

Call to Order:

The Planning Board Meeting was called to order at 7:33 PM on June 23, 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.

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

Ms. Byerley reported to the Board that the Department of Public Works (DPW), Fire, Health, and the Horsley Witten stormwater peer review comments for this project were received. DPW and Health are satisfied with the applicant's plans. The stormwater peer review still has more comments that need to be addressed by the applicant.

Matt Hammer, the Engineer for the applicant, addressed some of the Board's concerns which arose at a previous meeting on May 12, 2020. He stated that the stone wall along Sunset Rock Road will have to be removed and replaced. They are going to plant 2-inch diameter pine and oak trees behind it. They will use the center island of the cul-de-sac as a temporary stockpiling area. Mr. Hammer addressed the stormwater comments and stated that Horsley Witten asked for additional detail, which they will provide, and noted that the current configuration shown in the documents could be completed by a competent contractor.

Ms. Byerley asked how they plan to protect the existing trees that they do not plan to take down. Mr. Hammer stated that they would stake out along the tree line and the contractor will then know which trees should remain. Ms. Byerley commented that the tree line protection should be shown on the plans.

Since the property is a two-lot subdivision there is no need for a sidewalk.

Ms. Byerley stated that the Homeowners Association (HOA) agreement will outline how the right of way is owned. The HOA will have to come to the Planning Board for review and will be reviewed by the Town Counsel and DPW. Any amendments will have to come to the Planning Board for approval. All maintenance will be addressed in the HOA.

Mr. Magenheim asked the applicant about their plans for the earth movement process. Greg Alexandris, the developer, said that they will be trucking the earth to Pride's Circle and the leftovers to Tucker Road. Ms. Byerley said that they have to submit a truck route to the Inspector of Buildings.

Mr. Magenheim made a motion to continue the public hearing to the July 14, 2020 Planning Board Meeting. Ms. Knowles seconded the motion. Mr. Bergeron conducted a roll call vote with all members voting affirmatively.

Town Meeting

Mr. Materazzo updated the Board on Town Meeting. He asked the Board whether they would rather wait until the fall or have Town Meeting during the summer. Mr. Chiozzi stated that he does not see Town Meeting taking place until people feel comfortable. Mr. Bergeron said that the Town should seriously consider other options such as a virtual or outdoor meeting. Ms. Knowles said that the Town must find a way to hold it soon because of the way the Town finances works and the need for larger

sums of money. Mr. Magenheim stated that the Town could safely replicate what happened in North Andover and hold Town Meeting outside.

Summer Schedule

Planning Board Meetings are planned to be held on July 14, July 28, and August 11. At the moment there is nothing on the July 28 agenda.

Other Business

Mr. Materazzo updated the Board on the Back to Business Grant Program. In collaboration with the Town Clerk's Office, Town Manager, and Select Board the Town has amended the outdoor dining policy to allow the Town Manager to approve outdoor dining licenses. Ms. Ormond stated that the benefit of this program has extended beyond downtown and allowed businesses to adjust and remain open during difficult times. Ms. Knowles asked how much is being rewarded to each business. Ms. Ormond stated anywhere between \$2,500 and \$5,000 has been awarded to each business.

Mr. Materazzo updated the Board on different project throughout town. He covered the construction at the Andover Senior Center, Ballardvale Fire Station, Bridges at EPOCH, Capital Senior Living, the Dascomb Road Project, Route 133 Corridor project, the Old Town Yard redevelopment, and the reconstruction of the parking lots behind Old Town Hall.

Adjourn

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

Documents

95 Sunset Rock Road

1. Horsley Witten Group – Stormwater Peer Review – April 27, 2020
2. Application for Definitive Subdivision
3. Cover letter to Planning Board – March 27, 2020
4. Definitive Subdivision Plan
5. DPW Comments – April 10, 2020
6. Fire Comments – April 24, 2020
7. Memo from Jacki Byerley to Planning Board – May 5, 2020
8. Police Comments – April 24, 2020
9. Special Permit Narrative
10. Stormwater Report – March 26, 2020
1. DPW IDR Comments – March 26, 2020
2. Memo from Tom Carbone (Andover Public Health) to Jacki Byerley – March 26, 2020
3. Plan Narrative – Markey and Rubin
4. Memo from Jacki Byerley to Planning Board – May 8, 2020
5. Recommendation Memo from Jack Byerley to Planning Board – May 21, 2020

Other Business

1. Economic Development Projects Presentation