



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 2022 FEB 17 PM1:11

Tuesday, February 22, 2022 at 7:30 P.M.

Virtual Meeting Broadcast on Comcast Channel 22 Verizon Channel 45

PUBLIC HEARING SCHEDULED FOR 7:30 P.M.

3000 Minuteman Road – Special Permit for Major Non-Residential Project (SP22-01) and Special Permit for a Reduction in Parking Spaces (SP22-02):

Public Hearings on applications submitted by ARE - MA Region No 93 Holding, 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 Reduction in the Number of Parking Spaces under Section 5.1.9 of the Andover Zoning Bylaw. The applications are for proposed renovation of the existing building (Building 1, Lot 1) and a 100,000 s.f. addition to be used for therapeutic drug development and cGMP compliant manufacturing, and related parking adjustments, located at 3000 Minuteman Road, Andover, MA on property owned by ARE – MA Region No 93 Holding, LLC and being more specifically identified as Assessors Map 165, Lot 4D and Map 187, Lot 4.

PUBLIC HEARING SCHEDULED FOR 7:30 P.M.

3000 Minuteman Road – Special Permit for Major Non-Residential Project (SP22-03):

Public Hearing on an application submitted by ARE – MA Region No 93 Holding, LLC, for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Andover Zoning Bylaw. The applicant proposes to renovate more than 40% of the gross floor area of the existing 171, 200 s.f. building (Building 3, Lot 2) where there is a change in use, located at 3000 Minuteman Road, Andover, MA on property owned by ARE – MA Region No 93 Holding, LLC and being more specifically identified as Assessors Map 165, Lot 4D and Map 187, Lot 4.

CONTINUED PUBLIC MEETING SCHEDULED FOR 8:00 P.M.

58 Beacon Street – West Elementary and Shawsheen Preschool – Site Plan Review (SPR21-01):

Public meeting on an application filed by the Town of Andover for Site Plan Review under Section 9.5 of the Andover Zoning Bylaw for the construction of a 191,000+/- s.f. school building, comprised of a three-story K-5 structure and a two-story PreK wing, on property owned by the Town of Andover located at 58 Beacon Street being more specifically identified as Assessors Map 107 & 88 and Lots 6, 16 & 57A, 57, and 58.

DISCUSSION ITEMS

1. Minutes – December 14, 2021 & February 8, 2022
2. Other Planning Related Topics

ADJOURNMENT

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

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, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible. For this meeting, 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. 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. If you would like to speak during the meeting, please register by 6:30 p.m. on the day of the meeting. The link to register is available 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.