

DRAFT

PLANNING BOARD
Minutes of the Meeting
Tuesday, November 3, 2009
Town Hall, 120 Main Street
Top floor conference room
7:00 PM

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2 Members present: John Simons, Chairman
3 Richard Rowen, regular member
4 Timothy Seibert, regular member
5 Michael Walsh, regular member
6 Courtney LaVolpicelo, regular member
7 Michael Colantoni, alternate member

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10 Staff present: Judy Tymon, Town Planner
11 Mary Ippolito, Recording Secretary

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13 Chair called the meeting to order at approximately 7:05 pm.

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15 **POSTPONEMENT:**

16 **none**

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18 **Chair called for 1. DISCUSSION:**

19 Nominate a PB member to the Community Preservation Committee. Chair is not going to
20 vote on this (for the record).

21 Motion by RR to re-appoint John Simons to CPC, 2nd by MW, vote was unanimous.

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24 **Chair called for 2. BOND RELEASE:**

25 314 Salem St. – Mr. Pickles, \$1K bond – Watershed Special Permit for garage and
26 addition.

27 Judy: made a site visit, grading was fine, no DPW issues.

28 Motion by RR, to release and close out the bond for 314 Salem Street, for \$1K, 2nd by
29 TS, vote was unanimous.

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32 **Chair called for 3. DISCUSSION:**

33 CDD1 & CDD2 ZONING DISTRICTS.

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35 Chair: asked for comments. RR: if it isn't broken leave it alone. CL: there isn't a
36 market for office space now; nobody is going to put money into developing land in this
37 district now. MW: doesn't see a feasible combination of property based on what he saw
38 Chair: it's almost premature because nobody has come forward to do it, wants to keep
39 this open for discussion in order to work with people and developers. Chair met w/Mr.
40 McGregor regarding his property located at Corridor Development District 2 said the

1 meeting went well, he gave PB idea of what he wants to do. RR: information that Judy
2 sent to the PB regarding the paper street almost messes up the piece of land that has
3 potential because it's probably going to be prevented from development because of the
4 paper street, unless somebody wants to buy out the rights of the people who have the
5 rights today.

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7 Judy: looked at plan that was submitted to Con/Com on Mr. Larkin property. Chair;
8 wants to have the same discussion that he had w/Mr. McGregor. Wetlands were
9 delineated on the plan. Plan shows a 50foot buffer line, wetlands are along Saville St. &
10 along Rte. 114.

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12 **Open Space Plan.** Judy & Jennifer of Conservation are working on an open space
13 plan and will have to put together a survey on the web site. Provide a component that
14 addresses accessibility for the Town recreational facilities.

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16 **Affordable Housing initiatives.** Judy: is working w/the Housing Partnership
17 Committee and Building Department, any abandoned homes/properties she's referring
18 them to the Housing Partnership, looking at these properties to acquire them or working
19 w/developer to re-develop them. Judy: the Greenery filed their building permit is going
20 thru the permitting process. Chair: CPC gave money to the Greenery on 95 Park Street
21 and Greenery got money from a Federal Tax Credit program.

22
23 RR: Fire Department donates their time to re-hab an historic building and CPC donated
24 money to that project.

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26 RR: On Dale Street near Gallagher's playground, we permitted a man to build a new
27 house right next to his existing house, looks like the new house is up but the conditions
28 were to tear down the old house? Chair: It's not completely done yet.

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30 MW: knows of a lot of stimulus money going around trying to stop foreclosures for
31 abandoned properties.... & to get a pre-approved list of developers in quick...that can
32 come in and do affordable housing....and be eligible for affordable tax credits. Michael
33 will see what he can find out

34
35 Judy: Town received funds to hire a consultant to work with the Town regarding
36 energy related bylaws. Chair: try to get PB some information.

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38 **Chair called for 4. DISCUSSION:**
39 Application for a Site Plan Review Special Permit under Section 8.3 of the North
40 Andover Bylaw. Town of North Andover proposes to construct a modular building
41 containing two classrooms, one office and two handicapped accessible restrooms
42 attached to the Kittredge Elementary School within the R-4 zoning district.
43 Proposing to locate modular units of approximately 2800 s.f. at the rear of the existing
44 Kittredge School.

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1 Judy: Submitted her written review, had a TRC meeting, this is a modular building
2 situated at the rear of the Kittredge School where there is currently a paved play area.
3 There is no change in traffic or circulation, no landscaping or screening that needs to be
4 provided, roof run off to be collected in a subsurface drainage system with additional
5 catch basin, manholes and piping to an existing system will flow out to catch basin on
6 Main Street. Reviewed by Gene Willis. Fire Department recommended proposed
7 modular units be sprinkled as well as the existing school due to safety reasons and age of
8 Building. Judy followed the same procedure as the Pre-K school which was granted on
9 1/12/09. Notified abutters waived application fees etc. and used the same language in the
10 draft decision that the PB recommended the approval of the attached conditions, called
11 the Pre-K document a Site Plan Review and used the Site Plan Review bylaw in order to
12 review the project.

13
14 Ben Gary, President, MG Marshall/Gary LLC: Explained the plan of land showing the
15 existing module unit constructed approximately 25 years ago. Highlighted area shows
16 proposed modular classrooms etc. Parents will drive around the building and existing
17 school for pick-up and drop-off at the large paved area. Project is a one story building.
18 Roof water from modular units (plus picking up roof water from existing building)
19 because it has caused rot in the past will now be connected to Main Street catch basin. If
20 entire building(s) were to be sprinkled it would exceed the cost of the money set aside for
21 the project Mr. Gary: Units are pre-designed, materials are made in a factory and shipped
22 modular units across the country. Will pour a foundation and a steel frame will support
23 the building. Solar tubes are proposed in order to get more light. Judy: Gene Willis
24 suggestion was to drain to a different catch basin. Gene Willis reviewed the calculations
25 and made a site visit. Mr. Gary: would like to start the project in January of 2010. Final
26 construction documentation is on the plan. The proposed office space will be used for
27 Community Programs. Sanitation is attached to the existing building.

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29 Edits: RR see page 2, this is not a Special Permit. Chair; In Findings of Fact, say this
30 was advertised and nobody had objections and you answered all questions. RR: entire
31 area will be enclosed by a fence. TS: See page 3 at top take out Special Permit. RR: any
32 additional lighting? Mr. Gary: yes. MW: is the developer the school department? Judy:
33 developer would be the School Dept. & project developer (be consistent under permit
34 definitions).

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36 Motion by RR to approve a Site Plan Review for the modular addition to the North
37 Andover Kittredge School as reviewed this evening, 2nd by MW, vote was unanimous.

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40 **Chair called for 5. DISCUSSION:**

41 1820, 1830 Turnpike Street, Stonewall Plaza – replacing approved sign with larger sign.
42 Judy: Site Plan Review Special Permit was granted in 2007. No sign permit was
43 approved at that time. Mr. Fodera, applicant, did submit a sign that exceeded the sign
44 Bylaw. Mr. Fodera, went to the ZBA for dimensional relief. Since that submission Mr.
45 Fodera made more changes, he wants to have room for tenants on the sign. Judy: sign is

1 actually in the same place on the Site Plan and same material. Chair: Judy to put
2 something in writing that the PB supports this project.

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5 **Chair called for 6. MINUTES OF THE MEETING:**

6 September 1, 2009

7 September 15, 2009

8 October 6, 2009

9 Motion by TS to approve the Minutes of 9/1/09, 9/15/09, and 10/6/09, 2nd by MW vote
10 was unanimous.

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13 Motion by RR to adjourn tonight's PB meeting, 2nd by MW, vote was unanimous,
14 meeting adjourned at approximately 8:20 pm.

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By order of the Planning Board

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Approved

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Please note: The Planning Board reserves the right to take items out of order and to discuss/or vote on items that are not listed on the agenda.