



DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
ANDOVER TOWN OFFICES, 36 BARTLET STREET
ANDOVER, MA 01810
<http://www.andoverma.gov/cdp>

ZONING BOARD OF APPEALS
MEETING AGENDA

Thursday, January 3, 2019 at 6:30 P.M.
Conference Room A, 3rd Floor
Andover Town Offices

RECEIVED
ZONING BOARD OFFICE
2019 DEC 28 P 10:09
TOWN OF ANDOVER, MASS

6:30 REQUEST TO WITHDRAW WITHOUT PREJUDICE

1. 5 Chestnut Lane – Andover MCB LLC
Variances from Art. VIII, §§ 4.1.4.3.a & 4.1.4.3.b to develop a lot for non-residential use that will not meet the minimum setbacks & is within 300' of a residential structure. Z-18-145

DELIBERATIONS

2. 200 Lowell Street – O'Brien
Extension of Decision Z-17-105. Z-18-135
3. 22 River St – Thomas Carroll
Variance from Art. VIII, § 4.1.2 (f) to construct additions & alterations that will not meet the minimum front or side yard depth requirements. Z-18-130
4. 290 Lowell Street – O'Brien Homes
Modification of Decision Z-17-104 Z-18-144
5. 22 Haggetts Pond Rd – ELB Nominee Realty Trust
Variance from Art. VIII, § 8.1.6.21 to construct a single family dwelling within the 400' Priority Zone 1 in the WPOD. Z-18-132
6. 22 Wolcott Ave - Poland
Modification of Decision Z-18-71 to construct a non-conforming detached garage larger than approved. Z-18-137
7. 319 Lowell Street – The Lupoli Companies – Crack'd
Special Permit under Art. VIII § 5.2 &/or for Variances from Art. VIII, §§ 5.2.5.1 & 5.2.11.2 to install an internally illuminated attached sign exceeding the maximum allowed area. Z-18-143

CONTINUED PUBLIC HEARINGS

8. 1 Minuteman Rd & 161 River Rd
Variance from Art. VIII, §4.1.2 to construct a commercial building that will not meet the minimum side setback & for a special permit under Art. VIII, §3.1.3 to create a banking establishment. Z-18-146

NEW PUBLIC HEARINGS

9. 67 Walnut Ave – SAI Builders, LLC

Special permit under Art. VIII, §3.3.5 &/or for a variance from Art. VIII, §4.1.2 to raze an existing dwelling & to construct a new dwelling on a lot that lacks the minimum required area and frontage. Z-18-154

VOTE ON PRESERVATION RESTRICTION

10. 290 Lowell Street – O'Brien

Vote to approve preservation restriction for dimensional special permit for historic preservation. Z-18-144

ACTION ITEMS

11. Approval of Minutes

DISCUSSION ITEMS

NEXT MONTHLY MEETING IS ON FEBRUARY 7, 2019.

ADJOURNMENT

The above listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Matters may be discussed out of order or may be deferred. View documents associated with this agenda: www.andoverma.gov/

Meetings are televised on Comcast Channel 22 and Verizon Channel 45 or may be viewed online at www.andovertv.org.

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Town Manager's office at 978-623-8210 or manager@andoverma.gov.

Per changes to the Open Meeting Law effective 7/1/10: Notices & agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.
