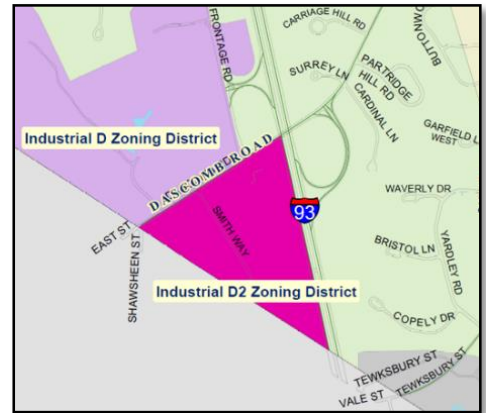


## Dascomb Road Zoning Task Force

At 2017 Annual Town Meeting, residents were presented with private zoning articles which contemplated the allowance of limited residential development off Dascomb Road within the ID2 Zoning District. Although both articles were withdrawn from Town Meeting, there was a spirited community conversation regarding the merits of the proposal. Since that time the owner of 146 Dascomb Road has expressed interest in moving forward with a project pursuant to existing zoning. With the goal of further investigating if housing within the ID2 Zoning District off Dascomb Road is an appropriate use for both an Industrial District as well as the Town as a whole, I respectfully request that the Board vote to establish a Dascomb Road Zoning Task Force.

This Task Force will facilitate a public engagement process to:

- Review and analyze buildout scenarios (including but not limited to density, neighborhood impact, traffic implications) for the proposed development at 146 Dascomb Road based upon existing ID2 zoning
- Investigate proposed PUD buildout scenarios (including but not limited to density, neighborhood impact, traffic implications and needed remediation) that would establish the differentiated impact of introducing limited housing options for this parcel
- Serve as the official point of communications to the Board of Selectmen and by extension, the town, in summarizing the developer's proposal's demonstrated adherence to local, state, and federal laws / code with specific regards to traffic remediation in the Dascomb Road interchange and also specific financial benefit to the town of Andover.



ID2 – Dascomb Road

The Task Force will perform a comparative analysis between the multiple development options and provide recommendations to the Board of Selectmen. To assist the Task Force in performing their review, the Town may seek to solicit various consultants with expertise in zoning, traffic engineering, market analysis and/or other professionals as identified by the task force to assist with their review utilizing funding provided by the proponent for the project.

I recommend that the Task Force be comprised as follows:

1. Liaison from the Planning Board
2. Liaison from the Council on Aging
3. Liaison from the Finance Committee
4. Member of the Design Review Board
5. Member of the Economic Development Council

6. Member from the Senior Community
7. A downtown business owner (whose primary residences reside within the town of Andover and who are not compensated by or employed by the Lupoli Companies)
8. A business owner whose site is within a mile of the parcel at 146 Dascomb Road
9. Two at-large residents (whose primary residences reside within the town of Andover and who are not compensated by or employed by the Lupoli Companies)
10. Four (4) Residents located in proximity to the Dascomb Road site (whose primary residences are within a mile of the parcel at 146 Dascomb Road)
11. Staff Liaison's shall include a designee from: Town Manager, Andover Police and Fire, Municipal Services, Community Services and the Planning Director.

Upon your approval, I would further request that you provide me with the authority to populate the Task Force and begin to organize a meeting schedule.

As approved by the Board of Selectmen on 9/26/2017