



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 Decoulos

Grant of Special Permits for 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 PERMIT Pg 1/6
ID: 1425324 Doc: 658799 (94510)

POSTED

APR 15 2025

3:30p JV
TOWN CLERK DANVERS

This is to certify that at a meeting of the Danvers Planning Board held on April 8, 2025, having been requested under Sections 18.5.D.5.a and 18.13 of the Zoning Bylaw for property located at 61 High Street (Assessors Map 51, Lot 303), it was voted to approve the requests submitted by Richard and Stacey Boccelli, Trustees of 61 High Street Realty Trust for Special Permits to allow a mixed-use development shown 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.

Waiver from Section 18 of the Zoning Bylaw

(1) Color of the Base

18.6.D.2.d – Requesting a waiver to use materials lighter in color, tint or shade on the upper floors and materials with darker in color, tint, or shade on the base. The Planning Board grants a waiver to use materials lighter in color, tint or shade on the upper floors and materials with darker in color, tint, or shade on the base.

(2) Building Stepback and Street Enclosure

18.6.E Building Stepback - Requesting a waiver to allow the building to be over 25’ at the street right of way line. The Planning Board grants a waiver to allow 31’-10-1/16” in height at the street right of way line with no stepback.

Waiver from Zoning Regulations of the Planning Board

(1) Forecourt Standards

Table 7.2.C.3.C Forecourt Standards – Requesting a waiver to allow the forecourt to be configured with a wall on one side instead of enclosed by walls on three sides. The Planning Board grants a waiver to allow the forecourt to be configured with a wall on one side.

Special Permits

(1) Section 18.5.D.5.a “Parking Reduction Methods, On-Street Parking Off-Set”

The Planning Board grants a Special Permit, pursuant to Section 18.5.D.5.a of the Zoning Bylaw, “Parking Reduction Methods, On-Street Parking Off-Set”, to allow three (3) parking spaces located along the corresponding lot frontage to meet the minimum parking requirements. The following criteria have been considered:

- a. The supply and demand of public and private parking in the district;
- b. Mobility management programs and services;
- c. That parking provided in excess of the minimum requirement does not result in underutilized spaces, excessive impervious surfaces.

(2) Section 18.13 “Design Special Permits”

The Planning Board grants a Special Permit pursuant to Section 18.13 of the Zoning Bylaw, “Design Special Permits”, and finds that the following criteria have been satisfied for varying from specified requirements associated with the development site and building design set forth in Section 18:

- a. Consistent with the purpose of Section 18 in general;
- b. Consistent with any Special Permit eligibility requirements, as indicated elsewhere in this Section 18;
- c. Social, economic, or community needs are served by the proposal such as expanding housing choices;
- d. Adequate safety of traffic flow, access, parking, and loading are provided;
- e. Adequate utilities and other public services are provided;
- f. Positive impacts on pedestrian comfort and safety;
- g. Potential fiscal impact, including impact on municipal services, tax base, and employment are positive; and
- h. Such relief shall not result in substantial detriment to the CBZDs or surrounding neighborhoods.

The variations in design from the design specifications stated in Section 18 are as follows:

- a. Section 18.7.7 Mixed Use Building:
 - i. Build-to-Zone/Façade Buildout Minimum is required to be 70% and the applicant proposes 59.5%.
 - ii. Street Facing Wall Off Set Depth minimum is required to be 4 feet and the applicant proposes 2 feet.
 - iii. Street Facing Transparency is required to be a minimum of 60% on the ground floor and the applicant proposes 35.9%.

Zoning Regulations of the Planning Board

The Planning Board finds the project to be in substantial compliance with Section 7 Character Based Zoning District Design Standards of the Zoning Regulations of the Planning Board.

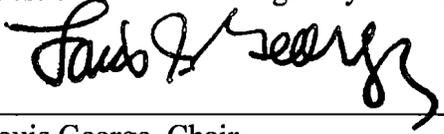
Conditions of Approval

The project is subject to the following conditions:

1. Prior to issuance of a Building Permit this Special Permit 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 the issuance of a Building Permit and pursuant to Section 18.11.D Transportation Mitigation Fee of the Danvers Zoning Bylaw the applicant and/or property owner shall provide a payment of \$41,616.00 which is the transportation mitigation fee associated with the net new square footage (13,872 square feet x (times) \$3 per each square foot of increased net floor area). If the net new square footage is modified the payment amount will also be amended.
4. Prior to Certificate of Occupancy (CO) the applicant and/or developer shall provide one (1) affordable residential unit based on the number of net new (7) residential units pursuant to Section 29 Affordable Housing Provisions of the Zoning Bylaw. The applicant and/or developer shall hire a monitoring agent, prepare and sign a regulatory agreement that is filed at the Registry of Deeds, and provide a marketing plan to the Town of Danvers. The applicant and/or developer shall ensure that the one (1) affordable residential unit is added to the state's Subsidized Housing Inventory (SHI). If the number of net new residential units is modified the unit contribution and/or payment amount will also be amended.
5. 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).
6. Cement fiber siding or similar material will be installed on the entire exterior of the building.
7. Vehicles are prohibited from parking in the driveway at all times and shall never impede driveway access.
8. The applicant will satisfy all the comments in the Danvers Engineering Division memorandum dated April 8, 2025.

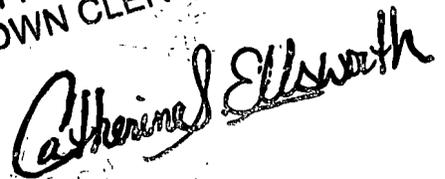
9. If there any changes to the approved plans, the Use, or the conditions on premises, planning staff will review. If deemed a major change by staff, the applicant will have to apply for a modification to application to the Special Permit.

Any approval of these Special Permits shall lapse within three (3) years from the grant thereof if construction has not begun by such date.



Louis George, Chair

ATTEST: A TRUE COPY
TOWN CLERK DANVERS



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 Grant of Special Permit 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 12th day of May, 2025.

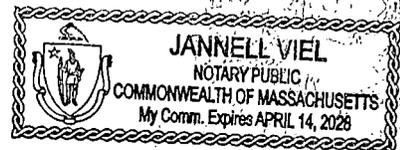
Stephanie Jarosz
ASST Town Clerk

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 12th 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: 658799

PERMIT

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 05/21/2025 03:37 PM

Noted on Cert: 94510 Book: 579