



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
Mike Decoulos, Associate

Location: Danvers Senior Center and Remote Participation September 26, 2023 7:00 p.m. MINUTES

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

Board members present: Jim Sears, Torey Adler, Louis George, Jean Hartnett, Mike Decoulos (associate)

Board-welcome to new associate member Michael Decoulos.

Staff present: Joshua Morris

469 & 471 Maple Street – Request by 469 Maple Street, LLC for endorsement of an Approval Not Require (ANR) Plan for 469 & 471 Maple Street (Assessor's Map 18, Lots 30 & 31), to combine two lots into one lot. The property is located in the Highway Corridor Zone zoning district.

Attorney Nancy McCann-presented on behalf of applicant. Requesting ANR to combine two undersized lots. Combining will result in 23,560 sf and 390' frontage.

Board-square footage of undersized lots?

Attorney McCann-471 Maple Street is 13,662 sf; 469 Maple Street is 9,881 sf.

Board-next to dog daycare? Part of it or adjacent to it?

Attorney McCann-adjacent.

Motion to endorse ANR for 469 Maple Street and 471 Maple Street to combine two lots into one lot made by Louis George. Seconded by Torey Adler. In favor: 4. Opposed: 0. Motion carries.

63 Maple Street – Request by North Street Development, LLC for endorsement of an Approval Not Require (ANR) Plan for 63 Maple Street (Assessor's Map 43, Lot 178), to split one lot into two lots. The property is located in the Danvers Town Center – Core (DTC-C) zoning district.

Attorney Nancy McCann-presented on behalf of applicant. Requesting ANR to divide 63 Maple Street into two lots. Lot 1 to have 80.23' frontage on Maple Street and 10,721 sf lot area. Lot 2 will have 102.85' frontage on School Street and 10,544 sf lot area. Each lot has required are for downtown corridor.

Board-does this change use of parking for building on lot 1? Would it be separating parking?
Attorney McCann-no. Endorsement does not change use or parking. Currently no parking on lot 2 for that retail use on lot 1 that is vacant.

Board-Lot 1-review configuration of where lot 1 ends and 2 begins.

Attorney McCann-noted on plans presented lot lines and delineations.

Motion to endorse ANR for 63 Maple Street to split one lot into two lots made by Louis George. Seconded by Torey Adler. In favor: 4. Opposed: 0. Motion carries.

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).

Staff-received letter from applicant requesting continuance to October 24, 2023 Planning Board meeting. Letter extends action date to October 30, 2023.

Board-did applicant indicate rationale or current status?

Staff-requested continuance possibly due to traffic and circulation details but did not specify.

Motion to continue application for 152 Endicott Street to October 24, 2023 with action date October 30, 2023 made by Louis George. Seconded by Torey Adler. In favor: 4. Opposed: 0.

Minutes

Board-do not have quorum to approve minutes. Will review at next meeting.

Michael Decoulos-provided background and interest in joining Planning Board.

Staff-next meeting October 10; nothing on agenda as of now. Most likely next meeting October 24. Reviewed in brief what is on that agenda thus far. MBTA Communities meeting may be November 14. Town Meeting February 5, 2024. Will have public hearings for zoning amendments.

Board-provided background regarding MBTA community requirements. Changes as part of public hearings and then presented at Town Meeting.

Staff-reviewed zoning requirements.

Board-paving at Liberty Tree Mall.

Staff-have had some conversations with Simon staff and different departments.

Board-Simon to adopt island on Endicott Street? Poor shape. Ring road challenges by Dicks Sporting Goods with potholes.

Staff-new properties coming in is opportunity for these discussions.

Bill Bradstreet (Town Meeting Member Precinct 1)-important to dress up Town and community.

Nova Samodai (Town Meeting Member Precinct 1)-please do not pave islands. Native plantings.

Board-talk to Town Forestry department about maintaining island.

Motion to adjourn made by Louis George. All in favor. Meeting adjourned at 7:30PM.