



**NORTHERN ESSEX
REGISTRY OF DEEDS**
A division of the Secretary of the Commonwealth

M. Paul Iannuccillo
Register

**DOCUMENT
COVER SHEET**

*For use with documents that do not meet
Document formatting standards*

This is the first page of this document – Do not remove

PRINT OR TYPE

DOCUMENT TYPE: Special Permit

NUMBER OF PAGES (including cover sheet) 5

TOWN: Andover

PROPERTY ADDRESS: 1 Minuteman Rd + 161 River Rd

Book 8606

Page 114

Book 8859

Page 242

INDEXING SHALL BE ABSTRACTED FROM THE DOCUMENT SUBMITTED

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

**ON THE APPLICATION OF
One Minuteman LLC**

*For a Special Permit for Reduction in Parking Space Requirements
under Section 5.1.12. of the Andover Zoning Bylaw*

Decision: SP19-04

YES (with conditions)

A public meeting of the Planning Board was held on July 23, 2019 in the Third Floor Conference Room of the Town Office Building, Bartlet Street, Andover, MA. Present and voting on this matter were Zachary Bergeron, Ann Knowles, Joan Duff and Associate Member Rocky Levitt.

RECEIVED
TOWN OF ANDOVER, MASS
2019 JUL 25 A 8:40

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on July 11, 2019 and July 18, 2019 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 by the Planning Board (the “Board”) on July 23, 2019 for an application filed on June 27, 2019 by One Minuteman LLC, for a Special Permit for Reduction in Parking Space Requirements. The property is more specifically identified on Assessors Map 166 Lots 10 and 11. The public hearing was closed on July 23, 2019.

The Planning Board deliberated and voted on July 23, 2019. The Board made the following findings:

Social, economic, or community needs which are served by the proposal. The proposed project will have positive effects on the social and economic needs of the community.

Traffic flow and safety, including parking and loading. The proposal provides sufficient parking onsite at this time.

Adequacy of utilities and other public services. The utilities and services are adequate.

Neighborhood character and social structures. There is no change to the neighborhood.

Impacts on the natural environment, including but not limited to, air and water pollution, noise, stormwater runoff, and aesthetics. There are no impacts to the environment.

DECISION

In consideration of all of the foregoing, including the plans and reports, and taking into account testimony presented during the hearing, the Planning Board finds that the project will not be unreasonably detrimental to the neighborhood and the Town, and that the proposal will not derogate from the general purpose and intent of the by-law; and therefore, on July 23, 2019 at a regularly scheduled public meeting, the Planning Board deliberated on the application and subsequently voted (4-0) to issue the special permit with conditions.

General Conditions:

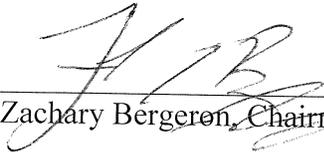
1. The Board's approval is based on the mix of uses as described in the memorandum dated July 17, 2019, and submitted by Matthew M. Ashley and Austin F. Turner.
2. Should the additional parking spaces as determined by the Inspector of Buildings be needed at any time, the potential future parking spaces as shown on the plan, Site Plan Exhibit 1, prepared by Boehler Engineering, on 6/25/19, the additional parking spaces shall be built.

Following the statutory twenty-day appeal period, and in the absence of any appeal, the plan and an instrument containing the foregoing restrictions will be filed in the Registry of Deeds. The applicant is responsible for the costs associated with the Registry filings.

The Planning Board deliberated on the application during a public meeting on July 23, 2019, and subsequently voted (4-0) to issue the foregoing Special Permit with Conditions.

THE ANDOVER PLANNING BOARD

Date: 7/25/19


Zachary Bergeron, Chairman

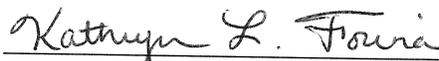
Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

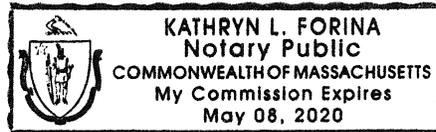
Date:

On this 25th day of July, 2019 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 her knowledge and belief and who acknowledged to me that she 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, 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: 8-15-2019

Austin Simko
Town Clerk