



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, May 2, 2019 at 6:30 P.M.  
Conference Room A, 3<sup>rd</sup> Floor  
Andover Town Offices**

RECEIVED  
TOWN CLERK'S OFFICE  
2019 APR 30 P 12:50  
TOWN OF ANDOVER, MA

**6:30 DELIBERATIONS**

1. 141-143 Abbot Street – Girl Scouts of Eastern Massachusetts – Z-19-30  
Special permit under Art. VIII, §3.1.3.B.6 to operate a retail store as an auxiliary use to a philanthropic institution.
2. 11 Regis Road – Booth – Z-19-32  
Special permit under Art. VIII, §3.1.3.F.4 to construct a family dwelling unit addition.
3. 125 Bailey Road – AJM Construction, LLC - Z-19-20  
Modification of Decisions Z-18-105 & Z-18-131 (minor lot line changes).

**CONTINUED PUBLIC HEARINGS**

4. 161 & 163 Andover Street – Town of Andover - 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.
5. 429 South Main Street – Andover Village Associates, LLC – Z-19-33  
Modifications of Decisions 3710 & 3762 to remove or modify certain conditions and for variances from Art. VIII, §3.1.3.C.12.a & 5.1.4.C.12.a to convert retail space to sit-down restaurant, expand hours of operation, & to rent space within the existing building.

**NEW PUBLIC HEARINGS**

6. 10 Lockway Road – O'Halloran – Z-19-41  
Special permit under Art. VIII, §3.3.5 &/or for a variance under Art. VIII, §4.1.2 to construct additions that will not meet the minimum front or rear setbacks.
7. 32 Westwind Road – Plante & Swanger – Z-19-42  
Special permit under Art. VIII, §3.3.5 &/or for a variance under Art. VIII, §4.1.2 to construct additions that will not meet the minimum side setbacks.
8. 375 South Main Street – Fergus & Machold – Z-19-43  
Variance from Art. VIII, §4.2.4 to install an inground swimming pool in the front yard area that will not meet the minimum front or side setbacks.

9. 161 + 163 Andover Street – Town of Andover – Z-19-46  
Variance from Art. VIII, §4.1.2 to construct a fire station that will not meet the minimum yard depth requirements.

### **ACTION ITEMS**

10. Approval of Minutes

### **DISCUSSION ITEMS**

11. 147 Lovejoy Road / 290 Lowell St - Z-17-104, Z-17-105, Z-18-144

**NEXT MONTHLY MEETING IS ON JUNE 6, 2019.**

### **ADJOURNMENT**

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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/](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).

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](mailto: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.

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