

DECISION OF THE ANDOVER PLANNING BOARD
AS A SPECIAL PERMIT GRANTING AUTHORITY

ON THE APPLICATION OF

**Lillian Montalto Signature Properties
32 Park Street**

For a Special Permit For a Change in Parking Space Requirements under Section 5.1.12 of the Zoning Bylaw.

Decision: SP18-05

YES (with conditions)

A public meeting of the Planning Board was held on November 26, 2018 in the Second Floor Conference Room of the Town Office Building, Bartlet Street, Andover, Mass. Present and voting on the matter were Zachary Bergeron, Joan Duff, Vincent Chiozzi, Ann Knowles, and Neil Magenheim.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on October 25 and November 1, 2018, and pursuant to notice sent by mail, postage prepaid, to all interested parties under the provisions of Massachusetts General Laws Chapter 40A, a public hearing was convened on November 13, 2018 on the application by Lillian Montalto Signature Properties for a Special Permit For a Change in Parking Space

32 Park St Andover

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TOWN OF ANDOVER, MASS

Requirements for this type of business (professional office) are twenty six (26) spaces, the business will be providing pedestrian walkways and an opening at the rear of the property to allow for pedestrian circulation in the downtown which allows for a 15% reduction in parking (ZBL Section 5.1.12.3) changing the requirement to twenty two (22) parking spaces. The property is able to provide ten (10) parking spaces. Following presentations and discussion the hearing was closed on November 26, 2018.

During the hearing, the Planning Board reviewed the public parking that is available and the information provided by the applicant on the anticipated use of the parking by their employees and clientele, they felt the ten spaces would be sufficient for their needs and would allow four dedicated spaces for full time staff, three flex spaces for the three managing partners and three dedicated spaces for clients. Any necessary parking beyond the ten provided would utilize on street parking or use of the municipal lots.

After the discussion, the Planning Board was in agreement with staff's recommendation and in consideration of all of the plans and testimony at the hearing, the Planning Board finds that with appropriate conditions the proposal will not be detrimental to the neighborhood and the town, and that the construction of the professional office, would not derogate from the general purpose and intent of the Zoning By-Law. The special permit is therefore granted subject to the following conditions:

1. The owner of the new building shall apply to the Town of Andover Parking Sticker Program for at least two employee stickers for either municipal parking lot;
2. The pedestrian access at the east property line of 34 Park Street and at the rear of the property shall remain open for direct and vital pedestrian access to the other abutting commercial properties.

On November 26, 2018, at a public meeting, the Planning Board voted (4-1) to issue the foregoing Special Permit with conditions.

Date: 11/29/18

Zachary Bergeron
Zachary Bergeron, Chairman
THE ANDOVER PLANNING BOARD

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

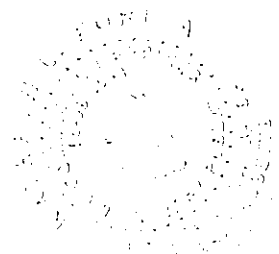
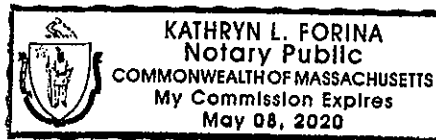
Date:

On this 29th day of November, 2018, by Zachary Bergeron, the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate to the best of his knowledge and belief and who acknowledged to me that he signed it voluntarily for its stated purpose and acknowledged the foregoing to be the free act and deed of the Andover Planning Board.

Before me,

Kathryn L. Forina
Kathryn L. Forina, Notary Public

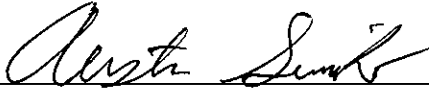
My Commission Expires: May 8, 2020



CERTIFICATION

I, Austin Simko, Town Clerk of the Town of Andover, Massachusetts, do hereby certify that twenty (20) days have elapsed since this decision of the Andover Planning Board was filed in the Office of the Town Clerk on and no appeal has been filed with the Town Clerk.

Date: 12-21-2018


Town Clerk

A TRUE COPY

ATTEST: 
Town Clerk