

Town of Danvers Planning Board

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

www.danversma.gov

Planning Board Members:

Louis George, Chair
Jean Hartnett, Clerk
James Sears
Tim Spittle

Michael Decoulas

TOWN CLERK DANVERS

APR 15 2025
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POSTED

Site Plan Review 61 High Street

Date of Application: February 11, 2025
Date of Hearing(s): April 8, 2025
Date of Decision: April 8, 2025



Southern Essex District Registry
05/21/2025 03:37 PM DCSN Pg 1/6
ID: 1425324 Doc: 658800 (94510)

The Danvers Planning Board finds the Site Plan submitted by Richard and Stacey Boccelli, Trustees of 61 High Street Realty Trust for property at 61 High Street (Assessor's Map 51, Lot 303) to be in substantial compliance with the criteria and regulations adopted by the Town. Details of the plan review can be found on the following plans:

"61 High St Site Development, 61 High Street Danvers, MA 01923," prepared by A Point Design, Inc., dated January 31, 2025, consisting of eight (8) sheets.

"Permit Site Plan, 61 High Street Danvers, Massachusetts 01923," prepared by Hancock Associates, dated January 31, 2025, revised to April 4, 2025, consisting of eleven (11) sheets.

Supporting materials include: Lighting Plan prepared by Echo Lighting, Inc. dated January 24, 2025 and associated Lighting detail sheets; Stormwater Report prepared by Hancock Associates, dated January 2025, revised to March 2025.

The following submission requirements have been waived:

1. §4.3.2 – Site Analysis Plan. The Site Analysis Plan is entitled the Existing Site Plan. There is no note containing the number of all trees with a DBH greater than six inches. Soil testing locations and results are shown on the Site Construction Plan (C4) and Utilities Plan (C5). Wetland Boundaries are shown on the Site Dimensional Regulations Plan (C3), Construction Plan (C4) and Utilities Plan (C5).
2. §4.3.3 – Dimensional Regulations Plan. Dimensional Regulations Plan prepared by Registered Professional Engineer instead of Registered Land Surveyor.
3. §4.3.4 – Site Construction Plan. The dimension of the driveway is shown on the Dimensional Regulations Plan (C3). A table indicating amounts of earth material that are to be removed, added, or reused on site in cubic feet is not shown.
4. §4.3.6 – Utilities Plan. The profile of the water, sanitary sewer, and stormwater pipes is not shown on the plan.
5. §4.3.7 – Landscape Plan. The Landscape Plan is entitled the Hardscape Plan (L1) and Planting Plan (L2). The exiting grades are shown on Existing Site Plan and the proposed grades are shown Site Construction Plan (C4). The existing trees are shown on the Existing Site Plan. The yard setbacks and table showing the percentage of existing and

proposed of impervious surface is shown on the Dimensional Regulations Plan (C3).

6. §4.3.8 – Off-Street Parking and Loading Plan. The Off-Street Parking and Loading Plan is entitled the Site Construction Plan (C4). The number, location and dimensions of driveways and parking spaces and a parking table is shown on the Dimensional Regulations Plan (C3). The construction details and type of materials for surface paving is shown on the Detail Sheet (C6).

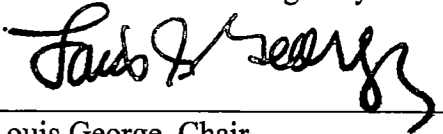
Conditions of Approval

The project is subject to the following conditions:

1. Prior to issuance of a Building Permit this Site Plan Decision shall be recorded at the Southern Essex Registry of Deeds.
2. Prior to a demolition permit being granted the applicant must submit a construction phasing and sequencing schedule to be reviewed and approved by Town staff.
3. Prior to Certificate of Occupancy (CO) all public related items including but not limited to the new sidewalks, street tree(s), and repaving portions of High Street must be complete to the satisfaction of the Town (Danvers Department of Public Works-DPW).
4. Vehicles are prohibited from parking in the driveway at all times and shall never impede driveway access.
5. The applicant will satisfy all the comments in the Danvers Engineering Division memorandum dated April 8, 2025.
6. If there any changes to the approved plans, the Use, or the conditions on premises, planning staff will review. If deemed a major change by staff, the applicant will have to apply for a new application for Site Plan Review.

This project is subject to the attached list of “General Conditions.”

Any approval of this Site Plan Review shall lapse within three (3) years from the grant thereof if construction has not begun by such date.



Louis George, Chair



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GENERAL CONDITIONS

Approved by Planning Board on January 27, 2004; amended through February 27, 2018

1. Prior to the Issuance of Building Permits. No Building Permit shall be issued until:
 - a. Compliance with any special conditions placed on the approval by the Planning Board.
 - b. If the project is subject to a Water Use Mitigation Program (WUMP) fee, the project will be subject to an impact fee as stated in Section 3 of the Town's Water Use Mitigation Plan (WUMP) which states: "All commercial projects and all residential projects of three (3) or more dwelling units shall, prior to the issuance of a building permit, pay a fee to be determined in accordance with M.G.L. Chapter 44, Section 53E 1/2 and calculated based upon the proposition that each project subject thereto shall pay a fee reasonably commensurate with the cost of conserving water or mitigating water loss consistent with projected water demand of the proposed project". The fee will be based on the increase in water demand for the proposed use above the demand for the existing use (zero). The applicant or his representative may wish to contact Sharon Clement from the Public Works Department at Town Hall, telephone (978) 777-001 ext. 3096, concerning information that will be required to determine the amount of this fee. The developer is responsible to pay the WUMP Fee.
2. Prior to Commencement of Construction:
 - a. Implementation of approved Erosion and Sedimentation Control Plan, if applicable.
 - b. All features to be preserved, as indicated on the plans, shall be clearly marked in the field so as to ensure preservation during construction.
 - c. No construction, including land preparation shall commence until all necessary permits required by State, Local and/or federal laws and/or regulations have been secured and copies submitted to the Planning Board and Building Inspector, except as otherwise specifically allowed by the Board.
3. Prior to the issuance of Certificate of Occupancy. No Certificate of Occupancy shall be issued for any building, structure, or portion thereof until:
 - a. The Planning Board, Town Engineer, and Building Inspector receive written certification from a registered engineer, that all site improvements (including utilities and stormwater management facilities) have been completed in accordance with the approved site plan. Such certification shall be in the form of a Record Drawing (As Built) showing all site improvements as actually installed with each sheet bearing the registered engineer's stamp. A Record Drawing shall not be required for structures less than 2,500 sq. ft. or for minor and administrative modifications to a previously approved site plan.

- b. The Planning Board and Building Inspector receive written certification from the Town Engineer that all water and sewer utility improvements have been completed in accordance with the approved site plan.
 - c. The Building Inspector verifies that all surface/above-ground site improvements (parking, landscaping, lighting) have been completed in accordance with the approved site plan.
4. Maintenance. In order to ensure continued compliance of an approved site plan, the property owner shall be responsible for the continued maintenance including but not limited to:
 - a. Yearly replacement of all dead, missing, and damaged landscape material.
 - b. All stormwater management systems in accordance with the Operation and Maintenance Plan submitted and approved as part of the Stormwater Management Plan.
 - c. All paved areas, including driveways and parking areas.
5. Hours of Construction. Hours of construction shall be restricted to 7 am to 5 pm on Monday through Friday and 8 am to 5 pm on Saturdays. Construction shall not be permitted on Sundays and State holidays.
6. Snow Storage
 - a. Snow storage shall be prohibited on landscaped areas, except on lawn/grass areas or within designated snow storage areas as approved on the site plan.
 - b. A maximum of 15% of the on-site parking spaces may be utilized for snow storage.
 - c. The maximum footprint of any single snow storage area shall be 50 ft. by 40 ft.
 - d. Snow storage piles shall not exceed 12 ft. in height.
 - e. Excess snow shall be removed from the site.
7. Water Conservation. Irrigation shall not utilize the public water supply. In the event irrigation is desired, a private well should be installed. Any irrigation system shall have rain moisture sensors and timers on all heads and zones.

ATTEST: A TRUE COPY
TOWN CLERK DANVERS

Catherine Ellsworth

CERTIFICATE

I, Stephanie Jarosz, Asst. Town Clerk of the Town of Danvers, Essex County, Massachusetts, hereby certify that no appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 11 has been received by me with respect to the **Decision on Site Plan Review relative to the property at 61 High Street, Danvers, MA** granted on April 8, 2025 and filed with this office on April 15, 2025.

Signed under the pains and penalties of perjury this 18th day of May, 2025.

Stephanie Jarosz
Asst. Town Clerk

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 18th day of May, 2025, before me, the undersigned notary public personally appeared Stephanie Jarosz proved to me through satisfactory evidence of identification, which was known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Jannell Viel
Notary Public
My commission expires:



Document: 658800

DCSN

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 05/21/2025 03:37 PM

Noted on Cert: 94510 Book: 579