



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

**PLANNING BOARD  
MEETING AGENDA**

ANDOVER TOWN CLERK  
RCUD 2023 JAN 5 PM2:11

**Tuesday, January 10, 2023 at 7:30 P.M.**

**Virtual Meeting Broadcast on Comcast Channel 22 Verizon Channel 45**

**CONTINUED PUBLIC HEARING SCHEDULED FOR 7:30 P.M.**

**Fleming Avenue – Bond Taking:**

Public Hearing to determine whether the developer, Fleming Avenue Andover, LLC should be declared to be in default of its obligation to complete the subdivision work as required by the Planning Board in its decision dated September 12, 2017 and whether the Town should seize the funds held for performance guarantees by the Town for the purpose of completing the project.

**APPLICANT HAS REQUESTED TO CONTINUE THE PUBLIC HEARING WITHOUT DISCUSSION  
TO THE 1/24/23 MEETING**

**CONTINUED PUBLIC HEARING SCHEDULED FOR 7:35 P.M.**

**1320 South Street – Special Permit for Major Non-Residential Project (SP22-09):**

Public Hearing on an application submitted by Borrego Solar Systems, Inc. for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Andover Zoning Bylaw. The applicant proposes to put an energy storage facility on property owned by Eliates and Denise Mercedat and located at 1320 South Street, Andover, MA, being more specifically identified as Assessors Map 184, Lot 3.

**CONTINUED PUBLIC HEARINGS SCHEDULED FOR 7:45 P.M.**

**300 Minuteman Road – Special Permit for Major Non-Residential Project (SP21-06) and Special Permit for a Change in Parking Space Requirements (SP21-07):**

Public Hearings on applications submitted by 300 Minuteman Park, LLC for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Andover Zoning Bylaw and a Special Permit for a Change in Parking Space Requirements under Section 5.1.9 of the Andover Zoning Bylaw. The applications are for the proposed construction of a 224,500 s.f. cGMP Pharmaceutical/Manufacturing facility and to reduce the parking requirements to 1 space per 500 s.f. of gross floor area without a reserve parking area on property owned by 300 Minuteman Park, LLC located at 300 Minuteman Road, Andover, MA and being more specifically identified as Assessors' Map 165, Lot 4.

**CONTINUED PUBLIC HEARING SCHEDULED FOR 8:00 P.M.**

**7 Tantallon Road – Planned Development-Multifamily Dwelling Special Permit (SP22-12):**

Public Hearing on an application submitted by NRJP, LLC 70 Court Street North Andover, MA for a Special Permit for Planned Development Multi-Family Dwelling under Section 7.2 of the Andover Zoning Bylaw. The application is for the demolition of an existing structure and the construction of a 24-

unit, 40,000 square foot multi-family residential structure on property owned by NRJP, LLC located at 7 Tantallon Road, 10 and 16 Haverhill Street, more specifically identified as Assessors Map 35, Lots 5A, 6 and 7.

#### DISCUSSION ITEMS:

1. Town Meeting Warrant Articles for Consideration:
  - Zoning Bylaw Recodification
  - Zoning Bylaw Parking Amendment
  - Stormwater Bylaw Amendment
2. Minutes – October 25, 2022
3. Other Planning Related Topics

#### ADJOURNMENT

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The matters listed above are those that are reasonably anticipated by the Chair to 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/](http://www.andoverma.gov/). Meetings are televised on Comcast Channel 22 and Verizon Channel 45 or may be viewed online at [www.andovertv.org](http://www.andovertv.org) Any member of the public wishing to attend this meeting who requires special accommodations in accordance with the Americans with Disabilities Act should contact the Town Manager's Office at 978-623-8210 or [manager@andoverma.gov](mailto:manager@andoverma.gov).

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*Pursuant to S.2475 "An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency," which was enacted into law on June 16, 2021, and which was extended by legislation enacted on July 16, 2022, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible.*

*Members of the public who wish to watch the meeting may do so in the following manner: Andover TV Comcast Channel 22 and Verizon Channel 45 or stream online at [www.andovertv.org](http://www.andovertv.org). If you have specific questions or comments that you would like to have addressed, you may email them in advance of or during the meeting to [planning@andoverma.gov](mailto:planning@andoverma.gov). If you would like to provide live public comment, please access the Zoom link on the Planning Board website.*

*Every effort will be made to ensure that the public can adequately access the proceeding in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.*