



**ZONING BOARD OF APPEALS
MEETING AGENDA**

**Thursday, March 7, 2019 at 6:30 P.M.
Conference Room A, 3rd Floor
Andover Town Offices**

RECEIVED
TOWN ENGINEER'S OFFICE
2019 MAR -5 P 12:14
TOWN OF ANDOVER, MASS.

6:30 DELIBERATIONS

1. 67 Walnut Ave – SAI Builders, LLC – Z-18-154
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.
2. 18 Chester Street - MacLean – Z-19-7
Special permit under Art. VIII, §3.3.5 &/or for a variance from Art. VIII, §4.1.2 to construct additions that will not meet the minimum front & side yard depth requirements.
3. 5 Avella Circle - Saindon – Z-19-8
Special permit under Art. VIII, §3.1.3.F.4 to create a family dwelling unit in the existing detached garage.
4. 69 Maple Avenue - Lamontagne – Z-19-9
Special permit under Art. VIII, §3.3.5 &/or for a variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side yard depth requirement.
5. 28 Salem Street – Trustees of Phillips Academy – Z-19-10
Special permit under Art. VIII, §4.1.2 &/or for variances from Art. VIII, §§3.1.3.A.4.b, 4.1.2 &/or 7.6.3 to construct a 2-family dwelling on a lot that lacks the minimum frontage.
6. 1 Hartigan Court - David & Rebecca Joyner – Z-19-12
Special permit under Art. VIII, § 3.3.5 &/or for a variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side yard depth requirement.

CONTINUED PUBLIC HEARING

7. 143 Abbot Street – Girl Scouts of Eastern MA – Z-19-11
Variance from Art. VIII, §3.1.3.C.6 to operate a retail sales establishment.

REQUEST TO CONTINUE WITHOUT OPENING

8. 125 Bailey Road – Z-19-20
Modification of Decisions Z-18-105 & Z-18-131 (minor lot line changes).

NEW PUBLIC HEARINGS

9. 118 Rattlesnake Hill Road – Z-19-23
Special permit under Art. VIII, §3.3.5 &/or for a variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front or rear setbacks.
10. 161 & 163 Andover Street – Z-19-24
Variance from Art. VIII, §4.1.2 to construct a fire station that will not meet the minimum front or rear setbacks.

VOTE ON PRESERVATION RESTRICTION

11. 290 Lowell Street – O'Brien
Vote to approve preservation restriction for dimensional special permit for historic preservation. **Z-18-135**

ACTION ITEMS

12. Approval of Minutes

DISCUSSION ITEMS

NEXT MONTHLY MEETING IS ON APRIL 4, 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.
