

Call to Order:

The Planning Board Meeting was called to order at 7:30PM on March 15, 2022 via Cisco Webex online video conferencing platform. Present were Chair Zachary Bergeron, Vice Chair Rocky Leavitt; Members Vincent Chiozzi, Jr. (via phone call), Ann Knowles, and associate Morgan von Prella Pecelli. Also present were Jacki Byerley, Planner, Lisa Schwarz, Assistant Director of Planning, and Paul Materazzo, Director of Planning & Land Use.

CONTINUED PUBLIC HEARING:**Town Meeting Warrant Article P21 – Zoning Bylaw Recodification:**

Mr. Bergeron opened discussion on the continued public hearing for Town Meeting Warrant Article P21 to amend and recodify the Zoning Bylaw Article VIII. Judi Barrett, Planning Director, Owner & Operating Manager, Barrett Planning Group LLC and Bob Mitchell, Principal, Robert P. Mitchell, FAICP Consulting were in attendance to provide an update on the project. Ms. Barrett provided a comprehensive review of revisions that were made to the initial proposed recodification of the Andover Zoning Bylaw, dated February 17, 2022, and discussed at the March 8, 2022 Planning Board meeting. She noted that the revised draft, dated March 13, 2022, incorporated updates that were identified by Andy Rouse, resident at 5 Cattle Crossing, at the prior meeting. Mr. Mitchell added that some prior recommendations were beyond the scope of a recodification, and more substantive issues would be addressed in the second phase of this project. The Planning Board and Mr. Rouse proceeded to pose questions, request clarification, or suggest revisions pertaining to specific sections of the bylaw. Many requested changes were corrections to scrivener's errors; however, questions related to Cluster Development (Section 7.2), Signs (Section 5.2), and the use of the term "older adult" in place of "senior" throughout sparked lengthy discussions that would require further investigation and/or action following the meeting. Ms. Byerley specified that a final draft of the proposed recodification would need to be submitted by March 21, 2022 when the Select Board is scheduled to sign the Town Warrant.

Mr. Leavitt asked if Town Counsel would review the draft prior to submission for the Town Warrant. Per Ms. Byerley, a copy was provided to Town Counsel and a final draft would be reviewed by the Select Board for feedback as well. She reminded the Planning Board that the proposed recodification draft remains a work in progress and further corrections could be made at the March 29, 2022 Planning Board meeting or proposed as an amendment at Town Meeting. Mr. Rouse commented that he was pleased with the changes to the bylaw but expressed concern that regressions had been introduced during the editing process. In response, Ms. Barrett stated that she had moved from a red-line strikeout format to highlighting changes for this reason, and any missed or reintroduced corrections were accidental and not intentionally dismissed. Ms. Byerley stated that the current goal is to have the best possible version presented to the Select Board at their upcoming meeting. As such, Ms. Barrett requested that any final comments be submitted by March 18, 2022.

On a motion by Ms. Knowles, seconded by Mr. Leavitt, the Planning Board unanimously voted to continue the public hearing to the March 29, 2022 meeting at 7:05PM. **Vote: (5-0)**

DISCUSSION ITEMS:**Other Planning Related Topics:**

Ms. Byerley suggested an earlier start time of 7:00PM for the April and May Planning Board meetings due to the large volume of projects scheduled, and the Board was agreeable. She also noted that the state regulations allowing the Planning Board to meet virtually would end July 15, 2022 and in-person

meetings would resume in the school committee conference room. Finally, Ms. Byerley requested that Planning Board members begin to contemplate summer schedules to determine whether meeting dates, and subsequent filing deadlines, would need to be amended.

Adjournment:

On a motion by Ms. Knowles, seconded by Mr. Leavitt, the Planning Board unanimously voted to adjourn the meeting at 8:35PM. **Vote: (5-0)**

Documents:

Zoning Bylaw Recodification

- Revised Andover Zoning Bylaw V2 Bylaw Tables – 3.13.22
- Revised Andover Zoning Bylaw Highlighted Changes – 3.13.22
- Revised Andover Zoning Bylaw Final – 3.13.22
- Revised Andover Zoning Bylaw Final Combined – 3.13.22
- 5 Cattle Crossing Resident Comments – 3.3.22
- 5 Cattle Crossing Resident Comments Part 2 – 3.9.22