



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
Mike Decoulos, Associate

Location: Danvers Senior Center and Remote Participation October 24, 2023 7:00 p.m. MINUTES

James Sears called the meeting to order at 7:10PM.

Board members present: James Sears, Torey Adler, Louis George, Jean Hartnett, Tim Spittle, Mike Decoulos, Associate

Staff present: Joshua Morris

49 Adams Street – Request by Jared Hazel for extension of Site Plan approval expiration from November 3, 2023 to November 3, 2024 (Assessor's Map 57, Lot 27).

Attorney Nancy McCann-presented on behalf of applicant, Jared Hazel, who is also present. Provided history of special permit and site plan approval at the property. Special permit active; site plan approval expires November 2, 2023; requesting one year extension. Building permit issued but expired.

Board-extension to coincide with expiration of special permit?

Attorney McCann-correct.

Board-no questions.

Motion to approved extension of site plan approval date for 49 Adams Street to November 3, 2024 made by Louis George (draft read aloud). Seconded by Torey Adler. In favor: 5. Opposed: 0. Unanimously approved.

11 & 20 Locust Street – Request by R.C. Realty Construction and Development, LLC for the release of the performance guarantee (\$62,954.30) for completed site improvements (Assessor's Map 43, Lots 147,162).

Attorney Nancy McCann-presented on behalf of applicant. Also present TJ Carnevale. Requesting release of \$62,954.30-work on project is complete. Confirmed with staff that work complete.

Board-to Staff-memo indicating site inspected?

Staff-site has been by Planning Staff several times and confirm complete.

Motion to release the performance guarantee (\$62,954.30) made by Louis George (draft read aloud). Seconded by Torey Adler. In favor: 5. Opposed: 0. Unanimously approved.

181 Newbury Street – Request for Site Plan Review pursuant to Section Four of the Zoning Bylaw submitted by Danvers ICL 2, LLC for property in the Highway Corridor Zone (HCZ) zoning district. The applicant proposes an expansion of the existing auto dealership building and associated site modifications (Assessor’s Map 32, Lot 36).

Attorney Nancy McCann-presented on behalf of applicant. Also present Marshall Jesperson (manager-181 Newbury Street, LLC); Katie Cruz (Project Engineer-civil engineer-Hancock Associates); Paul Beal (Project Architect-Regent Associates); Sam Amato (Consultant-CMB). Reviewed existing conditions and history of property. Plans to renovate site and become a Kia Automotive dealership. New plan fully conforming; no ZBA approval needed. Reviewed scope of work being proposed. Open Monday-Sunday 7AM-7PM. Provided alternative parking plan.

Katie Cruz-reviewed existing and proposed plans. New paving and drainage; new landscaping. Noted parking, curb cuts and turning areas; adding accessible sidewalk; snow storage area. New utility services for addition; will connect to existing water and sewer. Submitted stormwater permit application and working with Engineering. Met with Conservation Commission and did site walk. Note new landscape areas and what will be planted.

Paul Beal-reviewed proposed floor plan of first and second floors. Discussed renderings, colors and window locations. Existing sign to be refurbished. Will be illuminated.

Board-signage plan will go to staff? Sign will need to be approved but we can condition that to staff approval.

Staff-correct.

Paul Beal-signage still being developed.

Attorney McCann-refacing existing sign. Will take condition of submitting graphic.

Paul Beal-reviewed lighting plan developed with consultant based on Kia requirements. All LEDs.

Board-dark sky compliant lighting? Parking-52 spaces separate from inventory storage?

Paul Beal-not certain on compliance.

Attorney McCann-proposing 57 parking spaces. The rest on site are inventory storage. 25 employee spaces- 20 service spaces; 12 customer parking spaces.

Board-service spaces for vehicles being repaired? Floorplan-café area? 10 visits daily? Review service department. Engineering comments-accept as conditions?

Attorney McCann-service spaces for someone who leaves car for service. Waiting area. 10-12 customers throughout day exclusive of service. 9 bays in service. Reviewed engineering and will accept as conditions.

Board-review traffic flow. Concern with highway traffic? Customer compact parking?

Katie Cruz-traffic flow for customer access to service. Noted areas of two-way and one-way traffic. 5 customer spaces are not compact spaces. If more parking needed, can shift inventory.

Board-22' drive aisles?

Katie Cruz-noted rationale for 22' drive aisle and location.

Board-review alternative parking plan.

Attorney McCann-noted bylaw parking requirements which would require 98 parking spaces; higher than needed for the site. Requesting approval of 57 parking spaces.

Board-delivery schedule of automobiles?

Attorney McCann-no residential neighbors.

Marshall Jespersion-deliveries during the day; sometimes at night. Repaving allows delivery vehicles to get off of highway to load and unload vehicles.

Board-no outdoor audio as condition? Snow storage abutting Beaver Brook-contaminants/salt concerns. Snow removal?

Attorney McCann-would accept no outdoor audio as condition.

Katie Cruz-discussed snow storage with Conservation Commission.

Marshall Jespersion-reviewed snow storage protocol at dealerships when storms are predicted. Snow removed from sight if needed.

Bill Bradstreet (Town Meeting Member precinct 1)-café require permit?

Attorney McCann-no food preparation so no license needed. Coffee and possibly packaged snacks. No separate permit needed.



Staff-review conditions.

Board-no outdoor audio; applicant submit graphic for signage to staff.

Attorney McCann-staff approval not required for signage.

Board-administrative review.

Motion to approve site plan for 181 Newbury Street (draft read aloud by Louis George) made by Louis George. Seconded by Torey Adler. In favor: 5. Opposed: 0. Unanimously approved.

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 (Land Use Counsel for Torrington Properties)-presented on behalf of applicant. Also present Pete Doucet (Director of Development-Torrington Properties); Bob Clarke (Project Engineer-Allen and Major); Gregg Mikolaities (Engineering Consultant); Jeff Dirk (Traffic Engineer). Noted peer reviews, meeting with staff and meetings with 180 Endicott Street being represented by Attorney Nancy McCann. Reviewed scope of redevelopment plan at 152 Endicott Street. Noted specific items deemed as improvements to the property. Proposed modification plan received; have not yet reviewed. Engineering teams have met-hopeful for final modification plans this week.

Gregg Mikolaities-would like to meet with team to reach agreement on connections with Chalet Court to bring before the board.

Robert Clarke-reviewed proposal and compliance with current zoning. 180 parking spaces. Have satisfied all comments from peer review for Conservation Commission. Presented renderings and outlined changes made. Reviewed grading and drainage; wetland replication and compensatory storage reviewed. Discussed utilities and landscaping.

Jeffrey Dirk-reviewed traffic assessments and peer review comments which note intersections and Chalet Court and the signal changes that will be needed. Noted pedestrian circulation as it exists and plans to improve pedestrian circulation with addition of sidewalks and crosswalks. Reviewed all changes that will be required with upgrades to crossing, traffic flow and streets.

Board-certain amount of time to cross?

Jeffrey Dirk-reviewed equations used to determine length of walk signal and impact on car queuing; results of findings will be shared. Chalet Court-design modifications provided.

Board-traffic lane in same position at Chalet Court? Partial single lane? Back up concerns?

Jeffrey Dirk-pointed out existing travel lanes and proposed. Yes-part is single lane and analyzed as single lane.

Keri Pyke (Traffic Consultant-Howard Stein Hudson)-noted outstanding questions and items; meeting with team to address and look forward to new modification plan.

Board-items currently outstanding?

Frank Marinelli-proposed modifications-180 and 152 Endicott engineers to meet and finalize. Would like to have package prior to November 14 meeting.

Gregg Mikolaities-4 main bullet points being addressed.

Robert Clarke-location of crosswalks and queuing for pedestrians pointed out. Access points on plans shown. Existing circulation issues in parking lot will be addressed when plans are agreed to.

Keri Pyke-concern with truck turning and tightness of intersection. Would like to see corrected graphic.

Board-summary and new plan? Reason that new plan wasn't made available in time for the meeting?

Jeffrey Dirk-moving crosswalk will not affect truck turning. Adjustments needed to design which we will address.

Board (Sears)-plans being worked out for November 14 meeting.

Frank Marinelli-received new plan yesterday. Working through. Letter sent requesting extension for decision and continue to November 14.

Gregg Mikolaities-wanted to allow time for peer review of revised plans.

Attorney Nancy McCann-on behalf of Eastern Bank, Trustee of Anna Mscisz Trust-owner of 3 abutting properties-160 Endicott St; 180 Endicott St; 182 Endicott St. Concerns sent in regarding submitted site plans; concerns still stand. Peer review consultant outlined items that tie into July 25 letter. Client not opposed to project; needs to be done properly regarding existing businesses. Client opposed to current plan. Working with applicant to develop new plan which has not been submitted to board. New plan will be submitted. Would like to continue matter to allow plan to be revised and presented to peer review consultant with time to be reviewed.



Bill Bradstreet (Town Meeting Member Precinct 1)-state standard for turning radius?

Jeffrey Dirk-explained how turning radius is calculated and areas of concern from the consultant. Working to address concerns.

Board (George)-not available for November 14 meeting.

Staff-roadway improvement and site plan review so does not need 5 voting members. Would need majority vote of quorum of members who are here.

Staff-action date was October; extended via email to November 20. Board does not make motion on this. Applicant provides request in writing to extend.

Frank Marinelli-will submit letter to extend hearing to November 28 and decision date to December 4.

Staff-do not need to vote on action deadline item.

Board-need motion to extend decision date. Would need to act on it by October 30.

Staff-planning board does not need to vote on request applicant is submitting to extend action date. Will be additional analysis and review. Planning staff recommend development team provide additional funding.

Motion made and draft read aloud by Louis George to have applicant provide \$2,000 to Howard Stein Hudson for additional review and analysis than the original scope for proposed project at 152 Endicott Street. Seconded by Torey Adler. In favor: 5. Opposed: 0. Unanimously approved.

Motion

Motion made to grant continuance of applications to November 28, 2023 and action date to December 4, 2023 made by Louis George. Seconded by Torey Adler. In favor: 5. Opposed: 0. Unanimously approved.

Minutes

Motion to accept minutes of September 12, 2023 made by Torey Adler. Seconded by Louis George. In favor: 5. Opposed: 0. Unanimously approved.

Motion to accept minutes of September 12, 2023 made by Torey Adler. Seconded by Louis George. In favor: 4. Opposed: 0. Tim Spittle was not at meeting and did not vote on minutes. Unanimously approved.



Staff Update

Board-items for November 14?

Staff-summary of MBTA communities November 14. On November 28, plan to open public hearing for zoning amendments being proposed for February 5, 2024 Town Meeting. Anticipate 3 warrant articles.

Board-Town Meeting Members meeting first at November 28 meeting factoring in continuance from tonight's meeting? Could be lengthy meeting. MBTA and other items on November 14? Draft of housekeeping changes?

Staff-would like to open on November 28 to allow for continuances regarding warrant articles as needed. Yes-have draft. Will advertise in newspaper twice when hearing will open. Will review with staff-informal on November 14 and officially open on November 28.

Board-would like to invite Town Meeting Members to November 14 for possible informal discussion. How many meetings are needed after meeting on November 28? Enough time?

Staff-will send internal timeline.