

**Andover Green Advisory Board
Special Meeting
January 9, 2020**

TOPIC #1 - Historic Mill District (HMD) - Request for Proposals (Presented by Austin Simko and Joyce Losick-Yang)

1. HMD Context and history
 - a. 100-acre overlay district
 - b. Former Town Yard - 2.65 acres, controlled by RFP, sold by town
 - c. Abutters may be included
 - d. HMD not directly controlled by Town Yard Redevelopment and RFP
 - e. Core mission - vibrant community gathering place near transit
 - f. Conceptual Overview diagram
2. Public engagement milestones
 - a. 5-year effort of community involvement
 - b. Overlay district - 2015
 - c. Public meetings - 2015-2020
 - d. River, rail, and roads corridor
 - e. Traffic study - 2018/2019
 - f. Strategic placemaking plan - 2018/2019
 - g. Sewer & water study - 2018/2019
 - h. Environmental study - 2018/2019 (relatively good shape in terms of hazardous waste, use restrictions lifted)
3. RFP planning objectives
 - a. Town issues RFP, developers respond with proposals
 - b. 7 planning objectives with corresponding selection criteria
 - i. Neighborhood context and character of development
 1. Fit character of HMD
 - ii. Place-making
 1. Transit-oriented development
 2. Build community and not just buildings
 - iii. Traffic
 1. Connections to river and downtown
 2. Pedestrian and bike access
 - iv. Community spaces
 1. Open space
 2. Arts, culture, and performance space
 - v. Product type
 1. Housing
 2. Ground floors - retail/commercial
 3. Comply with design guidelines

- vi. Environmental responsibility
 - 1. Development by LEED standards (LEED-certifiable buildings)
 - 2. LEED-certifiable neighborhood (LEED ND)
 - a. To create better, more sustainable, well-connected neighborhoods
 - b. Based on a point system
 - c. 3 major parts: 1. Smart location and linkage, 2. Green infrastructure and buildings, 3. Neighborhood pattern and design
 - 3. Energy Efficiency
 - a. Coded in zoning already
 - 4. Environmentally Sensitive Principles
 - a. Renewable energy generation
 - b. Accommodate electric vehicle
 - c. Plant native species
 - d. Promote health and safety
 - e. Promote smart water use
 - f. Reduce consequences from construction
 - 5. Low-impact Development (LID) design techniques
- vii. Design development
- c. Next steps
- 4. Next Steps
 - a. Public input on zoning,
 - b. RFP must be finished by January 24
 - c. April 2020 - town meeting, authorize sale of property
 - d. May 2020 - RFP is issued
 - e. July 202 - Developers submit proposals, public records
 - f. October 2020 - based on open meetings and public interviewers
 - g. November 2020 - negotiation with developer, if any, and Select Board awards land to the developer
 - h. January 2021 - LDA informed by community input
 - i. July 2021 - Planning Board will facilitate open permitting process

Public Comments

- Questions about whether the project would be LEED “certified” or LEED “certifiable”
- Comes down to subcontractors - project has to be monitored at every step along the way
- A few residents prefer that the requirement be that the project is LEED “certified”
- Possible to use this opportunity to put power and communications lines underground?
- Environmentally-sustainable neighborhood would be a selling point to younger buyers
- What about maintenance, operations, and monitoring over time?
- Who will be on the selection committee
- Would be good to include large “data pipes”, have a plan for modern telecommunications

- What will the development look like 5 years from now? Follow up monitoring? Future certification? Does the town need new bylaws for that?
- 60-day period = land disposition agreement
- Town and developer agreement
- Town can require that the LEED requirements be met, even if not certified
- During special permitting process, Planning Board may be able to require underground electrical infrastructure
- Town has tree warden in charge of town trees
- 7-person selection committee = 2 members of HMD Task Force, 3 at large residents, 1 planning director + 1 staff person. Appointments will be made by Town Manager through an open solicitation and interview process.

AGAB's next meeting is January 22. We could vote on completed RFP at January, February, or March meeting.

TOPIC #2 = Solar Bylaw (Presented by Harry Voorhees)

- Review of Solar Bylaw draft
- Background - AGAB has been providing feedback to members of the working group drafting the bylaw
- Used a Google Doc so that working group and AGAB members could make comments
- Goal - have a final draft of the bylaw to present to the bylaw to the Planning Board next week. Not sure if it will be ready by then.
- Proposed bylaw language needs to be reviewed by lawyers, etc.
- Planning Department is wondering whether AGAB would like to present the Article at Town Meeting
- Members collectively reviewed the document and discussed changes, for example:
 - Differentiated between small scale (less than 1,750 ft²) and medium scale use (over 1,750 ft²), 1,750 ft² = about area of 7 parking spaces. Change 1,750 ft² to 1,000 ft²? Voted to approve (5 in favor, 1 abstention) to change the limit to 1,000 ft² in the SRA and SRB districts
 - Unanimously approved amending to PB (needs Planning Board Approval) for the GB and MU districts
 - Unanimously approved adding a requirement for a 10-ft setback (or height of the unit, whichever is greater)
 - Added clause for residents to be able to install enough capacity to meet their household needs (if beyond the maximum size) with a special permit, not by right
 - Ground-mounted small scale accessor use cannot be located in front yards or closer than 10 ft from property lines
 - Suggestion to have system size based on family need

- Unanimously approved adding language for the Purpose of the bylaw to say our goal is to encourage and regulate solar
 - Added that carports must be at least 14 ft tall to allow emergency vehicles to pass underneath
 - Add phrase to encourage plantings that attract pollinator species
- Andover Green Advisory Board unanimously approved the proposed solar bylaw as revised in tonight's meeting