

Andover MBTA Community Working Group

August 1, 2023

Meeting Summary

Present

Working Group Members: Kevin Coffey, Hugh Conlon, Jane Gifun Denise Johnson, Linda Lecomte, Jennifer Lemmerman, John O'Hara, Andrew MacKenzie, Jessica Randolph, Benet Raphael, Stuart Rubin, William Walsh, Morgan von Prelle, Planning Board Liaison

Staff: Monica Gregoire

Absent from the Meeting: Emran Baqui, Susan McCready, School Committee Liaison

Meeting Summary

Reviewed Group's Mission

Ms. Gregoire presented the working group mission. Mr. Coffey asked where the mission comes from. And whether it was fixed by the Select Board or open to modification and interpretation by the Working Group. Ms. Gregoire said it the mission wording goes back to when the town solicited Working Group members. And that it can be modified by the Working Group going forward as they engage with the community.

Election of Officers

Three members self-nominated and were unanimously voted into these positions:

- Jen Lemmerman, Chair
- Jessica Randolph, Vice Chair
- Linda Lecomte, Clerk

Review of Timeline

Ms. Lemmerman immediately started as chair to run the meeting.

The group reviewed the next-steps timeline. With a goal of having a final recommendation drafted by January for a May 1, 2024 Town Meeting. And the ability to modify the recommendation up until March.

Mr. Coffey requested a more granular timeline with agreed-upon tasks to help roadmap the groups ability to meet the aggressive schedule.

Mr. Rubin requested an in-person field trip to the two locations.

Mr. Conlon requested sample zoning language to help with drafting the recommendation.

Mr. Raphel asked if there is a list of exclusions that cannot be incorporated into the recommendation.

Mr. Coffey again requested an in-person meeting and the desire to recommend something valuable for Andover and not what just meets the minimum zoning requirement.

Mr. O'Hara requested a representative from public safety to attend one of the in-person meetings to provide traffic insights.

Ms. Gregoire said there is a link to the Draft Comprehensive Plan in the Resources Spreadsheet, which can provide some of this info.

Ms. Johnson recommended that the Working Group review the Lexington Article once Ms. Gregoire adds it to the Resources Spreadsheet.

Engagement & Outreach Discussion

Ms. Gregoire went over the Meeting in a box, which has information to help facilitate engagement.

Ms. Lecomte recommended updating the Meeting in a box information with accurate real estate information.

Ms. Gifun asked whether the Focus Groups need to be public meetings. And asked for clarification on inclusionary zoning and affordable housing.

Ms. Lecomte asked about the expectation for the number of Focus Groups each Working Group member is expected to conduct. Ms. Gregoire clarified the Town would like each member to conduct two Focus Groups of up to twelve people by mid-September.

Ms. Johnson requested documents to help track who attends Focus Groups and collect feedback.

Mr. Coffey asked whether it would be possible to have an in-person discussion, on leveraging the work gone into establishing the Historic Mill District to complete the Working Group's Mission. To discuss simply changing the Historic Mill District to by-right zoning. And whether that would meet the state's compliance requirements, as well as whether it would define what the community wants to achieve for Andover's future.

Ms. Gifun asked about creating an overlay to have small housing on big lots. Where that work has been previously done.

Ms. Gregoire said there may be opportunities to engage with the community at Andover Days and the Andover Farmers Market.

Ms. von Prelle emphasized the Working Group needs to do strategic and organized outreach for the Focus Groups.

Ms. Gifun asked for a printed postcard with information about the new law to help Working Group members engage with the community and spark conversations.

Ms. Gregoire asked the Working Group to review the Meeting in the box to make it final. So that Focus Group invitations could start. And that Town Staff is available to attend the Focus Groups.

Next Meeting

The Working Group agreed to schedule the next in-person meeting by email.