

Town of Andover Special Town Meeting



April 30, 2019

ARTICLE 1

Tax Increment Financing Agreement

See Page 4-10 of the Special Town Meeting Finance Committee Report

Vote: Majority

Move to approve Article 1 as printed in the Warrant



**TOWN OF ANDOVER & VICOR CORP.
PROPOSED
TIF AGREEMENT**

ARTICLE I OF THE SPECIAL TOWN MEETING

VICOR OVERVIEW



- Founded in 1981
- Global Headquarters are in Andover
- 569 full time jobs at Vicor's manufacturing location and 211 jobs at its corporate office in Andover
- Owns and occupies 84,767 square foot global headquarters building and 226,676 manufacturing facility



Total Square Footage: 311,443 (existing footprint)
Total Employees: 771

WHAT IS A TIF?

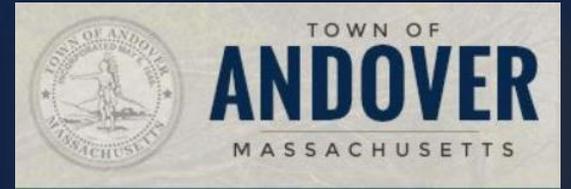


Tax Increment Financing Agreements are a negotiated agreement between business and host municipality. The percentage **exemption** applies to the incremental increase of assessed value of the parcel. The agreement may contain exemptions on personal property tax per **M.G.L.**

TIF is an opportunity to expand the tax base

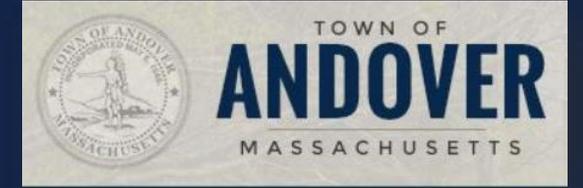
TIF is authorized by M.G.L.c. 40§59 and its implementing regulations 760 CMR 22.01. Under this legislation, landowners may be granted property tax exemptions of **up to 100% of the tax increment**. A municipality may enter into a TIF Agreement with a landowner for a **maximum term of 20 years**. A city or town must initiate a TIF by a **vote of its governing body approving the TIF Plan**

IDENTIFYING INCREMENTAL VALUE



400 Federal Street	
Current Square Footage =	226,276
New Square Footage =	87,000
Base Assessed Value =	\$ 15,608,500
Incremental Assessed Value =	\$ 11,711,800
New Market Assessed Value =	\$ 27,320,300
Estimated Annual Base Tax Payment =	\$ 429,390
FY19 Tax Rate per \$1000 =	\$ 27.51
Initial Incremental Annual Tax =	\$ 322,192

TIF AGREEMENT PROPOSED TERMS



- 6 year TIF agreement
- Estimated \$11.7M incremental value reflective of estimated \$33.5M investment
- Incremental property tax relief
 - Year 1: 100%
 - Year 2: 90%
 - Year 3: 80%
 - Year 4: 80%
 - Year 5: 75%
 - Year 6: 75%
- Building Fees are 100% collected (Estimated \$400K)
- Minimum of 771 jobs retained in Andover (Clawback Provision)
- 40 new jobs at 400 Federal Street

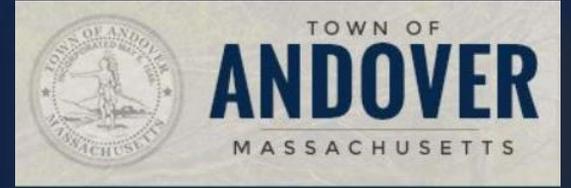
TIF AGREEMENT – EXPANDING THE TAX BASE



6 Years	10 Years	20 Years
<i>Total Exempt Taxes</i>	<i>Total Exempt Taxes</i>	<i>Total Exempt Taxes</i>
\$1,610,961	\$1,610,961	\$1,610,961
<i>Total New Taxes from Expansion</i>	<i>Total New Taxes from Expansion</i>	<i>Total New Taxes from Expansion</i>
\$322,191	\$1,610,959	\$4,832,879
<i>Total Existing Property Tax</i>	<i>Total Existing Property Tax</i>	<i>Total Existing Property Tax</i>
\$2,576,340	\$4,293,900	\$8,587,800
Total Tax Collected	Total Tax Collected	Total Tax Collected
\$2,898,531	\$5,904,859	\$13,420,679

- Projected assessed values are estimates
- Projections assume no annual increases in property value or tax rates
- Total exemption can not exceed \$1,610,961
- 100% collection of permit fees (Est. \$400,000)

UNDERSTANDING YOUR VOTE



A Vote to Approve

- Vicor will pay \$429,390 in annual taxes
- \$33M in new investment that will yield:
 - \$322,191 over 6 years
 - \$1,601,959 over 10 years
 - \$4,832,879 over 20 years
- Approximately \$400,000 in permit fees
- Retention of 771 jobs
- Addition of 40 jobs

A Vote to Disapprove

- Vicor will continue to pay \$429,390 in annual taxes

ARTICLE 2

Automatic External Defibrillators on Town Playing Fields

To see if the Town will vote to appropriate the sum of \$50,000 to pay for the cost associated with purchasing 10 AEDs and the related accessories/services/compliance program for the town playing fields and to determine whether this amount shall be raised by transfer from available funds, borrowing or otherwise, and to authorize the Board of Selectmen to apply for and accept any state or federal grant or assistance, or both, that may be available to pay for the above project or take any action related thereto.

Vote: Majority

Move to approve Article 2 as printed in the Warrant

ANDOVER AUTOMATED EXTERNAL DEFIBRILLATOR INITIATIVE (AED)



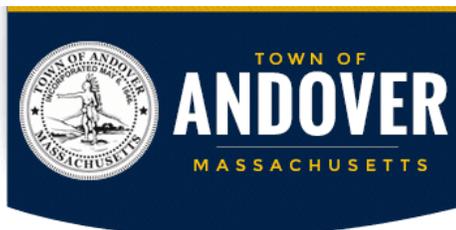
HISTORY OF AUTOMATED EXTERNAL DEFIBRILLATOR INITIATIVE

Initiative began late last year after several Andover residents realized that there were no AED's available for use on playing fields in Town.

The parents reached out to Town Manager Andrew Flanagan in an effort to gain support for the initiative from the Town of Andover leadership team.

Collaboration between the parent advocates and Town Manager Andrew Flanagan, Director of Facilities Janet Nicosia DPW Director Christopher Cronin and Fire Chief Mike Mansfield began in late 2018.

Several meetings have occurred since then and a plan has been developed on how to move forward and be able to provide AED's on all youth playing fields.



SUDDEN CARDIAC ARREST IN YOUNG ATHLETES STATISTICS

- Sudden Cardiac Arrest is a condition in which the heart unexpectedly stops beating. Stopping blood flow to all vital organs.
- Approximately 7,000 children suffer from a Sudden Cardiac event in the U.S. each year.
- If not properly treated within 3-5 minutes Sudden Cardiac Arrest (SCA) is fatal in 92% of cases.
- If CPR is initiated and an AED shock is administered within 3-5 minutes, survival rate is as high as 74%.
- 2000 people under the age of 25 die of SCA in the United States annually.
- 350,000 people die from cardiac arrest in the US annually.



AUTOMATED EXTERNAL DEFIBRILLATOR INITIATIVE PLAN

- The committee has identified the most utilized and remote playing fields in Andover. Those six (6) fields will be targeted for AED installation first. Fields included in Phase I include: Deyermond, Lower and Upper Shawsheen, Wood Hill/High Plain, Doherty, and Lovely Field (HS).
- Andover playing fields are utilized for a total of 10,486 hours cumulatively.
- Developed a two step financial plan to support the purchase of equipment and installation. Request is for \$50,000 in FY 2020.
- Advocate group will continue to raise funds to offset cost of program to the Town of Andover to include the continued purchase of equipment and maintenance. Group has already received several donations.
 - Youth Sports organizations
 - Private charitable foundations/organizations
 - Corporations/philanthropists



AUTOMATED EXTERNAL DEFIBRILLATOR INITIATIVE PLAN

- All units will be placed on the playing fields from early April to early November.
- Andover Fire Rescue will store all units during the off-season and provide maintenance.
- During the playing season Andover Fire Rescue personnel will inspect all units on a monthly basis.
- Funds raised annually will support the maintenance of the AED's by Andover Fire Rescue.
- Andover Fire Rescue will continually support the fundraising efforts for the AED initiative.
- Dialogue with the advocacy group will be ongoing.



Town of Andover Annual Town Meeting



April 30, 2019

ARTICLE 28

Water and Sewer Vehicles

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$225,000 for the purpose of purchasing Water and Sewer vehicles, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

Move to transfer the sum of \$225,000 from Water Reserves and appropriate the sum of \$225,000 for the purpose of purchasing Water and Sewer vehicles, including any other costs incidental and related thereto.

ARTICLE 29

Water Main Replacement Projects

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$4,000,000 for the purpose of purchasing services and materials related to completing water main replacement projects, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

Move that the Town appropriates \$4,000,000 for the purpose of purchasing services and materials related to completing water main replacement projects, including the payment of any other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §8(4), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 30

Sewer Inflow and Infiltration Reduction Project

To see if the Town will vote to appropriate the sum of \$284,934.44 by repurposing funds remaining from the following articles: Article 41 of the 2007 Annual Town Meeting, Article 33 of the 2008 Annual Town Meeting, and Article 46 of the Annual Town Meeting, so that such funds may, instead, be used to pay costs of the Sewer Inflow and Infiltration Reduction Project, including all costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

Move that the sum of \$96,242.73 is appropriated to pay costs relating to the Sewer Inflow and Infiltration Reduction Project, including all costs incidental and related thereto and that to meet this appropriation (i) \$39,702.65 shall be transferred from amounts borrowed and no longer needed to complete the project approved by the Town under Article 41 of the 2007 Annual Town Meeting and (ii) \$56,540.08 shall be transferred from amounts borrowed and no longer needed to complete the project approved by the Town under Article 46 of the 2010 Annual Town Meeting.

ARTICLE 31

Hydrant Replacement Program

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$100,000 for the purpose of purchasing services and materials related to the fire hydrant replacement program, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

Move to transfer the sum of \$100,000 from Water Reserves and appropriate the sum of \$100,000 for the purpose of purchasing services and materials related to the fire hydrant replacement program, including any other costs incidental and related thereto.

ARTICLE 32**Water Treatment Plant Parking Area
Reconstruction**

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$110,000 for the purpose of purchasing services and materials related to the fire hydrant replacement program, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

Move to transfer the sum of \$110,000 from Water Reserves and appropriate the sum of \$110,000 for the purpose of purchasing services and materials related to the fire hydrant replacement program, including any other costs incidental and related thereto.

ARTICLE 33

Water Treatment Plant Granular Activated Carbon (GAC) Replacement

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$450,000 for the purpose of purchasing services and materials related to granular activated carbon replacement, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

Move to transfer the sum of \$450,000 from Water Reserves and appropriate the sum of \$450,000 for the purpose of purchasing services and materials related to granular activated carbon replacement, including any other costs incidental and related thereto.

ARTICLE 34

Public Works Vehicles - Large

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$380,000 for the purpose of purchasing public works vehicles, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

Move that the Town appropriates \$380,000 for the purpose of purchasing public works vehicles, including the payment of any other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 35

Fire Apparatus Replacement

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$360,000 for the purpose of purchasing a ladder truck, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

Move that the Town appropriates \$360,000 for the purpose of purchasing fire apparatus, including the payment of any other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 36

Major Town Building Projects

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$650,000 for the purpose of purchasing services and materials related to reconstructing, making extraordinary repairs to, and equipping various town buildings, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

Move that the Town appropriates \$650,000 to pay costs of purchasing services and materials related to reconstructing, making extraordinary repairs to, and equipping various town buildings, including any other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 37

Town and School Energy Efficiency Initiatives

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$420,000 for the purpose of purchasing services and materials related to completing Town and School energy efficiency initiatives, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

Move that the Town appropriates \$420,000 to pay costs of purchasing services and materials related to completing Town and School energy efficiency initiatives, including any other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 38

Major School Projects

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$920,000 for the purpose of purchasing services and materials related to reconstructing making extraordinary repairs to, and equipping school buildings, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

Move that the Town appropriates \$920,000 to pay costs of purchasing services and materials related to reconstructing, making extraordinary repairs to, and equipping school buildings, including any other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 39

Public Safety Microwave Communication System

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$300,000 for the purpose of purchasing services and materials related to the Public Safety Microwave Communications System, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

move that the Town appropriates \$300,000 to pay costs of purchasing services and materials related to the Public Safety Microwave Communications System, including any other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 40

TOWN BRIDGE MAINTENANCE AND EVALUATION

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$500,000 for the purpose of purchasing services and materials related to town bridge maintenance and evaluation, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

I move that the Town appropriates \$500,000 to pay costs of purchasing services and materials related to town bridge maintenance and evaluation, including any other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 41

PARKING AND HARDSCAPE IMPROVEMENTS

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$400,000 for the purpose of purchasing services and materials related to making improvements to parking and hardscapes, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: 2/3

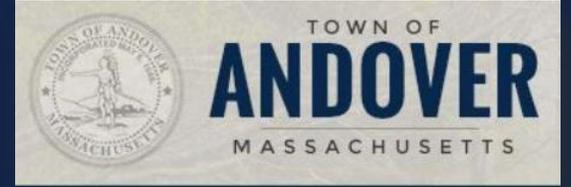
That the Town appropriates \$400,000 to pay costs of purchasing services and materials related to making improvements to parking and hardscapes, including any other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.



PARKING AND HARDSCAPE IMPROVEMENTS

ARTICLE 4I

ARTICLE 4I



Town Meeting Request
\$400,000

Collaborative effort between the Department of Public Works, Planning, and the Town Manager's Office

Parking Lot Reconstruction Project

- *Includes reclamation, drainage, striping, catch basins*
- *Last paved in 1986*

Hardscape Improvements

- *Remove and reset 2,250 linear feet of granite curbing*
- *Reset landscaping*
- *Improve pedestrian connections*
- *Improve circulation*

EXISTING CONDITIONS



TOWN OF
ANDOVER
MASSACHUSETTS



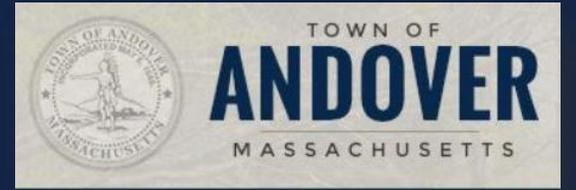
RECONSTRUCTION RENDERING



TOWN OF
ANDOVER
MASSACHUSETTS



PUBLIC ENGAGEMENT PROCESS

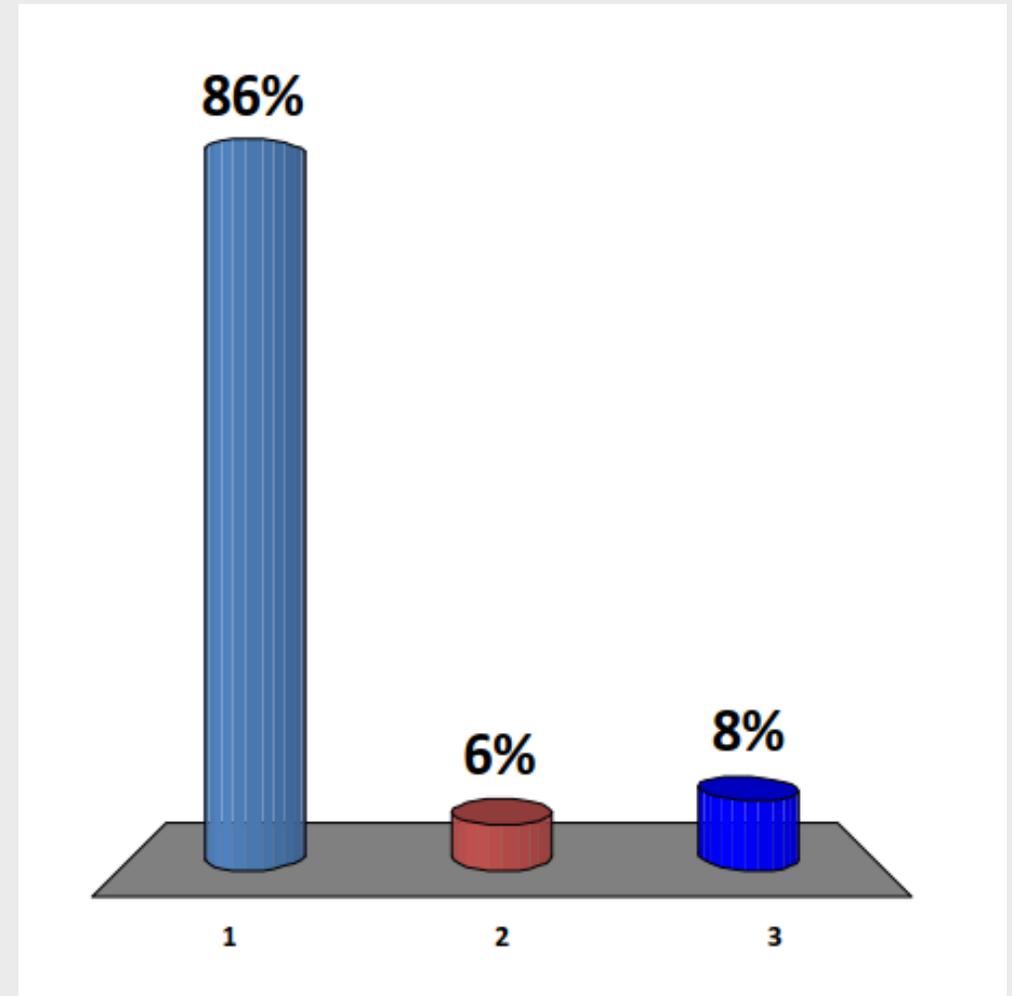


- Public Information Sessions on parking improvements and downtown amenities
 - December 7, 2018
 - December 12, 2018
 - February 28, 2019
 - April 4, 2019
- Survey with over 1,100 respondents

PUBLIC MEETING LIVE VOTE



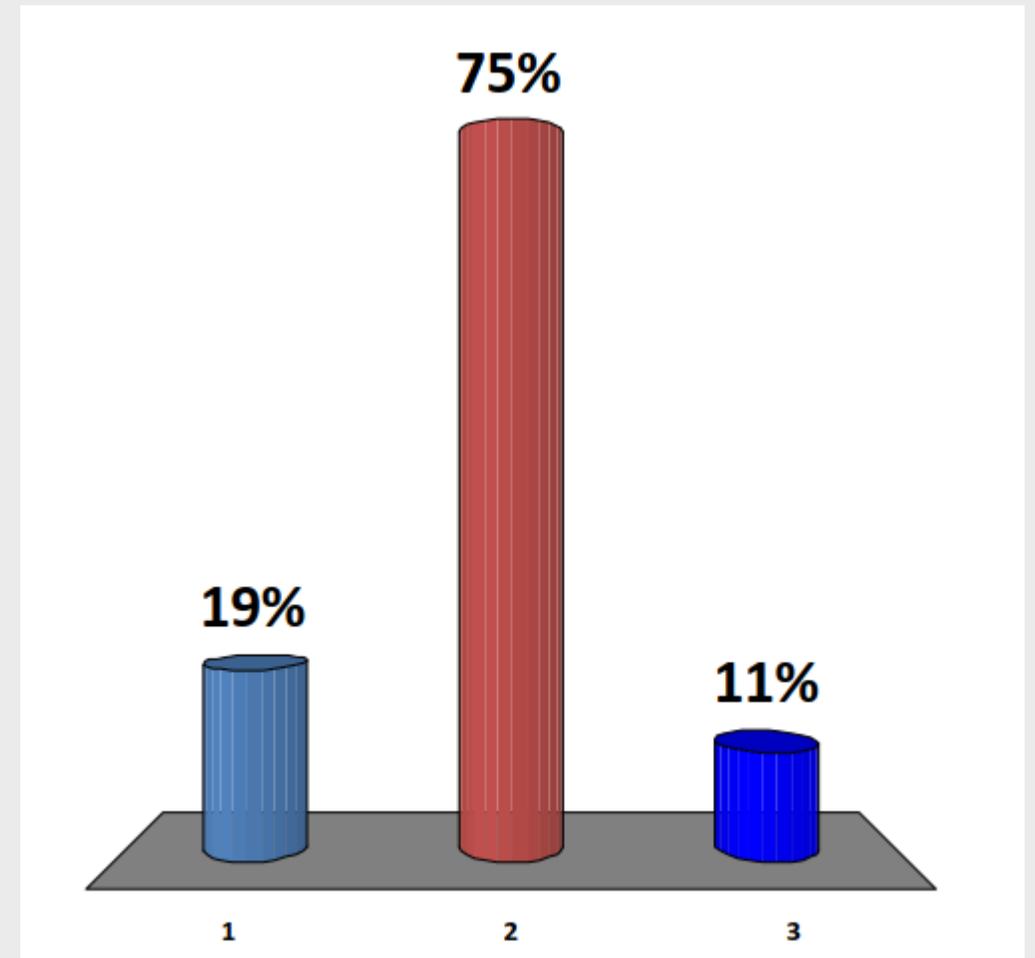
- 86% of public meeting participants recognized that there was a design solution that addresses both parking and pedestrian access improvements



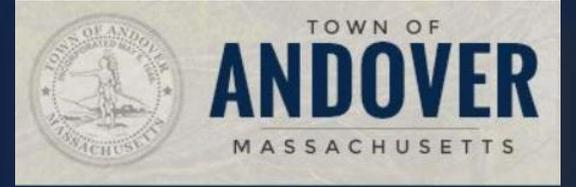
PUBLIC MEETING LIVE VOTE



- 75% of public meeting participants voted for the design that included parking and hardscape improvements as opposed to alternative designs, which included closing of streets, and removal of total # of spaces



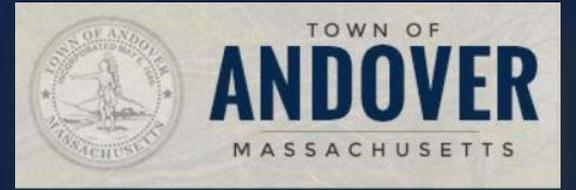
SURVEY RESULTS



- 87% of respondents identify issues in the parking areas behind Old Town Hall
 - Issues include dangerous intersections, too many curb cuts, narrow sidewalks, insufficient lighting, unhealthy or dead trees

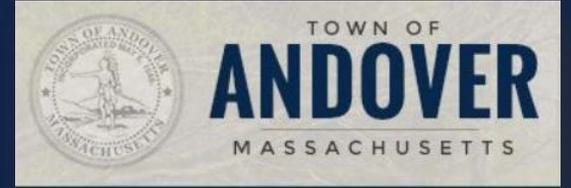
PARKING IMPROVEMENT ESTIMATES

LOTS 1 & 2



Item	Cost
Reclaimed Pavement Surface	\$33,832
Pavement	\$230,051
Line Striping	\$2,059
Catch Basin, installed	\$16,200
12" Drain Pipe, installed	\$7,996
Remove & Reset Granite Curbing	\$56,250
Contingency	\$51,959
Total	\$398,347

WHAT THIS ARTICLE ALLOWS AND DOES NOT ALLOW



Article 4I Provides Funding for:

- Increased Public Parking Supply
- Reconstruction of Parking Lots 1 & 2
- Improved Traffic Management
- Drainage Improvements
- Reset Curbing and Landscaping
- Provides Green Spaces
- Improve Pedestrian Access between lots and sidewalks
- ADA Compliance

Article 4I Will Not:

- Close Park or Barnard Street
- Modify any Local Roads
- Provide for Public Amenities beyond Green Spaces
- Does not Reduce Public Parking Supply

ARTICLE 42

STUDENT DEVICE REFRESH

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$372,870 for the purpose of purchasing services and materials related to replacing student technology devices, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

I move to transfer the sum of \$372,870 from the Cable Franchise Fee Account and appropriate the sum of \$372,870 for the purpose of purchasing services and materials related to replacing student technology devices, including any other costs incidental and related thereto.

ARTICLE 43

PARKING VEHICLE REPLACEMENT

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$40,000 for purpose of purchasing a parking enforcement vehicle, including any other costs incidental and related thereto, or take any other action related thereto.

Vote: Majority

Move to transfer the sum of \$40,000 from Parking Funds and appropriate the sum of \$40,000 for the purpose of purchasing a parking enforcement vehicle, including any other costs incidental and related thereto.

ARTICLE 44

DISPOSITION OF BUILDING AT 161 ANDOVER STREET

To see if the Town will vote to transfer the care, custody and control of the building situated on the property at 161 Andover Street to the Board of Selectmen for the purpose of removing the building and to authorize the Board of Selectmen to remove the building from the property, either by the sale or conveyance of the building on terms and conditions they deem to be in the best interest of the Town, even if the Town receives no financial payment, or by demolition of the building, if the Board of Selectmen determines that demolition of the building is in the best interest of the Town, or take any other action related thereto.

Vote: 2/3

Move to approve Article 44 as printed in the Warrant.

ARTICLE 45

DISPOSITION OF BUILDING AT 163 ANDOVER STREET

To see if the Town will vote to transfer the care, custody and control of the buildings situated on the property at the Ballardvale Fire Station at 163 Andover Street to the Board of Selectmen for the purpose of removing the buildings and to authorize the Board of Selectmen to remove the buildings from the property, either by the sale or conveyance of the buildings on terms and conditions they deem to be in the best interest of the Town, even if the Town receives no financial payment, or by demolition of the buildings, if the Board of Selectmen determines that demolition of the buildings is in the best interest of the Town, or take any other action related thereto.

Vote: 2/3

Move to approve Article 45 as printed in the Warrant.

ARTICLE 46

CHANGE FROM “BOARD OF SELECTMEN” TO “SELECT BOARD”

To see if the Town will vote to take the following action in order to change the title of Board of Selectmen to Select Board: to amend the Town’s General Bylaws by striking the words “Board of Selectmen” wherever they appear and inserting the word “Select Board” in place thereof, or take any action related thereto.

Vote: Majority

Move to approve Article 46 as printed in the Warrant.

ARTICLE 47

CHANGE FROM “BOARD OF SELECTMEN” TO “SELECT BOARD”

To petition the Legislature to pass a Special Act to amend the Town Charter by striking the words “Board of Selectmen” wherever they appear and inserting the word “Select Board” in place thereof, and to provide that, with respect to the Town of Andover that wherever the words “Board of Selectmen” or “Selectman” appear in the Constitution, General or Special laws of the Commonwealth of Massachusetts, that such word shall apply to the Select Board of the Town of Andover and its members, provided that the Legislature may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition, or take any action related thereto.

Vote: Majority

Move to approve Article 47 as printed in the Warrant.

ARTICLE 48**CHANGE FROM “BOARD OF SELECTMEN” TO
“SELECT BOARD”**

To see if the Town will vote to take the following action in order to change the title of Board of Selectmen to Select Board: to amend the Town’s Zoning Bylaws by striking the words “Board of Selectmen” wherever they appear and inserting the word “Select Board” in place thereof; or take any action related thereto.

Vote: 2/3

Move to approve Article 48 as printed in the Warrant.

ARTICLE 49

**AMEND ZONING BYLAW ARTICLE VIII: SOLAR
ENERGY**

See Page 70 of the Finance Committee Report

Vote: 2/3

Move to withdraw Article 49 from the Warrant

ARTICLE 50

AMEND ANDOVER ZONING BYLAW SECTION 9.6.3: SIGNS

To see if the town will amend Section 9.6.3. of the Zoning Bylaw by deleting the words “or a sign larger than four square feet” in the first sentence and inserting in place thereof with the following “signs as listed in Section 5.2.4.3. of this Bylaw”

Vote: 2/3

Move to withdraw Article 50 from the Warrant

ARTICLE 51

**AMEND ANDOVER ZONING BYLAW SECTION
9.6.3: SIGNS**

See Page 72 of the Finance Committee Report

Vote: 2/3

Move to withdraw Article 51 from the Warrant

ARTICLE 52

**AMEND ANDOVER ZONING BYLAW ARTICLE
VIII**

See Page 72 of the Finance Committee Report

Vote: 2/3

Move to withdraw Article 52 from the Warrant

ARTICLE 53**COLUMBIA GAS REIMBURSEMENT OF COSTS
INCURRED**

To see if the Town will vote to transfer a sum of money from the Insurance Proceeds in Excess of \$150,000 account and appropriate it to fund various general fund operating account deficits due to the Columbia Gas Disaster, or take any other action related thereto.

Vote: 2/3

Move to withdraw Article 53 from the Warrant

ARTICLE 54

Special Permit Lapse

See Page 75 of the Finance Committee Report

Vote: 2/3

Move to approve Article 54 as printed in the Warrant.

ARTICLE 55

ANDOVER HIGH SCHOOL FEASIBILITY STUDY COMMITTEE

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$210,000 for the purpose of purchasing services and materials related to the Andover High School Feasibility Study, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

Motion 1

Move to transfer the sum of \$210,000 from free cash and appropriate the sum of \$210,000 for the purpose of purchasing services and materials related to the Andover High School Feasibility Study, including any other costs incidental and related thereto.

Motion 2

Move to transfer the sum of \$160,000 from free cash and appropriate the sum of \$210,000 for the purpose of purchasing services and materials related to the Andover High School Feasibility Study, including any other costs incidental and related thereto.



Andover High School Facilities Update

Town Meeting



Andover High School
Facility Study Committee

Committee Liaison and Resource Members

Mark B Johnson,
Andrew Flanagan,
Shelley Berman,
Philip Conrad,
Samir Srouji,
Bethany Carey Beck,
David Howard,
Janet Nicosia,
Renee Drueke,

Chairman
Town Manager
Andover Superintendent of Schools
Andover High School Principal
Architect, Higher Education; Parent
Architect, K-12 Education; Parent
Mechanical Engineer; Parent
Dir Public Facilities
Special Ed Teacher

- Shannon Scully, School Committee
- Joel Blumstein, School Committee
- Annie Gilbert, Board of Selectmen
- Bonnie Zahorik, Finance Committee
- Sam Holland, Student
- Stephen Chinosi, Dir of Innovation
- Paul Szymanski, Asst Super Finance
- Kim Sousa, PTBC

- Karen Waters, Math Teacher
- Ilhan Avcioglu, Social Studies Teacher
- Holly Breen, Health Teacher
- Rebecca D'Alise, English Teacher
- William Hutchins, Guidance Counselor
- Michael McCarthy, Social Studies Teacher



Andover High

Originally Designed for: 1,200 students (and grades 10 through only)

Current Capacity: 1,400 students under current MSBA space guidelines

Current Enrollment: 1,800 students (and expected to increase to 1,900+)

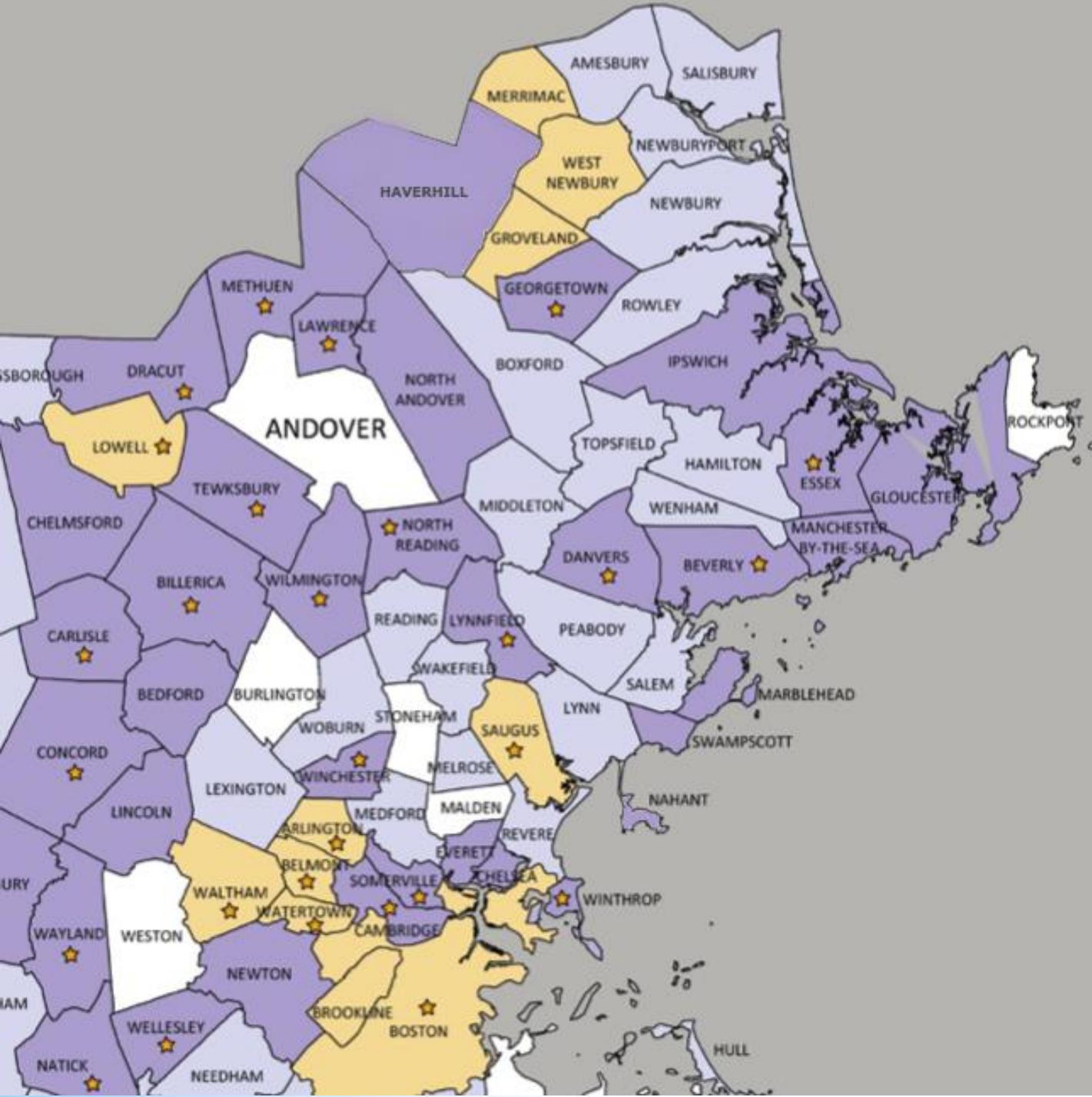
1966 - Main building constructed

1983 - The Collins Center added

1995 - Partial renovation to accommodate grade 9 (started at AHS in 1989) & enrollment up to 1,500

- science wing addition
- new entrance
- art classrooms
- field house
- expanded gym and
- expanded cafeteria

High School Projects in Past 20 Years



No Major Renovations



Major Renovations

(replacement of systems plus renovations or additions to address some program needs)



New High School or Comprehensive Add/Reno



Currently Designing/Building New High School or Comprehensive Add/Reno



MSBA Funded High School (2008 to present only)

Project Goals

Safety & Security

Code Upgrades | Supervision | Security System

Overcrowding

Classroom & Cafeteria Space for Current Enrollment | Future Enrollment

Educational Delivery

Instructional Space | Teacher Planning | Flexibility/Adaptability

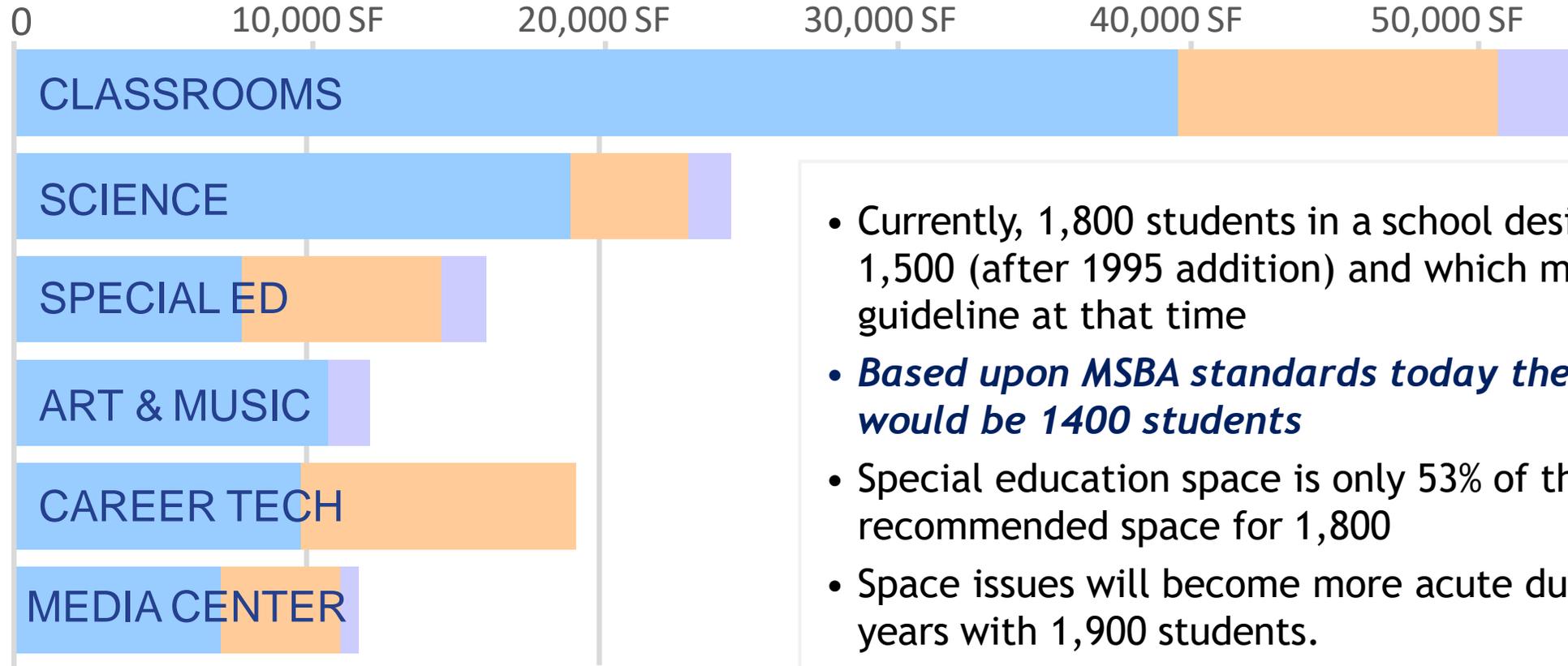
Physical Environment

Temperature Control | Ventilation | Acoustics | Lighting

Site

Traffic Flow and Parking | Emergency Access | Field Improvements

Overcrowding: Classroom Space Shortage



- Currently, 1,800 students in a school designed for 1,500 (after 1995 addition) and which met space guideline at that time
- ***Based upon MSBA standards today the capacity would be 1400 students***
- Special education space is only 53% of the current recommended space for 1,800
- Space issues will become more acute during peak years with 1,900 students.

■ ANDOVER HIGH TODAY
 (1995 STANDARDS FOR LESS
 THAN CURRENT ENROLLMENT)

■ ADD TO MEET CURRENT MSBA
 STANDARDS FOR 1,800 STUDENTS

■ ADD TO MEET CURRENT MSBA
 STANDARDS FOR 1,900 STUDENTS

What We Have Been Doing Since Jan. 2017

- Commissioned demographic study - projected enrollment of 1,900 students
- Selected an architect - HMFH Architects
- Town Manager established a financial impact working group
- Held 60+ meetings/workshops
- Developed strategies to meet goals
- Submitted a Statement of Interest to the MSBA
 - Rejected December 2018
 - Resubmitted April 2019
 - MSBA decision expected December 2019

Parallel Path Strategy

Develop Options For Multiple Build and/or Renovate Strategies (Parallel Paths)



Non-MSBA Process (Path A)

- Finalize program, design, cost, and schedule
- Town vote to fund the project
- Complete design
- Construct the building



MSBA Process (Path B)

- Begins with submission Statement of Interest (SOI)
- MSBA resubmit SOI
- 5 years minimum process

Goals of Warrant Article

- *Move quickly and responsibly to avoid escalation costs (estimated to be 5%+ per year) and accelerate completion*
- *Continue to make progress even while pursuing partnership with MSBA*
- *Complete work that will be part of next phase in any project scenario (with or without MSBA partnership)*
 - *Revised article removes educational study (\$50,000)*

Scope of Work

- *Site Survey*
 - Full Property Survey
 - Wetland Delineation
 - Geotechnical Borings & Engineering Report
- *Geo-Environmental*
 - Phase 1 Environmental Site Assessment
- *Hazardous Materials*
 - Hazardous Materials Survey
- ~~*Educational Program and Space Plan*~~

*** Warrant Article- ~~\$210,000~~
\$160,000**



THANK YOU

ARTICLE 56

**AMEND SECTION 51 OF BYLAW ARTICLE XII –
BAN POLYSTYRENE ONLY**

See Page 76 of the Finance Committee Report

Vote: Majority

Move to approve Article 56 as printed in the Warrant.

ARTICLE 57

WATER COMMISSION

To see if the Town will vote to accept the provisions of Section 39A of Chapter 40 of Massachusetts General Laws to elect a Board of Water Commissioners in accordance with Section 69A of Chapter 41 of the Massachusetts General Laws at the next local election and cease having its Board of Selectmen act as such upon election of said Commissioners.

Vote: Majority

Move to approve Article 57 as printed in the Warrant.

Article 57

I move to amend Article 57 as follows:

To make the following clarification edits:

To see if the Town will vote to accept the provisions of Section 39A of Chapter 40 of Massachusetts General Laws to elect a Board of Water Commissioners in accordance with Section 69A of Chapter 41 of the Massachusetts General Laws at the next ~~local election~~ **annual town meeting** and cease having its Board of Selectmen act as such upon election of said Commissioners.

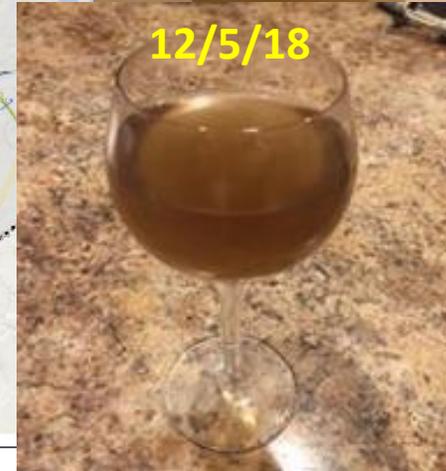
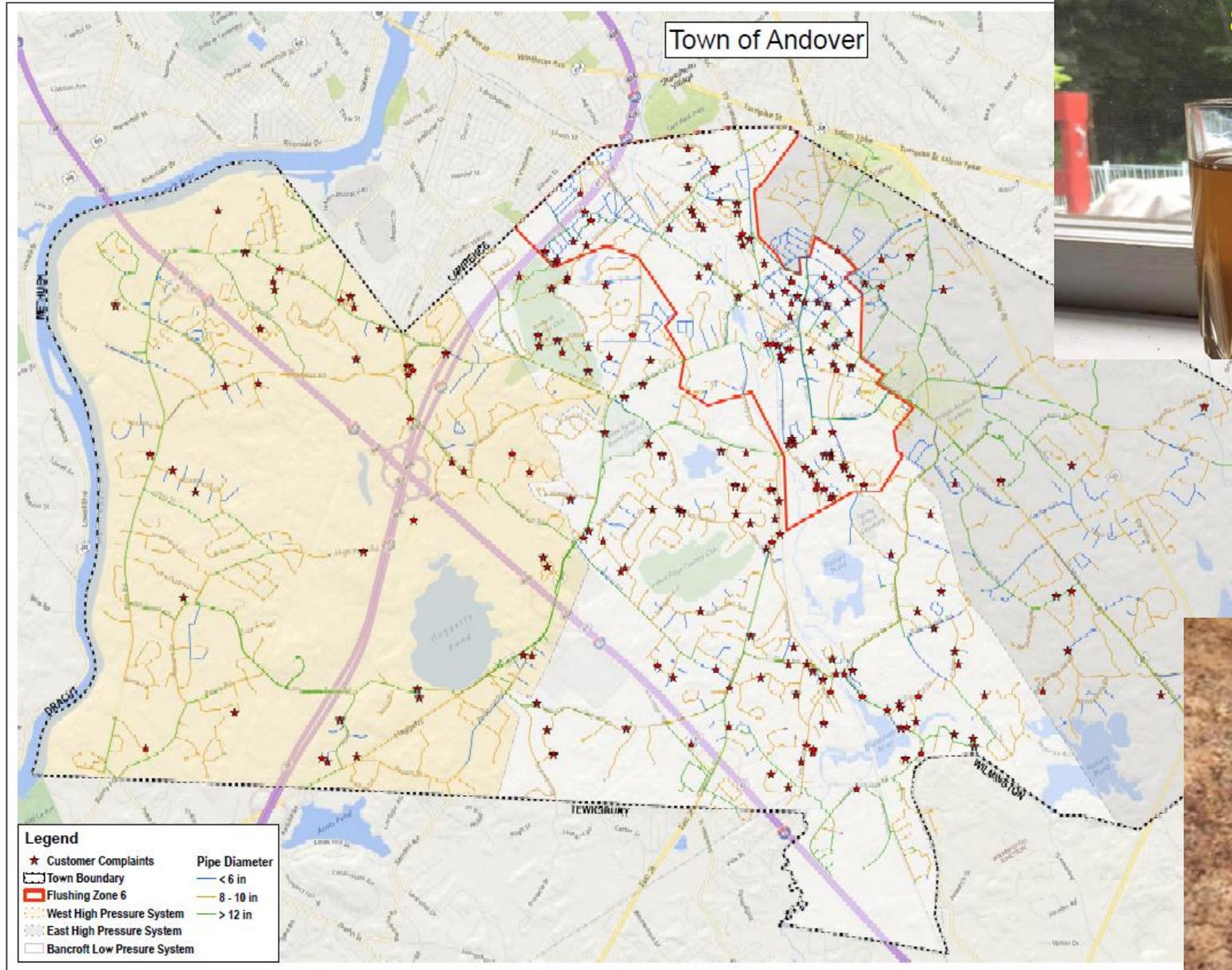
Amended Article 57

To see if the Town will vote to accept the provisions of Section 39A of Chapter 40 of Massachusetts General Laws to elect a Board of Water Commissioners in accordance with Section 69A of Chapter 41 of the Massachusetts General Laws at the next annual town meeting and cease having its Board of Selectmen act as such upon election of said Commissioners.

Overview

- Chelmsford, Dracut, Georgetown, Cohasset, Lincoln, Southamptton, Harvard, Marblehead, Mendon, Wilbraham, Leicester, & Westfield
- 3 member Water Commission formed by the next Annual Town Meeting (ATM)
- Local election occurs at ATM with 1 elected each year to serve 3 year term
- Exclusive charge and control of municipal Water Department and water system
- Manage, improve and control all aspects of the Town water system
- Maintain daily flow rates and acceptable water quality
- Oversee water flushing system program in the Spring and Fall

Brown Water Issues



Water Flushing Program

Unidirectional Flushing Program

A unidirectional flushing program was initiated in fall 2014 and continues to the present day. Flushing is conducted in the Spring, Summer and Fall months.

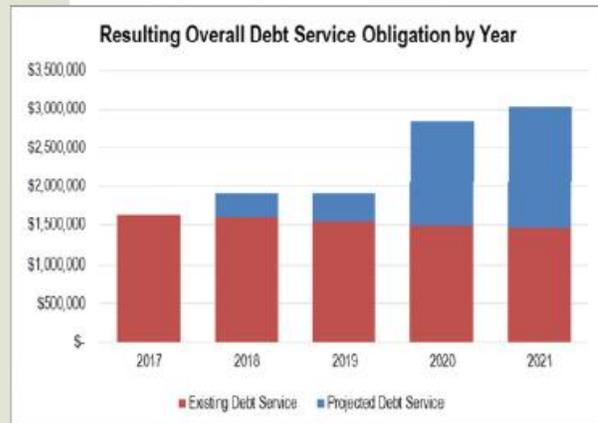
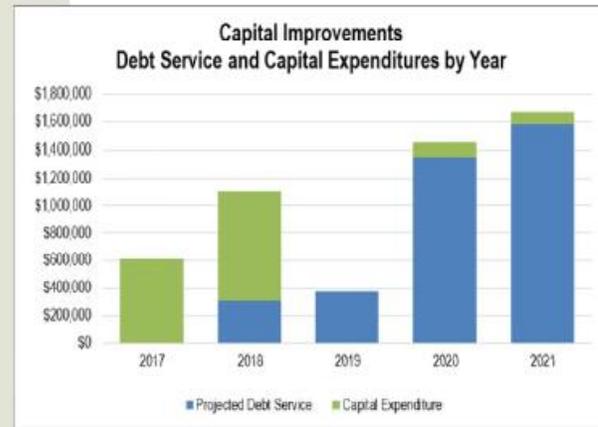
Fall 2014.....	West High
Spring, Summer, Fall 2015.....	Central Low
Spring 2016*	East High
Spring 2017.....	West High
Fall 2017.....	East High
Spring 2018.....	Central Low



* Flushing program was suspended for Summer and Fall 2016 due to Drought Conditions.

Water System Infrastructure – Woodard & Curran 2016 Water Study

Water Capital Improvements



- 29 Projects and upgrades identified (~ \$34.5M in value)
- Partially cash financed
- Includes significant increases in water main replacement and several water storage facility improvements
- Finance CIP using a blend of cash financed projects and debt financed projects
- Use of portion of current reserves to moderate rate impacts of increased capital program

Water System Infrastructure – 2016 Capital Improvement Project Plan



**Attachment 1 –
Water Capital Improvement Plan
(Funding \$34.5 Million in Projects)**

Year Constr.	Improvements	CCE	Funding Source	Grant %	Year Financed	Project Value	Bonding Duration
2016	<u>North Reading Capacity Increase</u>		GO Bond	0%	2017	\$0	10
2016	24" Xmission Main Increase	TBD	GO Bond	0%	2017	\$0	10
2017	Water Storage Tanks Rehab	\$1,450,000	GO Bond	0%	2017	\$1,523,406	20
2017	Treatment Plant Valving (16; beyond useful life)	\$250,000	Cash	0%	2018	\$262,656	20
2017	Motor Controls/Drives (at useful life)*	\$405,000	Cash	0%	2018	\$425,503	20
2017	Pumping Equipment (slp1; near useful life)	\$15,000	Cash	0%	2018	\$15,759	20
2017	Distribution Capital Renewal - 2017	\$1,000,000	GO Bond	0%	2018	\$1,050,625	20
2018	Distribution Capital Renewal - 2018	\$3,000,000	GO Bond	0%	2019	\$3,230,672	20
2018	Scada Remote Hardware Upgrade	\$539,067	GO Bond	0%	2019	\$580,516	20
2018	Bancroft High Lift Pumps	\$750,000	GO Bond	0%	2019	\$807,668	20
2018	New Utility Feed/ Internal Feeds	\$1,175,000	GO Bond	0%	2019	\$1,265,346	20
2018	WTP HVAC Replacement	\$500,000	GO Bond	0%	2019	\$538,445	20
2018	Concrete tank inspection	\$50,000	Cash	0%	2018	\$53,845	5
2018	Bancroft Pumps	\$40,000	Cash	0%	2018	\$43,076	5
2019	Pumping Equipment (near useful life)	\$100,000	Cash	0%	2020	\$110,381	20
2019	Plant Electrical Rehab (at useful life)*	\$2,565,000	GO Bond	0%	2019	\$2,831,280	20
2019	Distribution Capital Renewal - 2019	\$3,000,000	GO Bond	0%	2020	\$3,311,439	20
2019	Scada Server/ Control Room Hardware&OS	\$250,000	GO Bond	0%	2020	\$275,953	20
2019	New Water Storage Tank	\$5,000,000	GO Bond	0%	2019	\$5,519,064	20
2020	Distribution Capital Renewal - 2020	\$3,000,000	GO Bond	0%	2021	\$3,394,225	20
2020	GAC Replacement	\$500,000	GO Bond	0%	2021	\$565,704	10
2021	Distribution Capital Renewal - 2021	\$3,000,000	GO Bond	0%	2021	\$3,479,080	20
2021	PAC System Replacement	\$72,000	Cash	0%	2021	\$83,498	5
2021	GAC Replacement	\$250,000	GO Bond	0%	2021	\$289,923	10
2021	GAC Replacement	\$250,000	GO Bond	0%	2021	\$289,923	10
2021	Fish Brook Pump Station*	\$312,500	GO Bond	0%	2021	\$362,404	20
2021	Fish Brook Force Main*	\$4,750,000	GO Bond	0%	2021	\$5,508,544	20
2017	Water Line Rehab - 2016	\$1,700,000	GO Bond	0%	2017	\$1,786,063	10
2017	Water Line Rehab - 2017	\$500,000	Cash	0%	2017	\$525,313	10
2017	Windows	\$80,000	Cash	0%	2017	\$84,050	20



Distribution System – Preliminary Findings

- Fall 2018 – colored water complaints significantly reduced
- Fires, main breaks, flow increases, high velocity and flow reversal all can contribute to dirty water
- 100+ miles of old, cast iron main (lined and unlined)
- Town has replaced over 8.5 miles since 2014 - \$7 million+
- Town has an engineered flushing program
- Checked computer model and confirmed calibration
- Assisting crews with valve exercising program

ARTICLE 58

REPRESENTATIVE TOWN MEETING

To see if the Town will vote to have the Town Moderator appoint a special Governance Committee of nine residents, one from each precinct, to make a study and investigation of ways and means of establishing a Representative Town Meeting for the Town of Andover as the legislative branch of Town Government. Said Committee shall report its findings and recommendations to the Town at the 2020 Annual Town Meeting, or sooner.

Vote: Majority

Move to approve Article 58 as printed in the Warrant.

Amended Article 58

To see if the Town will vote to have the Town Moderator appoint a special Governance Committee of nine residents, one from each precinct, to study and investigate potential ways and means for establishing a Representative Town Meeting or any other form of government that could effectively serve as the legislative branch of Andover's Town Government. Said Committee shall report its findings and recommendations to Town Meeting at the 2020 Annual Town Meeting, or sooner.

ARTICLE 59	FREE CASH
-------------------	------------------

To see if the Town will transfer from Free Cash a sum of money, in the amount of 20% of the most recent certified Free Cash balance or if not Spring 2018 to reduce the tax rate for Fiscal Year 2019, from available funds, a sum of money to reduce the tax rate for FY19, or take any action in relation thereto.

Vote: Majority

Move to approve Article 59 as printed in the Warrant

Article 59

I move to amend Article 59 as follows:

To make the following clarification edits:

To see if the Town will transfer from Free Cash a sum of money, **from available funds** in the amount of 20% of the most recent certified Free Cash balance ~~or if not Spring 2018~~ to reduce the tax rate for Fiscal Year 20**1920**, ~~from available funds, a sum of money to reduce the tax rate for FY19, or take any action in relation thereto.~~

Amended Article 59

To see if the Town will transfer from Free Cash a sum of money from available funds in the amount of 20% of the most recent certified Free Cash balance to reduce the tax rate for Fiscal Year 2020.

ARTICLE 60

SANBORN SCHOOL SITE IMPROVEMENTS

To see if the Town will vote to amend its action taken under Article 40 of the Warrant at the 2015 Annual Town Meeting, which vote authorized the borrowing of \$319,000 for the purpose of paying for the design and engineering services for making school site safety, circulation, drainage and infrastructure improvements at the West Elementary School, including the payment of all costs incidental and related thereto, so that such funds may, instead, be borrowed and expended to pay costs of design, engineering and construction services for the Sanborn Elementary School, including the payment of all other costs incidental and related thereto, or to take any other action relative thereto.

Vote: 2/3

I move that the Town votes to amend its action taken under Article 40 of the Warrant at the 2015 Annual Town Meeting, which vote authorized the borrowing of \$319,000 for the purpose of paying for the design and engineering services for making school site safety, circulation, drainage and infrastructure improvements at the West Elementary School, including the payment of all costs incidental and related thereto, so that such funds may, instead, be borrowed and expended to pay costs of design, engineering and construction services for the Sanborn Elementary School, including the payment of all other costs incidental and related thereto. Any premium received upon the sale of any bonds or notes issued pursuant to this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

ARTICLE 61

**RIVER ROAD SENIOR RESIDENTIAL COMMUNITY
OVERLAY DISTRICT CHANGE IN AGE RESTRICTIONS**

See Page 79 of the Finance Committee Report

Vote: 2/3

Move to withdraw Article 61 from the Warrant.

ARTICLE 62

GREENWOOD ROAD SIDEWALK

To see if the Town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$888,000 for the purpose of constructing a sidewalk on Greenwood Road between Lowell Street and High Plain Road, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

I move to transfer the sum of \$888,000 from Free Cash and appropriate the sum of \$888,000 for the purpose of paying costs of constructing a sidewalk on Greenwood Road between Lowell Street and High Plain Road, including any other costs incidental and related thereto

ARTICLE 63

DASCOMB ROAD SIDEWALK

To see if the town will vote to raise by taxation, borrowing, or transfer from available funds or by any combination thereof and appropriate the sum of \$800,000 for the purpose of constructing a sidewalk on Dascomb Road between Clark Road and Andover Street, including any other costs incidental and related thereto, or to take any other action related thereto.

Vote: Majority

I move to transfer the sum of \$800,000 from Free Cash and appropriate the sum of \$800,000 for the purpose of paying costs of constructing a sidewalk on Dascomb Road between Clark Road and Andover Street, including any other costs incidental and related thereto.

ARTICLE 64

SPRING GROVE CEMETERY TRANSFER OF PROPERTY

See Page 82 of the Finance Committee Report

Vote: 2/3

Move to approve Article 64 as printed in the Warrant.

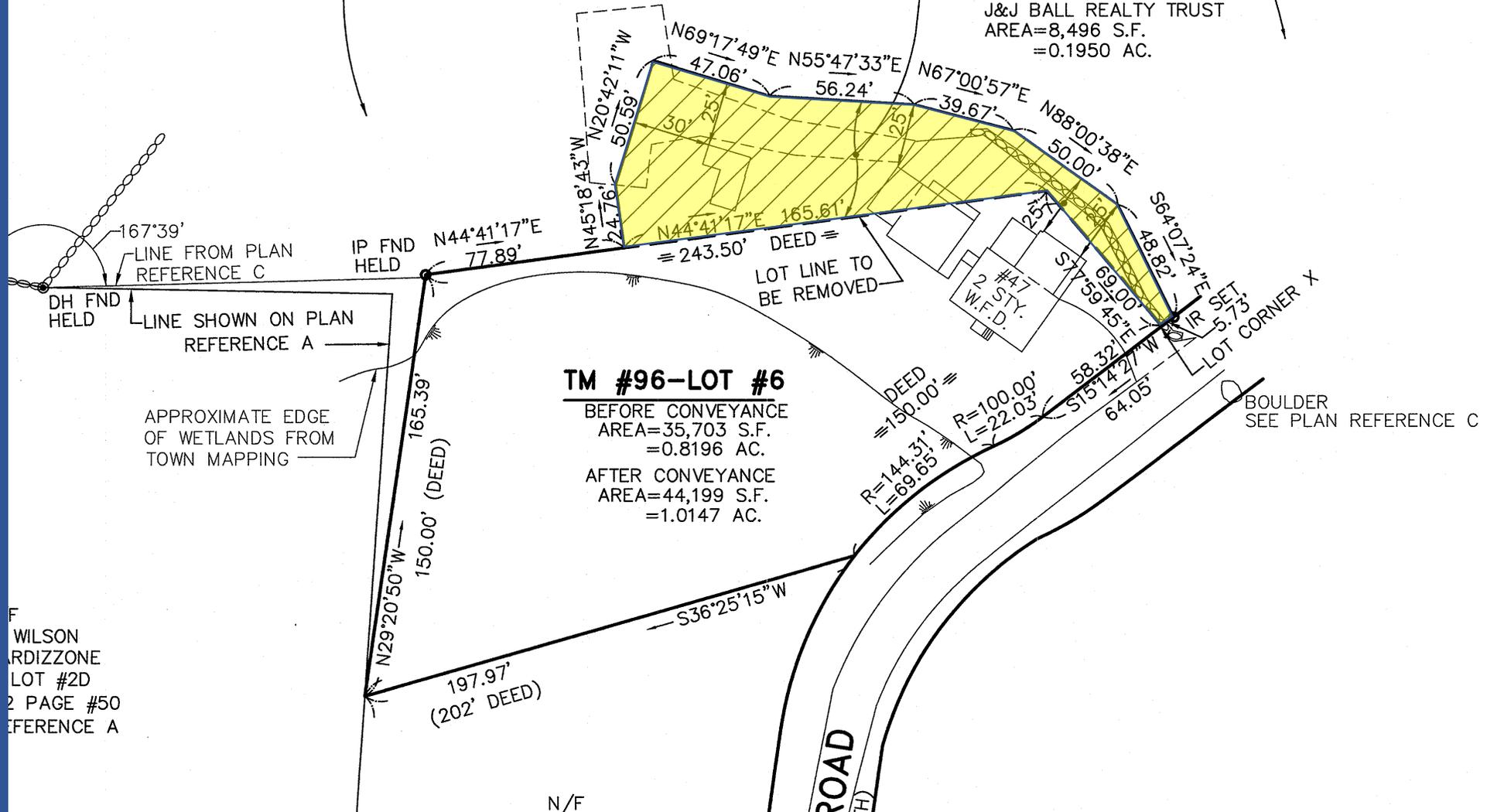
Article 64

Spring Grove Cemetery
Transfer of Land



8,496 sq. ft.

AREA TO BE CONVEYED FROM THE INHABITANTS OF THE TOWN OF ANDOVER TO J&J BALL REALTY TRUST
AREA=8,496 S.F.
=0.1950 AC.



TM #96-LOT #6

BEFORE CONVEYANCE
AREA=35,703 S.F.
=0.8196 AC.

AFTER CONVEYANCE
AREA=44,199 S.F.
=1.0147 AC.

F
WILSON
ARDIZZONE
LOT #2D
2 PAGE #50
REFERENCE A

N/F

Addition - 1979

TYPE OF PERMIT ISSUED	PERMIT/DATE	OWNER	MAP/LOT/SDL/LC	PLAN #	C OF C	CHIMNEY
Dwelling and garage	426- 6/1/80	Allen Rogers	88/20			
Addition- porch	2284- 3/27/84	G.W. Tavenner	77/11			
Alteration- enlarge existing b'way	2293- 7/6/84	M. Lightenberger	77/13			
Single family residence	2461- 8/27/84	W.S. Rindler	77/16A			
Alteration	2511- 12/1/84	Don H. Larson	77/12			
Addition- Family room and dining	2609- 4/7/85	T. Tavenner	77/15			
Addition	2986- 11/3/85	Mrs. Ivor	96/5			
Addition- toilet room	3012- 11/22/85	Town of Andover				
Single family home	4928- 2/20/70	Wellece Wall	97/pt. of 172			6/5/70
New dwelling	5422- 9/17/71	W. & M. Peck	97/pt. of 1			
Storage shed	6175- 10/10/72	W. & M. Peck	97/pl. of 1			
Single family dwelling and garage	7617- 4/30/75	Philip Infurna	97/9A/1			
Addition- garage	8729- 11/25/76	Peter Longemann	77/36			
Addition	9895- 4/10/78	J. & R. Cleary	77/34			
Family Room Addition	1022- 8/17/74	John Bell	96/6			
Inground swimming pool	1126- 7-13-79	Philip J. DeFurno	97/9-A			
Storage Shed	1287- 9/7/79	George Ghiloni	77/29/C			
Re-roof (over)	1777- 4/22/81	Mrs. Caldwell	77/32/F			
Kitchen addition	2340- 5/11/81	John Leary	77/34/H			
Garage and Gleaner	3675- 4/13/84	Philip Infurna	97/9A/1	4587		
Re-roof (over)	4347- 10/12/84	Robert Hinney	98/20/84			
Two story addition	1372- 7/17/88	John Leary	77/34/H			
Garage 24 x 14	1526- 7/5/88	John R. Bell	96/6			
Replace existing deck with 6 x 18	4496- 2/8/89	Joseph Sullivan	77/36			
Remove existing deck and rebuild larger	5844- 8/12/90	Joseph Sullivan	77/36			
Roundover Only	6081- 7/24/90	Alex Giarallo	76/3A/29			
Single Family Dwelling	6249- 9/13/90	Alex Costello	76/3A/29	5450		

John R. Bell 1/1/91

1988 Garage Permits

PERMIT NO. 3828 APPLICATION FOR PERMIT TO BUILD — ANDOVER, MASS. V PAGE 1

1 MAP NO. <u>96</u>	LOT NO. <u>6</u>	2 PREVIOUS OWNER (LAST 2 YEARS)	DATE	BOOK	PAGE
ZONE	SUB DIV. LOT NO.				
SITE ADDRESS <u>47 Spring Grove Rd</u>	TYPE OF STRUCTURE <u>24x24 Garage</u>				
OWNER'S NAME <u>John R Ball</u>					
OWNER'S ADDRESS <u>47 Spring Grove Rd TEL 475-8495</u>					
ARCHITECT'S NAME					
BUILDER'S NAME <u>John R Ball</u>					
ADDRESS <u>47 Spring Grove Rd TEL 475-8495</u>					
CITY/TOWN <u>Andover</u>					
DISTANCE TO NEAREST BUILDING					
DISTANCE FROM STREET	POOL: INGROUND <input type="checkbox"/> CONCRETE <input type="checkbox"/> VINYL <input type="checkbox"/>				
DISTANCE FROM LOT LINE(S) SIDE: S _____ FEET	NO. OF STORIES				
AREA OF LOT	FRONTAGE	SIZE OF FLOOR TIMBERS 1ST _____ INCH _____ RAFTERS _____			
NEW <input type="checkbox"/>	CHANGE OF OCCUPANCY <input type="checkbox"/>	SPAN			
ADDITION <input type="checkbox"/>	MANUFACTURED BUILDING <input type="checkbox"/>	DIMENSIONS OF SILLS			
ALTERATION <input type="checkbox"/>	RELOCATION <input type="checkbox"/>	POST			
DEMOLITION <input type="checkbox"/>	GARAGE UNDER <input type="checkbox"/> ATTACHED <input type="checkbox"/>	GIRDS			
GENERAL INFORMATION		GIRTS			
EST. BLDG. COST <u>5,000</u>	HEIGHT AND THICKNESS FOUNDATION				
PLAN NO.	THICKNESS AND WIDTH OF FOOTING				
BOARD OF APPEALS DEC. NO.	CHIMNEY — BRICK <input type="checkbox"/> METAL <input type="checkbox"/>				
ELEC. PERMIT NO.	IS BUILDING ON SOLID (<input type="checkbox"/>) OR FILLED LAND (<input type="checkbox"/>)				
RECEIPT NO. <u>37785</u>	IS BUILDING CONNECTED TO TOWN WATER (<input type="checkbox"/>) WELL (<input type="checkbox"/>)				
	IS BUILDING CONNECTED TO TOWN SEWER (<input type="checkbox"/>) SEPTIC TANK (<input type="checkbox"/>)				

INSTRUCTIONS
SEE BOTH SIDES
PLANS MUST BE FILED AND APPROVED BY BUILDING DEPARTMENT
ALL CONSTRUCTION MUST CONFORM TO MASSACHUSETTS STATE BUILDING CODE

DATE FILED 5-25-88

John R Ball
SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMIT GRANTED 7 K 19 88 FEE 36.00

ok Conservation
E. Flaherty
7-8-88

APPROVED BY _____ NO. _____ DATE _____

BOARD OF HEALTH _____

PLANNING BOARD _____

BOARD OF SELECTMEN OR TOWN MANAGER
Leo T Daly

TOWN OF ANDOVER 3828

DATE 7. 8. 88

PERMIT TO BUILD

THIS CERTIFIES THAT JOHN R BALL
has permission to erect—alter buildings on 47 SPRING GROVE RD
to be occupied as 24x24 Garage

STRUCTURE

Foundation <u>OK 8-18 PA</u>
Frame
Final

P

Rough
Final

E

Service
Rough <u>11/17/88</u>
Final <u>11/17/88</u>

provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes and By-Laws relating to the Inspection, Alteration and Construction of Buildings in the Town of Andover.

All Permits shall become void unless operations are commenced within (6) months from date of approval, unless such time is extended by the Building Inspector.

ANY VIOLATION OF THE ZONING OR BUILDING REGULATION VOIDS THIS PERMIT

Leo T Daly
BUILDING INSPECTOR

To Occupy Building, a Certificate of Occupancy is Required.

This Card Must be Displayed in a Conspicuous Place on the Premises and Not Torn Down or Removed

No Lathing to Be Done Until Permission is Issued by Building Inspector

PENALTY FOR REMOVING THIS CARD

Filing was Made to the Conservation Commission

Form 2
COPY **FILE COPY**

Commonwealth of Massachusetts
DECE File No. _____
(To be provided by DECE)
City/Town: Andover
Applicant: John R. Ball

Determination of Applicability
Massachusetts Wetlands Protection Act, G.L. c. 131, §40

From: Andover Conservation Commission Issuing Authority
To: John R. Ball same
(Name of person making request) (Name of property owner)
Address: 47 Spring Grove Rd. Address: same
Andover, MA 01810

This determination is issued and delivered as follows:
 by hand delivery to person making request on _____ (date)
 by certified mail, return receipt requested on July 13, 1988 (date)

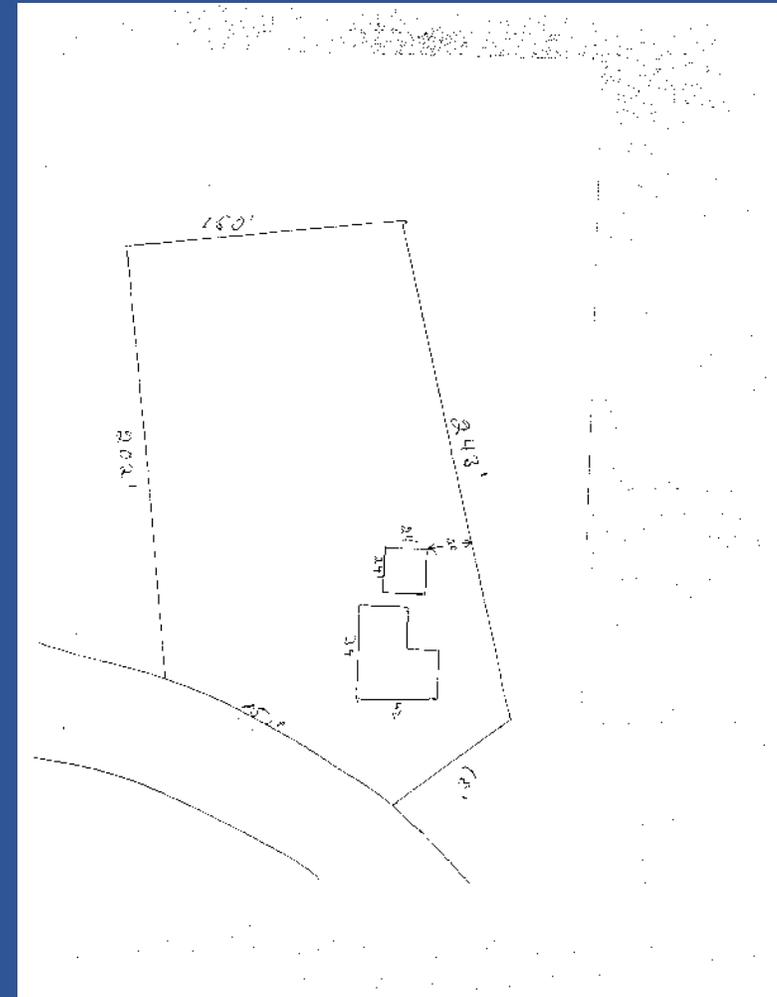
Pursuant to the authority of G.L. c. 131, §40, the Andover Conservation Commission has considered your request for a Determination of Applicability and its supporting documentation, and has made the following determination (check whichever is applicable):

This Determination is positive:

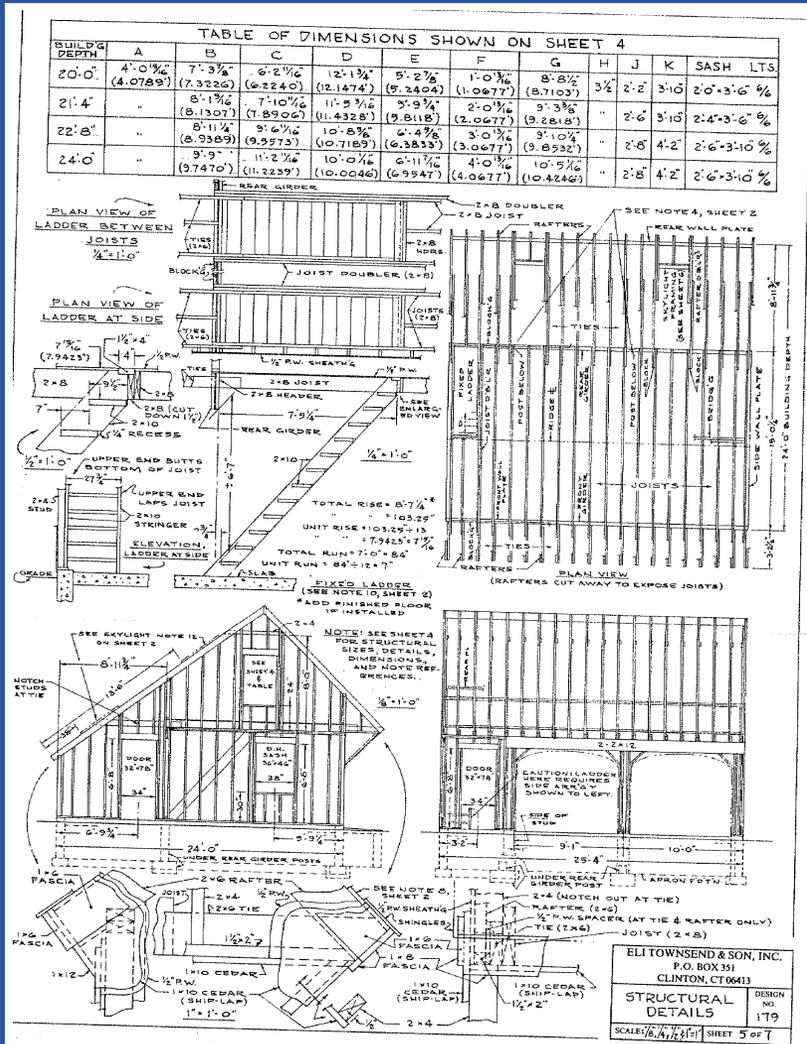
- The area described below, which includes all part of the area described in your request, is an Area Subject to Protection Under the Act. Therefore, any removing, filling, dredging or altering of that area requires the filing of a Notice of Intent.
- The work described below, which includes all part of the work described in your request, is within an Area Subject to Protection Under the Act and will remove, fill, dredge or alter that area. Therefore, said work requires the filing of a Notice of Intent.

Effective 11/1/87

2-1



Plans and calculations were submitted to the Building Inspector



PAGE 1 of 3

SUPPORT BEAM CALCULATION
FOR: JOHN R. BALL
OF ANDOVER, MA 47 Springwood Rd

CALCULATED BY: JOHN R. CHEVALIER, P.E.
July 21, 1988

John R. Chevalier 7-21-88

ELI TOWNSEND & SON, INC.
P.O. BOX 351
CLINTON, CT 06413
STRUCTURAL DETAILS DESIGN NO. 179
SCALE: 1/4" = 1'-0" SHEET 5 of 7

Dir. of Department of Public Works Christopher Cronin's letter to the Town Manager

“...The proposed area to be transferred to Ms. Ball, 8,496 sf, is of little to no use to either the Spring Grove Cemetery, or the Town of Andover. The area is within the 100' wetland buffer, which poses an obstacle for future development and/or for cemetery uses. Access to the area through the Spring Grove Cemetery would be a prohibitively steep slope, ranging from 14% to 32% grade.

The current projections of available space in the Spring Grove Cemetery is sufficient for the next 200 years for the general population, and well over 200 years in the area reserved for Veterans...”

If this Article passes...

- Authorizes the transfer of the land to the control of the Selectmen
- Authorizes Selectmen to petition the State Legislature for a Special Act
- Authorizes the Selectmen to convey the land in consideration of (at least) \$7,800.00, the appraised value (we have agreed to pay for the Town the cost of a new appraisal)

The following boards have voted to support this Article

- The Spring Grove Cemetery Commissioners
- The Board of Selectmen
- The Planning Board

ARTICLE 65	AMEND ANDOVER ZONING BYLAW ARTICLE XIII
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See Page 84 of the Finance Committee Report

Vote: 2/3

Move to withdraw Article 65 from the Warrant.

ARTICLE 66

PLANNING BOARD TERM

To see if the Town will vote: o amend Article III, §3(b)(1) of the Town By-Laws by striking the phrase "terms of five years" and replacing it with "terms of three years" and to apply the foregoing amendment to (a) new Planning Board candidates and (b) incumbent Planning Board candidates at the expiration of their terms.

Vote: 2/3

Move to approve Article 66 as printed in the Warrant.