



## ZONING BOARD OF APPEALS VIRTUAL MEETING AGENDA

Thursday, May 6, 2021 at 6:30 P.M.

Broadcast by Andover TV on Comcast Channel 22, Verizon Channel 45  
or live stream at: [WWW.ANDOVERTV.ORG](http://WWW.ANDOVERTV.ORG)

### 6:30 CONTINUED DELIBERATIONS

1. 161 Andover Street – Town of Andover – Z-21-37  
Variances from Art. VIII, §4.2.2 to install a transformer that won't meet the minimum front or side yard depth requirements.
2. 107 Main Street – Kneeland – Z-21-38  
Special permits under Art. VIII, §§7.6.2 & 3.1.3.F.10, variances from Art. VIII, §§ 3.1.3.C.15, 3.1.3.F.3, 3.1.3.F.5. & 10.0 &/or a modification of Decision #798 to convert a medical home office & apt to a limited business office & apt that won't meet the Table of Use Regulations or Definitions.

### CONTINUED PUBLIC HEARINGS

3. 32 Park Street – Montalto – Z-20-194  
Party Aggrieved for review of a decision made by the Inspector of Buildings &/or for a special permit under Art, VIII, §5.2.5.1 for the continued use of an internally illuminated sign.
4. 32 Park Street – Montalto – Z-21-36  
Variances from Art. VIII, §5.2.5.1, 5.2.5.4, 5.2.5.5 for the continued use of an internally illuminated & backlit by other than white light attached sign.

### PUBLIC HEARING

5. 6 Furnari Farm Rd - Kelly – Z-21-49  
Special permit under Art. VIII, § 3.1.3.F.4 to create a Family Dwelling Unit
6. 148 Argilla Rd - Nolan – Z-21-54  
Special permit under Art. VIII, § 3.1.3.F.4 to create a Family Dwelling Unit
7. 1 Meadowbrook Dr – Blumenstock Girrell – Z-21-51  
Party Aggrieved for review of a decision made by the Inspector of Buildings, &/or for variances from Art. VIII, §3.1 & 3.2 &/or for a special permit under Art. VIII, §10.1 to allow the continued use of a room as an airbnb unit.
8. 1-3 Elm Ct. & 32-34 Elm St. – PSJ Realty, LLC – Z-21-46  
Special permits under Art. VIII, §§3.3.3 &/or 3.3.5, variances from Art. VIII, §§ 3.3.4 &/or 4.1 (Table 2) to subdivide a non-conforming lot into 2 non-conforming lots.

TOWN OF ANDOVER, MASS  
2021 MAY -3 PM 2:42  
RECEIVED  
TOWN CLERK'S OFFICE

9. 300 Minuteman Rd – 300 Minuteman Park LLC – Z-21-53  
Variances from Art. VIII, §§5.1.5, 5.1.9 to permit a reduction in the number of parking spaces.

## APPROVAL OF MINUTES

## DISCUSSION ITEMS

NEXT MEETING IS ON JUNE 3, 2021.

## 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. To view documents associated with this agenda contact: [zoning@andoverma.gov](mailto:zoning@andoverma.gov) or 978-623-8627.

Members of the public who wish to watch the meeting may do so in the following manner: Andover TV livestream <https://andover.vod.castus.tv/vod/?live=ch3&nav=live>, COMCAST CHANNEL 22 AND VERIZON CHANNEL 45 (exact channels are subject to change by Andover TV according to their schedule).

If any member of the public wishing to participate in 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).

Members of the public who wish to ask a question on particular agenda items during the meeting can do so by calling 978-623-8627 or by emailing [zoning@andoverma.gov](mailto:zoning@andoverma.gov).

Residents are encouraged to email their questions ahead of the meeting, however, staff will be available to present the Board with questions received during the meeting. Please include your name and address with your question.

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.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Andover Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public body and/or parties with a right and/or requirement to attend this meeting can be found on the Town website. For this meeting, members of the public who wish to watch the meeting may do so in the following manner:

Every effort will be made to ensure that the public can adequately access the proceedings 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.

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