

**Call to Order:**

The Planning Board Meeting was called to order at 7:30 PM on May 26, 2020 via Cisco Webex online video conferencing platform. Present were Chair Zach Bergeron; members: Rocky Leavitt, Ann Knowles, Neil Magenheim, Vincent Chiozzi, and alternate Morgan von Prella Pecelli. Also present were Jacki Byerley, Planner, and Paul Materazzo, Planning Director.

**Bradford Pond Drive – Preliminary Subdivision Plan**

Ms. Byerley recalled the previous Planning Board meeting on May 12, 2020 during which the Board discussed the subdivision at 180 and 182 Jenkins Road, known as Bradford Pond Drive. The preliminary plan presented to the Board contained issues including the property being largely located within the flood plain, concerns of access to trails, the feasibility of lots 1 and 2 being able to have their own septic systems, as well as concerns of the water hydrant locations. These issues do not have to be addressed during the preliminary subdivision hearing, but they should be noted as concerns of the Board so the applicant is aware of what should be addressed before applying for a definitive subdivision. Mr. Bergeron stated that at least two variations of this project have been denied by the Board in the past five years. The Board rarely denies projects, and generally wants to help developers be able to complete the projects they set out to accomplish. Due to the issues, it does not seem as though the Board will be able to approve the preliminary plan as presented. Ian Rubin, the applicant's engineer, was present during the meeting and spoke about a letter that he sent to the Board which he stated addressed most of the issues raised by Ms. Byerley at the start of the meeting. Mr. Rubin specifically addressed the issue of building within the flood plain and stated that the preliminary plan shows compensation measures that go beyond what is required. Mr. Sundaraneedi, the applicant's developer, was present for the meeting and spoke to the issue of water supply. He stated that North Reading would be able to bring water service to the development. Ms. Knowles stated that the Board will have to see in writing to what the Town of North Reading is willing to commit. Ms. Knowles also stated that the Andover Department of Public Works would have to exempt the joint septic system that has been proposed on the preliminary plan because they typically require a singular septic system on each lot.

Ms. Byerley stated that the Board should not have to comment any further on what has been presented and has given the applicant the information that needs to be addressed for a definitive subdivision plan. Mr. Sundaraneedi stated that they will address the issues as best they can. Ms. Byerley also stated that the Board has heard concerns from abutters about the rising water table.

Mr. Magenheim referred to the letter that the applicant wrote to the Board to address the issues the Board commented on during the May 12 meeting. He noted that the applicant did not specifically address the issue with the joint septic system. Mr. Rubin stated that the Health Department was okay with it. He said that the proposed system complies with Title 5 and the Andover rules and regulations. Thomas Carbone, Director of Public Health, wrote a memo stating that he would need more information to fully understand if the septic system would comply with Title 5. He did not recommend approval. Chris Cronin, Director of Public Works, wrote an email stating that the septic system would not follow Town standards. The Applicant would have to work with both the Health Department and Department of Public Works to meet the rules and regulations.

Mr. Magenheim made a motion that the Board disapprove the preliminary subdivision plan for 180 and 182 Jenkins Road. Mr. Leavitt seconded the motion. The Board conducted a roll call vote with all members voting to disapprove the plan.

**95 Sunset Rock Road – Definitive Subdivision & Earth Movement Special Permit**

The applicant requested that the Board consider continuing the hearing without discussion until the June 9, 2020 Planning Board Meeting.

Mr. Magenheim made a motion to continue the public hearing without discussion to the June 9, 2020 meeting at 7:30. Ms. Knowles seconded the motion. The Board conducted a roll call vote with all members voting affirmatively.

**Meeting Minutes**

Ms. Knowles made a motion to approve the Planning Board Meeting minutes for March 10, 2020, March 31, 2020, and April 28, 2020. Mr. Magenheim seconded the motion. The Board conducted a roll call vote with all members voting to approve the minutes.

**Town Meeting**

Mr. Materazzo stated that Town Meeting is currently set for June 22 and 23, 2020 at the Andover Fieldhouse. There will be more information to come after the upcoming Select Board Meetings. Town Meeting is planned, at this time, to be held in person.

Mr. Bergeron asked if the Town is looking into alternative strategies to safely accommodate all Town Meeting attendees. Mr. Materazzo said the Town is looking into ways to spread out attendees throughout different locations.

Mr. Materazzo prepared a script for the Board to address the Town Meeting articles that involve the Planning Board.

Mr. Chiozzi and Ms. Knowles said that it is highly unlikely that they would attend an indoor Town Meeting under the current circumstances. Mr. Bergeron agreed that he is currently not planning to attend Town Meeting.

**Other Business**

Mr. Materazzo updated the Board on the possibility of taking away parking spaces and expand outdoor dining into those spaces.

**Adjourn**

Ms. Knowles made a motion to adjourn the meeting. Mr. Magenheim seconded the motion. Mr. Bergeron conducted a roll call vote with all members voting affirmatively.

**Documents**

Bradford Pond Drive

1. Signed application
2. Abutter Edmonds Letter to Andover Planning Board

3. Abutter Ely Email – May 14, 2020
4. Abutter Ely Email – April 27 & 28, 2020
5. Bradford Pond Drive – Preliminary Subdivision Comments – Markey and Rubin
6. Bradford Pond Dr denial January 2019
7. Stormwater Drainage Report – November 6, 2019
8. Bradford Pond Preliminary Plan
9. DPW IDR Comments – March 26, 2020
10. Memo from Tom Carbone (Andover Public Health) to Jacki Byerley – March 26, 2020
11. Plan Narrative – Markey and Rubin
12. Memo from Jacki Byerley to Planning Board – May 8, 2020
13. Recommendation Memo from Jack Byerley to Planning Board – May 21, 2020

**95 Sunset Rock Road**

1. 95 Sunset Rock Road Continuation Request

**Minutes**

1. 3/10/2020 Planning Board Meeting Minutes
2. 3/31/2020 Planning Board Meeting Minutes
3. 4/28/2020 Planning Board Meeting Minutes

**Town Meeting**

1. Town Meeting 2020 Script