



ZONING BOARD OF APPEALS VIRTUAL MEETING AGENDA

Thursday, February 4, 2021 at 6:30 P.M.

Broadcast by Andover TV on Comcast Channel 22, Verizon Channel 45
or live stream at: WWW.ANDOVERTV.ORG

6:30 DISCUSSION ITEMS

Town Counsel update on new zoning legislation

CONTINUED DELIBERATIONS

1. 8 Bancroft Road – Yen / Tong – Z-20-163
Party Aggrieved for review of the Inspector of Building's determination &/or for a Variance from Art. VIII, §3.2 to construct an accessory structure on a lot without a principal structure.
2. 9 Shipman Rd - Viscosi – Z-20-187
Special Permit under Art. VIII, §3.1.3.F.4 for the continued use of a Family Dwelling Unit approved by Decisions 2957, 3546, 3900, & Z-15-78.
3. 50 Morton St - Martin – Z-20-193
Special Permit under Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit within the single family dwelling.
4. 5 Dartmouth Rd - Welch– Z-20-192
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 side yard depth requirements.
5. 34 Park St – Sal's Park Street Andover, LLC – Z-20-191
Variances from Art. VIII, § 5.2.4, § 5.2.6 &/or § 5.2.9 to erect a free-standing directory sign that will exceed the maximum allowed height & area.

CONTINUED PUBLIC HEARING

6. 53 Dascomb Rd - Watson– Z-20-190
Variance from Art. VIII, §4.2.4 to install an in-ground pool that will not meet the minimum front yard depth requirement.

PUBLIC HEARING

7. 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.
8. 65 Burnham Road - Ballinger – Z-21-2
Special Permit under Art, VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct a rear addition that won't meet the minimum rear setback requirement.

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9. 110 Lowell Street – Ham / Elliott – Z-21-6
Special Permit under Art, VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct a second story addition that won't meet the minimum front setback requirement.
10. 14 Beech Circle - Hogan – Z-21-9
Special Permit under Art, VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct additions & alterations that won't meet the minimum front & side setback requirements.

ACTION ITEMS

Approval of Minutes

NEXT MEETING IS ON MARCH 4, 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.

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.

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.

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.
