



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

ANDOVER TOWN CLERK
ROUD 2022 JUN 23 PM2:18

**PLANNING BOARD
MEETING AGENDA**

Tuesday, June 28, 2022 at 7:30 P.M.

Virtual Meeting Broadcast on Comcast Channel 22 Verizon Channel 45

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

22 William Street – Definitive Subdivision Plan (PL22-3369) and Special Permit for Earth Movement (SP22-06):

Public Hearings on applications submitted by Steven and Elizabeth Leed for a 4-lot Definitive Subdivision Plan and a Special Permit for Earth Movement under Section 6.3 of the Andover Zoning Bylaw. Said applications are for property owned by Steven and Elizabeth Leed located at 22 William Street, Andover, MA and being more specifically identified as Assessors Map 52, Lots 109 and 106.

CONTINUED PUBLIC HEARING SCHEDULED FOR 7:45 P.M.

Fleming Avenue – Bond Taking:

Public Hearing to determine whether the developer, Fleming Avenue Andover, LLC should be declared to be in default of its obligation to complete the subdivision work as required by the Planning Board in its decision dated September 12, 2017 and whether the Town should seize the funds held for performance guarantees by the Town for the purpose of completing the project.

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

1320 South Street – Special Permit for Major Non-Residential Project (SP22-09):

Public Hearing on an application submitted by Borrego Solar Systems, Inc. for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Andover Zoning Bylaw. The applicant proposes to put an energy storage facility on property owned by Eliates and Denise Mercedat and located at 1320 South Street, Andover, MA, being more specifically identified as Assessors Map 184, Lot 3.

**APPLICANT HAS REQUESTED TO CONTINUE THE PUBLIC HEARING WITHOUT DISCUSSION
TO THE 8/09/22 MEETING**

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

140 Haverhill Street – Special Permit for Major Non-Residential Project (SP21-04):

Public Hearing on an application submitted by Medico 140, LLC, property owner, for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Andover Zoning Bylaw. The application is for the division of existing property into 2 lots and the construction of 2 new buildings to be used as an overnight/day clinic on said property located at 140 Haverhill Street and being more specifically identified as Assessors' Map 18, Lot 104A.

DISCUSSION ITEMS:

1. Master Plan Update
2. 340 Salem Street Definitive Subdivision & Earth Movement Special Permit SP08-08 – Minor Modification Request
3. Other Planning Related Topics

EXECUTIVE SESSION

Board to move to go into Executive Session pursuant to Purpose 3 for confidential communication with Counsel to discuss strategy with respect to litigation filed by Yvon Cormier and not to reconvene in Open Session, and that the Chair declare that an open session may have a detrimental effect on the litigation position of the Town.

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, and extended on February 15, 2022 until July 15, 2022, 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.