



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

**PLANNING BOARD
MEETING AGENDA**

Tuesday, March 12, 2019 at 7:00 PM

Third Floor Conference Room A, Andover Town Offices

RECEIVED
TOWN CLERK'S OFFICE
2019 MAR - 7 A 10:38
TOWN OF ANDOVER, MASS

CONTINUED PUBLIC HEARINGS SCHEDULED FOR 7:00 P.M.

1. Town Meeting 2019:

Continued public hearing pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws on the following proposed amendments to the Andover Zoning By-Law, Article VIII:

1. Amend Section 8.8 (Senior Residential Community Overlay District (SRCOD)) to allow residents 55 and older to live in the Senior Residential Community Overlay District on River Road by deleting the age of "62" wherever it appears in the section and replacing it with the age of "55."

CONTINUED PUBLIC HEARINGS SCHEDULED FOR 7:30 P.M.

1. 1 Minuteman Road and 161 River Road – Special Permit for Major Non-Residential Project and Special Permit for ID2 Zoning District Uses:

Continued public hearings on applications submitted by One Minuteman LLC c/o Brickstone Properties for a Special Permit for Major Non-Residential Project under Section 9.4.8. of the Andover Zoning Bylaw and a Special Permit for ID2 Zoning District Uses under Section 9.4.10 of the Andover Zoning Bylaw. These applications are for the construction of a 24,000 +/- square foot multi-use development on property owned by One Minuteman LLC / Pappas Realty Trust, located at 1 Minuteman Road and 161 River Road, Andover, MA and being more specifically identified as Assessors Map 166, Lots 10 and 11.

PUBLIC HEARINGS SCHEDULED FOR 7:35 P.M.

1. Town Meeting 2019:

Public hearings pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws on the following proposed amendments to the Andover Zoning By-Law, Article VIII:

1. Amend Section 2.3 (District Boundaries) and make appropriate changes to the Zoning Map of Andover, MA to rezone the land known as 1320 South Street (Map 185, Lot 1), 1322 South Street (Map 184, Lot 3) and 1323 South Street (Map 184, Lot 3A) from Industrial A to Single Residence C.
2. Add a new section, "Section 4.2.5 Solar Energy Ground Mounted"; add new definitions to Section 10, "Solar Energy System Ground Mounted – Small Scale", "Solar Energy System Ground Mounted – Large Scale" and "Solar Energy System Roof/Building Mounted"; and amend Section 3.1.3 Table of Use Regulations Appendix A Table 1, Section 4.2 Accessory Building and Structures, by adding a new row with sub-rows "9. Solar Energy Systems".

3. Amend Section 9.4.7 (Special Permit Lapse) by deleting “24 months” and replacing it with “36 months” and to add after the word “construction” the words “pursuant to permit.”

CONTINUED PUBLIC HEARINGS SCHEDULED FOR 7:35 P.M.

1. Town Meeting 2019:

Continued public hearings pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws on the following proposed amendments to the Andover Zoning By-Law, Article VIII:

1. Amend Section 9.6.3 (Application Review) by deleting the words “or a sign larger than four square feet” in the first sentence and inserting in place thereof with the following “signs as listed in Section 5.2.4.3 of this Bylaw”.
2. Amend Section 10.0 (Definitions) by deleting the definition of “sign” and replacing it with a new definition.
3. Amend Section 5.2 (Signs) by deleting the current text and replacing it in its entirety.

PUBLIC HEARINGS SCHEDULED FOR 8:00 P.M.

1. 400 Federal Street– Special Permit for Major Non-Residential Project and Special Permit for Change in Parking Space Requirements:

Public hearings on applications submitted by Vicor Corporation, for a Special Permit for 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 for a proposed 85,000 s.f. addition and related parking adjustments to an existing building at located at 400 Federal Street, Andover, MA on property owned by Vicor Corporation and being more specifically identified as Assessors Map 144 Lot 4.

CONTINUED PUBLIC HEARINGS SCHEDULED FOR 8:15 P.M.

1. 146 Dascomb Road –Special Permit for Major Non-Residential Project and Special Permit for ID2 Zoning District Uses:

Continued public hearings on applications submitted by Dascomb Road Development, LLC for a Special Permit for Major Non-Residential Project under Section 9.4.8. of the Andover Zoning Bylaw and a Special Permit for ID2 Zoning District Uses under Section 9.4.10 of the Andover Zoning Bylaw. These applications are to demolish an existing 200,000 SF +/- building and construct a 524,000 SF development with a mix of commercial and professional office uses on property owned by Dascomb Road Development, LLC, located at 146 Dascomb Road, Andover, MA and being more specifically identified as Assessors Map 203 Lot 2.

Topic(s) to be discussed:

- Phasing
- Master Plan and Future Approvals of Site Plans

DISCUSSION ITEMS

1. Town Meeting Warrant Articles : Spring Grove Cemetery Transfer of Property
2. CSH Andover – 141 Elm Street Document Approval
 - Affordable Housing Restriction

- Monitoring Agreement
 - Affirmative Fair Housing Marketing Plan
 - Tenant Selection Plan
 - Age Restriction
3. Approval of Meeting Minutes of January 22, 2019
 4. Other Planning Related Business

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.
