



**ZONING BOARD OF APPEALS
MEETING AGENDA**

**Thursday, July 1, 2021, 6:00 P.M.
Select Board Conference Room
3rd Floor, 36 Bartlet Street, Andover**

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TOWN OF ANDOVER, MA

6:00 VOTE TO ENTER EXECUTIVE SESSION

For a confidential consultation with Town Counsel and pursuant to option 3 of the Open Meeting Law to discuss litigation strategy with respect to 32 Park Street where an open session may have a detrimental effect on the litigating position of the Zoning Board of Appeals

6:30 CONTINUED DELIBERATIONS

1. 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.
2. 5 Alderbrook Rd – Presterone – Z-21-66
Special permit under Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit.
3. 19 Juniper Rd – Lenihan – Z-21-67
Special permit under Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit.
4. 49 Wild Rose Dr – Mitchell – Z-21-70
Special permit under Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit.
5. 4 Carmel Rd – Guerette – Z-21-69
Special permit under Art. VIII, §3.3.5 &/or for variances from Art. VIII, §§ 3.3.3, 4.1.2 to construct a rear addition that won't meet minimum side setback.
6. 36 High St – Evans – Z-21-62
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.
7. 7 Rattlesnake Hill Rd – Balzotti Global Construction – Z-21-68
Special permit under Art. VIII, §3.3.5 to construct a new single family dwelling on a lot that lacks area & frontage & won't meet the minimum front setback.

CONTINUED PUBLIC HEARING

8. 24 Central St – Touchdown LLC – Z-21-65
Modification of Decision Z-18-21.

PUBLIC HEARINGS

9. 3 Paddock Ln - Gallagher – Z-21-91
Party Aggrieved to construct a detached garage with living space above.
10. 140 Haverhill St - Medico 140 LLC – Z-21-93
Variances from Art. VIII, §§ 4.1.4.3.b, 5.1.5.2.b, 10.1 to operate a medical center / clinic with overnight care.

APPROVAL OF MINUTES

DISCUSSION ITEMS - S 2475 regarding public bodies' meeting options

NEXT MEETING IS ON AUGUST 5, 2021.

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. To view documents associated with this agenda contact: zoning@andoverma.gov or 978-623-8627.

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.

WATCH THE MEETING LIVE STREAM ON ANDOVER TV - www.andovertv.org –or- <https://cloud.castus.tv/vod/andover/video/60999aa976efb100088942do?page=LIVE&type=live> , COMCAST CHANNEL 22 –or- VERIZON CHANNEL 45

PLEASE NOTE: exact channels are subject to change by Andover TV according to their schedule.

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.
