



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

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2022 AUG 18 PM 2:08
TOWN OF ANDOVER, MASS.

**PLANNING BOARD
MEETING AGENDA**

Tuesday, August 23, 2022 at 7:30 P.M.

Virtual Meeting Broadcast on Comcast Channel 22 Verizon Channel 45

CONTINUED PUBLIC HEARING SCHEDULED FOR 7:30 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 HEARINGS SCHEDULED FOR 7:35 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 HEARINGS SCHEDULED FOR 7:35 P.M.

300 Minuteman Road – Special Permit for Major Non-Residential Project (SP21-06) and Special Permit for a Change in Parking Space Requirements (SP21-07):

Public Hearings on applications submitted by 300 Minuteman Park, LLC for a Special Permit for a 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. The applications are for the proposed construction of a 224,500 s.f. cGMP Pharmaceutical/Manufacturing facility and to reduce the parking requirements to 1 space per 500 s.f. of gross floor area without a reserve parking area on property owned by 300 Minuteman Park, LLC located at 300 Minuteman Road, Andover, MA and being more specifically identified as Assessors' Map 165, Lot 4.

**APPLICANT HAS REQUESTED TO CONTINUE THE PUBLIC HEARINGS WITHOUT DISCUSSION
TO THE 10/11/22 MEETING**

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

3000 Minuteman Road – Special Permit for Major Non-Residential Project (SP22-01) and Special Permit for a Reduction in Parking Spaces (SP22-02):

Public Hearings on applications submitted by ARE - MA Region No 93 Holding, LLC for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Andover Zoning Bylaw and a Special Permit for a Reduction in the Number of Parking Spaces under Section 5.1.9 of the Andover Zoning Bylaw. The applications are for proposed renovation of the existing building (Building 1, Lot 1) and a 100,000 s.f. addition to be used for therapeutic drug development and cGMP compliant manufacturing, and related parking adjustments, located at 3000 Minuteman Road, Andover, MA on property owned by ARE – MA Region No 93 Holding, LLC and being more specifically identified as Assessors Map 165, Lot 4D [now known as Map 188, Lot 5B] and Map 187, Lot 4 [now known as Map 187, Lot 4A & Lot 4C].

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

Sellers Farm Estates – Definitive Subdivision Plan Modification (PL22-3370) and Special Permit for Earth Movement Modification (SP22-08):

Public Hearings on applications submitted by LRC Builders LLC for a modification to a 3-lot Definitive Subdivision Plan and a modification to a Special Permit for Earth Movement under Section 6.3 of the Andover Zoning Bylaw to construct a new road that will provide access to three new dwellings. Said applications are for property owned by John San Cartier located at 171 Rear Highland Road, Andover, MA, also known as Sellers Farm Estates, and being more specifically identified as Assessors Map 24, Lots 1E, 1G, 1H, 1J, and 1K.

**APPLICANT HAS REQUESTED TO CONTINUE THE PUBLIC HEARINGS WITHOUT DISCUSSION
TO THE 9/13/22 MEETING**

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DISCUSSION ITEMS:

1. Other Planning Related Topics

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 which was extended by legislation enacted on July 16, 2022, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible.

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.

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