Plan meet state and town standards for 100 year storm; new utility connections. Noted landscaping areas.

Attorney McCann-reviewed comments from Fire and Engineering staff and accept condition of acceptance of all comments.

Board-outdoor storage area where thermostat is?

Attorney McCann-noted on plan where outdoor storage area is located; will be used for heavier equipment.

Board-current operations? Hours, etc.?

Attorney McCann-applicant has been operating at site since 2008; no change in operations.

William Neil-hours Monday-Saturday 7:00AM-3:00PM.

Board-use same as existing? Stormwater report references construction of self-storage facility. Need for traffic markings?

Jay Polakiewicz-self-storage facility typed in error. Use remains same. If stop sign requested, can be added in.

Attorney McCann-applicant has 4 employees. Exit at North – would take condition of stop sign.

Board-stonework? Lawn area? Access doors? Fencing? Outdoor audio? Material delivery or just vehicles?

Jay Polakiewicz-noted area of bituminous concrete and area of crushed stone to match existing. Pointed out catch basins. Lawn/mulch in front and landscaped areas. 5 bays. Fencing currently in areas and area of stone wall. Not fully fenced. Existing fencing will remain. No outdoor audio. Just vehicles.

Bill Bradstreet (Town Meeting Member Precinct 1)-any complaints from neighbors?

Staff-not aware of any complaints from public or abutters.

Board-23 Popes Lane – trees?

Attorney McCann-trees are not on applicant's property. On 23 Popes Lane.

Board-lighting plan?

Jay Polakiewicz-reviewed proposed lighting plans as noted on photometric plan and layout to protect neighbors from lighting.

Motion to approve site plan review (draft read aloud) made by Louis George. Seconded by Torey Adler. All in favor.

152 Endicott Street – Request for a Roadway Improvement Plan and Site Plan Review pursuant to Section Four of the Zoning Bylaw submitted by JBM Danvers, LLC for property in the Commercial III (C-3) zoning district. The applicant proposes to improve an existing way (Chalet Court) to access a new retail/commercial building and a new hotel (Assessor's Map 63, Lot 14).



Frank Marinelli (Counsel for Torrington Properties)-presented on behalf of applicant. Also present Pete Doucet (Torrington Properties, Director of Development and Construction); Gregg Mikolaities (Development Team Consultant); Bob Clark (Project engineer – Allen and Major); Jeff Dirk (Transportation Engineer – VAI). Reviewed history of Torrington Properties. Reviewed plans submitted and noted that uses are allowed By Right. Approximately 10,000 sf building for Fidelity; 15,000 approximately to be used for 4-story hotel. Discussed sight improvements proposed. 180 parking spaces; no variance needed for dimensional or density requirements. Chalet Court follows 1972 layout that was approved for the Town.

Board-two applications – site plan and roadway improvement.

Frank Marinelli-presentation covers both. Opening hearing is for both.

Staff-two separate votes at end but can discuss together.

Bob Clark (Allen and Major)-reviewed existing conditions; dimensions of lot. Discussed proposed plan, parking areas. Noted areas of protectable resources; will have replicated wetland areas as designated on plan. Only access to site is Chalet Court-right of way off Endicott Street. Plan to raise elevation of site. Proposed 5' wall at noted perimeter areas. Reviewed drainage system and layout; stormwater plan; utilities plan; lighting plan-dark sky compliant; landscaping proposed. Chalet Court-proposing road and sidewalks within right of way.

Jeffrey Dirk (Managing Partner-Vanasse & Associates-Transportation Engineer)-reviewed transportation study regarding Chalet Court; creation of Chalet Court in relation to access to property. Reviewed transportation assessment that was submitted as part of application. Discussed finding of assessments including areas studied; impacts to motorists; traffic accidents review; site line impacts. Reviewed existing traffic flow numbers and estimated net new traffic flow numbers as a result of the hotel and retail buildings. Recommendations made for traffic which have been incorporated into site plan. Noted that the current access to property is a “no-access” property per Commonwealth but was not enforced; since Chalet Court was not constructed, “no-access” line at former Denny’s and former hotel was not enforced. Met with MassDOT; applicant does not have rights to access and concluded not enough room to queue vehicles if new road in “no-access” area created. Chalet Court was designed for access. Discussed recommended traffic operations.

Board-Fidelity-for customers or strictly office? Hotel/motel/extended stay? Usage at hotel? Shuttle services? Chalet Court impact to abutters on property?

Frank Marinelli-Fidelity is retail banking for financial customers.

Pete Doucet-extended stay hotel with limited service (no restaurant). It would be a known brand; not a motel. Adjacent abutter as potential users. Shuttle service to be determined.



Jeffrey Dirk-access to property doesn't change; additional vehicles along Chalet Court. Reviewed impact to drivers and rationale behind design and layout of Chalet Court. Information provided to abutters.

Board-reducing width of access to Bed, Bath and Beyond parking lot? With new plan, queue to get onto Chalet Court then wait?

Jeffrey Dirk-width reduced but right of way no. Layout defines driveway points. Plan tries to create better traffic flow. Will coordinate with abutters.

Board-abutter coordination-review? Reports input was provided.

Jeffrey Dirk-abutter provided initial concept plan. Refinements made on corners to allow truck access; provided full truck turning analysis. Not inhibiting vehicle access.

Pete Doucet-goal to work with abutters to create safe access areas for all. Sent TIA in May; plans sent 4 weeks ago. Make it work in right of way as it was designed for that intent.

Board-wayfinding/demarcation between hotel and retail? Review dumpster locations. Fencing height? Signage? Landscaping? Parking review? Do you need all the spaces? Possible condition of applicant to leave spaces in reserve.

Bob Clark-Noted parking layout on plan and front entrance of hotel. Will have wayfinding signs. Trash and recycling fully enclosed; rationale behind location of trash and recycling reviewed. Stockage fencing at least 6'. Sign package will be under separate submittal. Possible variance needed for more than one sign. Monument sign in right of way that meets square footage. Pointed out landscaping and wetland replication areas; plantings. Full planting plan and schedule in packet submitted. Parking is on layout plan-hotel gets 101 spaces; retail gets 79 spaces. Following regulations of what is required for parking per zoning.

Staff-parking meets zoning requirements.

Pete Doucet-Fidelity wants that amount of parking and parking numbers are based on calculations.

Gregg Mikolaities-Fidelity is a lease and that number is what they needed. Negotiating with hotel users; have to provide what is in Town bylaw.

Bob Clark-noted old parking space areas which will be removed and revegetated. Pointed out easement and gas line.

Board-review landscaping. Drought resistant? Irrigation?



Bob Clark-discussed landscaping plan; tree and tree screen placement. All native and drought tolerant. In ground sprinkler system; town water. Reviewed notes on plan with regards to irrigation and water systems.

Board- Snow storage? Condition to remove snow?

Bob Clark-will add snow storage to plans. Noted areas on plan where snow would be stored and that snow may have to be removed.

Staff-every site plan decision has general conditions about snow removal.

Gregg Mikolaities -no opposed to any condition of removing snow in accordance with regulations. We do this all the time.

Board-will salt be removed from snow?

Bob Clark-sand collected in catch basin and would be cleaned. Going before Conservation Commission and full drainage system will be peer reviewed.

Board-colors of building? Drainage plan?

Pete Doucet-colors on plan are intended colors for Fidelity. For other building, we do not have user yet so do not know color yet.

Bob Clark-reviewed site elevation and drainage system. Meeting all state standards.

Board-tables outside? No restaurant at hotel. Café?

Bob Clark-tables intended for employees at lunch; not open to public. No café.

Board-lighting plan?

Bob Clark-reviewed lighting plan, pole placement, dimensions and functionality.

Pete Doucet-lighting will be added to plan based on code requirements. Using signage consultant.

Board (Louis George)-read aloud letter submitted by Attorney Nancy McCann (representative of Anna Mscicz trust). Letter is attached to these minutes.

Bill Bradstreet (Town Meeting Member Precinct 1)-hotel signs indicating “visitor parking?” 10’ too high for pile of snow.

Staff-Planning Staff of the opinion that traffic peer review is appropriate. Received proposals from potential reviewers; Staff would recommend Howard Stein Hudson.

Board-we would like parties to cooperate and site to be developed. Peer review to assist with concerns. Applicant open to peer review? Meeting date to review findings of peer review?

Frank Marinelli-applicant open to peer review. Would like to reach consensus. There are constraints at site; would like this to be fair and reasonable; something that works for everyone. Spoke with Attorney McCann and willing to work with all.

Staff-reviewed potential dates for next meeting to discuss peer review and this application. Possibly September 12 meeting.

Gregg Mikolaities-would like enough time to review findings; also coming before Conservation Commission and they are doing a peer review as well. Would prefer September 12.

Board-one board member cannot make that date but could do $\frac{3}{4}$ votes.

Frank Marinelli-will email staff stating agreement to extend to September 12 and action date September 15.

Motion to move forward with Howard Stein Hudson for traffic peer review by Louis George. Seconded by Torey Adler. All in favor.

Motion to continue public meeting for 152 Endicott Street roadway improvement plan and site plan review to September 12, 2023 with action date September 15, 2023 made by Louis George. Seconded by Torey Adler. All in favor.

Minutes

Board-meeting minutes June 13, 2023; June 27, 2023.

Motion to approve minutes of June 13, 2023 made by Torey Adler. Seconded by Louis George. All in favor. Jim Sears was not present at that meeting and recused himself.

Motion to approve minutes of June 27, 2023 made by Torey Adler. Seconded by Louis George. All in favor.

Board-upcoming meetings?

Staff-August 1, 2023 – Town Meeting Zoning Amendment MBTA communities review. August 22, 2023 – no applications for that evening as of now. Possibly administrative matter that could be submitted. September 12, 2023 for continuation of 152 Endicott Street.



Board-will be getting Town Meeting Member input and preparing for zoning articles leading up to Town Meeting. Pavement around mall area in poor condition. Would like to address with Simon. Simon might have adopted island on Endicott Street-needs maintenance. Potholes have become safety issue.

Board-site plan approval for Aldi-did that have condition of Simon rehabilitating area? Have they not fulfilled their obligation?

Staff-some work was done. Will reach out.

Motion to adjourn made by Jim Sears. Seconded by Louis George. All in favor. Meeting adjourned at 9:30PM.