

Call to Order:

The Planning Board Meeting was called to order at 7:30 PM on January 28, 2020. Present were Chair Zach Bergeron, and members Rocky Leavitt, Ann Knowles, and Morgan von Prella Pecelli. Also present were Paul Materazzo, Planning Director, and Jacki Byerley, Planner.

Town Meeting Warrant Articles:

Mr. Bergeron invited Mr. Materazzo discuss various Town Meeting Warrant Articles. His presentation gave an overview of the Historic Mill District (HMD) and the Town Meeting warrant articles regarding the Town Yard property located at 11 Lewis Street. Town Meeting will be presented with three articles related to the sale of the Town Yard property:

1. (P34) Sale of Town Yard Property and Portion of Lewis Street
2. (P35) Discontinuance of a Portion of Lewis Street as a Public Way
3. (P36) Taking by Eminent Domain of Town Yard Property and Discontinued Portion of Lewis Street

Once Town Meeting votes to approve the three articles, the Town will release the community-authored Request for Proposal (RFP) to the development community. The RFP was recently voted on and approved by the Historic Mill District Task Force. The Board posed questions regarding the taking of land, to which Mr. Materazzo answered by stating that there would be no taking of private land. Article P36 would combine the Town Yard and a portion of Lewis Street into one lot in order to make the parcel more appealing to the development community. Charlie Kendrick, a member of the HMD Taskforce, was present in the audience and stated that the development of the Town Yard site is a model for future development in the Town. Also, this is designed to give the Town the tools to deal with other property in the HMD. The Town is taking a sensible and sensitive approach to this project. Mr. Materazzo asked the Board to vote on adopting the RFP and to consider to recommend approval of the three articles to Town Meeting.

Mr. Leavitt asked about the role of the MBTA in the development. Mr. Materazzo stated that at this point it is hard to decipher what the MBTA plans to do. Once the Town has identified a developer and an approved site plan, then the MBTA would be able to collaborate. At this point revitalizing the train station is a secondary conversation to the RFP.

Ms. von Prella Pecelli asked about the status of the priority list for the environmental aspect of the development. Mr. Materazzo stated that the location of the development and the number of buildings involved suggest designating the site a LEED certified neighborhood. The RFP also gives flexibility for the building to be LEED certified or LEED certifiable. At this point Mr. Bergeron recognized that there were more questions to be asked and decided that the Board should take time towards the end of the meeting to discuss them.

The Board commented on the great amount of public engagement efforts the Town has pursued. Mr. Materazzo said that he will keep the Board up to date on the progress of preparing for Town Meeting.

Burt Road Development – 3, 3R and 4 Executive Place – Special Permit for Major Non-residential Project:

Peter Ellison with The Engineering Consultants, Inc. (TEC) led the presentation on the development at 3, 3R, and 4 Executive Place. There seems to be minimal onsite issues. Currently, they are working to avoid impacts with wetlands. The site is in a wooded area which makes it difficult to identify wetlands. In terms of offsite issues, there are concerns with the road width. The Town of Andover Department of Public Works (DPW) and the Fire Department (Fire) do not agree with the engineer's assessment of leaving the roadway at 22 feet wide. They do not believe it to be safe. In perfect conditions, the width is suitable to regular truck traffic, but the width is not suitable for snowy conditions and the possibility of increased speeds. There is only a small section adjacent to the Gillette campus that is 22 feet wide where it should be 30 feet for a regular subdivision road in an industrial area. Ms. von Prella Pecelli asked what was preventing the widening to 30 feet. Mr. Ellison said that there is a possibility that widening the road to 30 feet would disturb wetlands. Gillette is aware of the situation, but has been relatively unresponsive. Ms. Byerley stated that Police and Fire would like the applicant to respond to their concerns with another proposal from the roadway. They do not want to design the widened road for them. Mr. Ellison will put out stakes marking off 26 feet for the Planning Board to go to the site at their pleasure to see what it would look like. Twenty-six (26) feet was discussed as a possible middle ground that DPW and Safety may be able to get behind.

The discussion on the Burt Road Development will be continued on February 11, 2020.

Town Meeting Warrant (Town Yard) Articles (continued):

Ms. von Prella Pecelli asked what would happen if the development is resold. The land disposition agreement states that the property will have to come before the Planning Board when there is a change of ownership. Ms. Knowles added that the Board can be confident that there will be a positive impact on the Town with this development opportunity.

Ms. Knowles moved to recommend Town Meeting's approval of Town Meeting warrant article P34, the sale of the Town Yard and Portion of Lewis Street. Mr. Leavitt seconded the motion. The Board voted unanimously to support approval of the article.

Ms. Knowles moved to recommend Town Meeting's approval of Town Meeting warrant article P35, Discontinuance of a portion of Lewis Street as a public way. Mr. Leavitt seconded the motion. The Board voted unanimously to support approval of the article.

Ms. Knowles moved to recommend Town Meeting's Approval of Town Meeting warrant article P36, Order of taking by eminent domain of Town Yard Property and Discontinued Portion of Lewis Street. Mr. Leavitt seconded the motion. The Board voted unanimously to support approval of the warrant article.

Ms. Knowles moved to approve the Town issuance of an RFP for the Town Yard property. Mr. Leavitt seconded the motion. The Board voted unanimously to support approval of the RFP.

Other Business

Ms. Byerley distributed the Town Meeting 2020 Preliminary Warrant. Mr. Materazzo informed the Board that TEC will be working with the Town on the Route 133 Corridor Project.

Adjournment

Ms. Knowles moved to adjourn the meeting. Ms. von Prella Pecelli seconded the motion. The Board voted unanimously to adjourn the meeting.

Documents:

Town Meeting Warrant Articles:

- 2020 Andover Town Meeting Preliminary Warrant
- Town Yard RFP – January 23 Draft

Burt Road Development – 3, 3R and 4 Executive Place – Special Permit for Major Non-residential Project:

- Concept Roadway Plans
- DPW Email Regarding Roadway Width
- Memo From Jacki Byerley to Planning Board – Burt Road – January 22, 2020
- Public Safety Emails Regarding Roadway Width
- Memo from Peter Ellison (TEC) to Jacki Byerley – January 22, 2020
- Truck Access Graphic