

Call to Order

The meeting was called to order at 8:00 a.m. in the 3rd Floor Conference Room of the Town Offices. Present were Chair Zach Bergeron, Neil Magenheim, and Associate Member Morgan von Prella Pecelli. Member Rocky Leavitt was remotely present, via phone, which initiated all votes to be voted by roll call. Also present was Jacki Byerley, Planner.

The order of the agenda was altered to start with the deliberation of 30 Whittier Court - Senior Center Renovation/Addition – Site Plan and followed with the deliberations of 303 North Main Street aka 305 North Main Street – Special Permit for a Planned Development Multi-Family Dwelling.

30 Whittier Court – Senior Center Renovation/Addition - Site Plan

Ms. Byerley recapitulated the previous meeting stating that the Board had closed the discussion on the senior center renovations/addition and the project has been put out to bid. The bids will come to the Town for review. Ms. Byerley has made a recommendation for standard conditions for all construction. The recommendation includes the addition of item number eight (8) regarding the native species of plants. There will be more amendments to the recommendations based on the Interdepartmental Review (IDR). Pricing will be held until all changes are made to the bid documents.

Chairman Bergeron led the discussion stating that there does not seem to be any issues. Mr. Leavitt agreed that there were no issues with the recommendation. Mr. Magenheim confirmed that the access road behind the building, and in front of the Youth Center, will remain open and passable.

Mr. Magenheim made a motion to approve the site plan for 30 Whittier Court – Senior Center renovation/addition – Site Plan Review with conditions dated December 11, 2019. Ms. von Prella Pecelli seconded the motion. The Board conducted a roll call vote with all members voting “aye”. Chairman Bergeron declared that the motion has passed.

303 North Main Street – Special Permit Planned Development Multi-Family Dwelling (SP-PD-MD)

Ms. Byerley introduced the deliberation by stating that the special permit allows the conversion of an existing nonresidential, commercial structure to multifamily dwellings. The project still has to go in front of the Design Review Board (DRB) and Historic Preservation Commission because the applicant will be making some minor changes to the exterior. The applicant is mainly renovating the interior. The parking lot is not changing, but will be reconfigured to meet the conditions in the zoning bylaws. The dumpster will be enclosed. The front facing entryway will likely be turned into a patio to make it more residential. The applicant is going to work with Massachusetts Department of Transportation (Mass DOT) to plant up to six (6) trees. Mass DOT has to approve the tree plantings. Draft condition number seventeen (17) has been changed to allow the applicant, with the Board’s approval, to change which units are affordable.

Chairman Bergeron asked if recommendation number sixteen (16) could have been more specific. Ms. Byerley stated that it is not more specific because there were not specific brands of lighting or photometric guidelines presented during the public hearing.

Mr. Magenheim asked about further analysis of whether rental apartments or condominiums were more beneficial. Ms. Byerley stated that the revenue analysis reviewed by the Andover Assessor's Office showed that the market rate valuation the applicant submitted was reasonable. The Assessor did not agree with the applicant's analysis of excise taxes. The disagreement stems from an inability to know how many residents will have vehicles. The overall tax revenue will be higher after converting the property to residential due to the complete occupancy of the residential units.

Mr. Leavitt commented on the effort that was made to heed the advice of the Board to reduce the number of units from thirty-six (36) to twenty-nine (29). The units were made larger with this change.

Mr. Magenheim pointed to the specifics of recommendation number fourteen (14). The Board discussed the possibility of adding "native species" that do not require much irrigation to the recommendation. If Mass DOT does not approve the trees to be planted along the state highway, there is an alternative plan to plant the trees along Balmoral Street. For example, if Mass DOT says yes to only four (4) trees along Main Street, the alternative plan allows for the remaining two (2) trees to be planted along Balmoral Street. Ms. Byerley confirmed the addition of the phrase "native species where practical". Also, the addition of the phrase the applicant shall work with the Andover Tree Warden on Tree Species.

Ms. von Prella Pecelli made a motion that the Board vote to approve the Special Permit for Planned Development of a Multi-Family Dwelling at 303 North Main Street. The motion was seconded by Mr. Magenheim. The Board conducted a roll call vote with all members voting "aye". Chairman Bergeron declared that the "aye's" have it.

Other Planning Related Business

The Board discussed legislation that has been proposed by Representative Tram that would allow the Chairperson of the Planning Board to continue the hearings to a date certain with proper posting on a municipal website by the chairperson's own motion when there is an inclement weather related cancellation of the Planning Board meeting. Chairman Bergeron recognized the legislation as a positive means of expediting the special permit process and alleviates the applicants of having to wait for a longer period of time.

Adjournment

On a motion by Ms. von Prella Pecelli, seconded by Mr. Magenheim, and a roll call vote with all members voting "aye" the meeting was adjourned at 8:31 AM. Vote: Unanimous (5-0).

Documents

- A memo from Jacki Byerley, Planner to the Planning Board dated December 11, 2019
- A memo from Jacki Byerley, Planner to the Planning Board dated December 27, 2019

- An Act Providing for Planning Board Meeting Postponement Due to Inclement Weather, Sponsored by Representative Tram Nguyen.