



**ZONING BOARD OF APPEALS  
MEETING AGENDA**

**Thursday, October 7, 2021, 6:30 P.M.**

**The Hall, 2<sup>nd</sup> Floor, Memorial Hall Library  
2 North Main Street, Andover**

*Please note that masks are required inside of the library.*

RECEIVED  
TOWN CLERK'S OFFICE  
2021 OCT 7 5 PM 4:02  
TOWN OF ANDOVER, MASS

**6:30 VOTE TO ENTER INTO EXECUTIVE SESSION**

1. Board to vote to go into executive session for confidential communications with Town Counsel and pursuant to Purpose 3 to discuss strategy with respect to litigation filed by South Bay Properties LLC and Robert Grossman and that the Chair declare that an open session may have a detrimental effect on the litigation position of the Town and to return to open session.

**VOTE TO AMEND PLAN REFERENCE IN Z-21-65**

**CONTINUED DELIBERATIONS**

1. 24 Central St – Touchdown LLC – Z-21-65  
Modification of Decision No. Z-18-121
2. 69 Phillips St – Barton & LaBelle - Z-21-122  
Special Permit under Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit within an existing single-family dwelling.
3. 12 Brook St – Tabit – Z-21-124  
Special Permit under Art. VIII, 3.3.5 &/or for a Variance from Art. VIII, 4.1.2 to construct a rear addition that will not meet the minimum side yard depth requirement.
4. 26 Pasho St – Stewart – Z-21-126  
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.
5. 429 South Main St – Z-21-128  
Modification of Decisions 3710, 3762 & 1933 &/or for a Special Permit under Art. VIII, §3.3.2 to create a sit-down restaurant with bar & bar seating.

**CONTINUED PUBLIC HEARINGS**

6. 4 Haven Dr – Alvarado - Z-21-103 & Z-21-  
Variance from Art. VIII, § 4.1.2 to construct a garage that will not meet the minimum front yard depth requirement.
7. 18 William St - Arzeno - Z-21-117  
Extension of Decisions Z-20-10, Z-20-25, Z-20-83.
8. 78-80 Summer St & 112 Pine St - Morris – Z-21-127  
Party Aggrieved for review of a decision made by the Inspector of Buildings &/or for a Variance from Art. VIII, 4.1.1 to construct a single-family dwelling on a lot with a 2-family dwelling that will remain.

## PUBLIC HEARINGS

9. 7 Willard Circle - Chase - Z-21-129  
Special Permit under Art. VIII, §3.3.5 &/or a Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front or rear yard depth requirements.
10. 62 Elm Street - Dawson - Z-21-131  
Variance from Art. VIII, §4.2.2 to construct a detached garage that will not meet the minimum side or rear yard depth requirements.  
Special Permit under Art. VIII, §3.3.5 &/or a Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front or rear yard depth requirements.
11. 100 Elm Street - Wihbey - Z-21-133  
Special Permit under Art. VIII, §3.3.5 &/or a Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front yard depth requirement.
12. 87 Cheever Circle – Schneider & Washington - Z-21-135  
Special Permit under Art. VIII, §3.3.5 &/or §3.3.7 &/or a Variance from Art. VIII, §4.1.2 to raze an existing single-family house & construct a new single-family house that will not meet the minimum front yard depth requirement on a lot that lacks the minimum required area.
13. 10 Beech Circle - Paskal - Z-21-138  
Special Permit under Art. VIII, §3.3.5 &/or a Variance from Art. VIII, §4.1.2 to construct a 2<sup>nd</sup> story addition & 2-car attached garage that will not meet the minimum front or rear yard depth requirements.
14. 7 Keystone Way - Parrish - Z-21-141  
Variance from Art. VIII, §4.2.4 to construct a swimming pool that will not meet the minimum side yard depth requirement.

## REVIEW OF THE PRESERVATION RESTRICTION

15. 18 WILLIAM STREET
16. 275 SOUTH MAIN STREET

## APPROVAL OF MINUTES

## ANNUAL ELECTION OF CHAIR & CLERK

**NEXT MEETING IS ON NOVEMBER 4, 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.*

**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).**

**WATCH** the meeting on:

[www.andovertv.org](http://www.andovertv.org)

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COMCAST CHANNEL 22

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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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