

*Town of North Andover  
PLANNING BOARD*

*John Simons, Chairman  
Lynne Rudnicki  
Michael Colantoni*



*David Kellogg  
Lora McSherry  
Peter Boynton*

*Meeting Minutes*

*Tuesday February 3, 2015 @ 7 p.m. @ Town Hall, 120 Main Street, North Andover, MA 01845*

1 Present: J. Simons, M. Colantoni, L. Rudnicki, L. McSherry, D. Kellogg, Peter Boynton

2 Staff Present: Jean Enright, Bonnie Wolstromer

3  
4 M. Colantoni : The planning board meeting for Tuesday, February 3, 2015 is called to order at 7 p.m.

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6 **PUBLIC HEARINGS**

7 CONTINUED: 351 Willow Street South, Bake N' Joy: Request for continuance

8 J. Enright: At the last meeting the applicant requested a continuance so that Lisa Eggleston could complete her  
9 review of the project. She has completed her review and has communicated that all of her concerns have been  
10 addressed. The construction project proposed consists of an 11K sq. ft. addition to the Bake 'n Joy facility located  
11 at 351 Willow Street South and construction of a new parking area. The applicant is also requesting a reduction in  
12 the required amount of parking spaces (214 spaces reduced to 140 spaces). One hundred and forty two spaces are  
13 proposed. Discussion at the last hearing was related to an existing berm that runs along the back side of the  
14 property along Route 125. John Morin will explain what they have done to mitigate the proposed removal of the  
15 berm.

16 J. Morin: The Morin Cameron Group, Inc.: Presented revised plans that incorporate the changes based on L.  
17 Eggleston's comments. Some minor modifications to the O & M plan and the Construction Plan were also made.  
18 To address the concerns raised by an abutter, Connie Prochniak of 24 Kathleen Drive, Andover, MA, the berm  
19 will not be entirely removed. The abutter's dwelling is approx. 460 ft. from the Bake 'n Joy addition. The existing  
20 berm, originally created in the 1990s as a buffer to eliminate noise generated from reefers that are no longer in use,  
21 will remain along the rear of the lot where the addition is being constructed all the way to the new parking area. In  
22 addition, a new 6 ft. high solid, stockade fence will be installed. The fence will be roughly 13' above the existing  
23 pavement and approx. 4 ft. higher than the original berm. Both the fence and berm will stop at the new parking  
24 area. Based on the uses proposed for the new addition, there is a required provision for 214 spaces. Bake 'n Joy is  
25 requesting a reduction of 35%, as allowed by special permit. This will reduce it down to 140 spaces. Bake 'n Joy  
26 has 140 total employees covering two shifts. Employee shifts are staggered and sales staff is out of the office most  
27 of the time. There is a maximum of 50 people on the second shift (arrive 3:30-4 p.m.) which will most likely park  
28 in the front of the building.

29 L. Rudnicki: Do you have an idea of how many employees are on the first shift? This is important information to  
30 know if you're asking for a maximum reduction in parking. If it's 160, it becomes an issue, e.g. 35% is the max  
31 we ever approve for a reduction.

32 J. Morin: There are 50 on the night shift and that leaves 90 on the day shift.

33 J. Simons: If we had to add parking, do we have room on the site to do it?

34 J. Morin: We have the ability to add potentially 24 additional spaces near the rear lot line, adjacent to the Andover  
35 Bypass.

36 D. Kellogg: Does Bake 'n Joy own the building? If Bake 'n Joy were to leave, we'd be limiting the potential  
37 buyers to 140 spaces?

38 J. Morin: Bake 'n Joy owns the building. If they sold the building, the new buyer would be limited to 140 spaces.

39 L. Rudnicki: If there was a change of use, they may not be.

40 L. Rudnicki: How many spaces have you lost due to snow storage in the last couple days?

41 J. Morin: Explained the snowplowing and snow blower procedures and areas.

42 L. Rudnicki: Expressed concern for snow removal proximate to the wetlands –visibility of placards?

43 J. Morin: Confirmed that Conservation has located markers along edge at the tree line, about four feet high.

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- 44 L.Rudnicki: A natural tree line is a buffer itself that will limit someone from pushing snow into the wetlands.  
45 Where is the Cape Cod berm?
- 46 J. Morin: Reviewed the 120' berm on the plan and where the runoff is directed to.
- 47 M.Colantoni: If you had the room for additional parking spaces, why not create 8 more spaces? Is it due to snow  
48 storage?
- 49 J. Morin: Bake'n Joy hasn't had any issues with parking since their parking lot expansion in the front of the  
50 building.
- 51 J. Simons: Include a provision where the Planning Department revisits the property in one year to evaluate any  
52 strain on parking, and whether a buffer is needed to shield headlights due to proximity to Route 125.
- 53 J. Morin: Requested a continuance to the next meeting and stated that he will not be able to attend on that date.
- 54 J. Simons: John Morin's presence at the next meeting is not critical for closure.
- 55 J. Enright: Jennifer Hughes anticipates closure at the next Conservation Commission meeting.
- 56 J. Simons: Recommends keeping the project open and prepare a draft decision for the next meeting (2/17/15).  
57
- 58 CONTINUED: 1046 Great Pond Road "Rudick Estates": Application for Definitive Subdivision to divide one lot  
59 into three lots, relocate one existing home on-site, and remove one structure.
- 60 J. Enright: The applicant has met with Gene Willis and Bruce Thibodeau from the DPW and is prepared to offer a  
61 proposed solution to the stormwater drainage issue that exists on the property.
- 62 P. Christiansen: Christiansen & Sergi, Inc.: Currently there are 4 existing homes on 1 parcel. The project is for a  
63 Definitive Subdivision Plan (on paper) that will reduce these to 3 homes on 3 separate lots. Two of the houses  
64 will utilize existing driveways. There is no need to create a new roadway off of Great Pond Road. This will  
65 reduce the amount of impervious area on the property. Jack Sullivan, engineer for the abutter, Paolino, objected to  
66 an onsite drainpipe that discharges on the property and then the water drains down onto the abutting property. He  
67 suspected that it was a sump pump and it has been determined that it is not. There is a catch basin in the Town's  
68 right-of-way that ties directing into a catch basin on the property and the Town does not have an easement for that.  
69 One of the abutter's concerns is that there is a wetland there and it is being made worse with this water. That  
70 wetland cannot be deprived of water. The proposal is to put in another manhole with a 4" line and then have the  
71 overflow for anything greater than what the 4" line cannot handle. There would be a new 12" line that runs to the  
72 rear of the 1046 Great Pond Road property and a level spreader put in that section. Jack Sullivan, abutter's  
73 engineer, is ok with this design. Gene Willis, DPW, is also ok with it, but the Town wants an easement for the  
74 drain line from the catch basin in GPR to the catch basin on the property in order to be able to keep it clear.
- 75 J. Simons: This would require a Watershed Special Permit for construction of the pipe and has our consultant  
76 reviewed this as yet?
- 77 P. Christiansen: The subdivision plan has been filed and we will have to file for a Watershed Special Permit for  
78 the construction on this pipe.
- 79 J. Enright: Although this is outside of the 100' buffer Phil will need to review the plan with Jennifer Hughes of  
80 Conservation because the hydrology is changing. Lisa Eggleston will need to review it as well.
- 81 J. Enright: The clearing done previously in the rear of the lot should be addressed in the special permit as well.
- 82 P. Christiansen: Confirmed that it will be included in the special permit.  
83
- 84 **MINUTES APPROVAL**
- 85 MOTION: L.Rudnicki motioned to approve the January 20, 2015 meeting minutes. Motion seconded by  
86 M. Colantoni. The vote was 5-0, unanimous in favor.

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**ADJOURNMENT**

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90 MOTION: David Kellogg motioned to adjourn the meeting, the motion was seconded by L. Rudnicki. The vote  
91 was 5-0, unanimous in favor. Meeting adjourned @ 7:40 p.m.

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**MEETING MATERIALS:**

95 February 3, 2015 Agenda; 351 Willow St.: Morin-Cameron Group, Inc. 11/12/2014, Existing Condition Plan, Site  
96 Plan of Land 11/12/2014, Details/Site Plan 11/12/2014, Details/Site Plan 11/12/2014, Morin-Cameron Response  
97 to Eggleston Environmental letter dated 1/20/2015, Construction Period Pollution Prevention Plan 11/12/2014-  
98 Revised 1/19/2015, Long Term Pollution Prevention Plan 11/12/2014-Revised 1/19/2015; 1046 GPR: Definitive  
99 Subdivision Plan for 'Rudick Estates'-Existing Conditions Revised 11/12/14, Construction Details Revised  
100 11/12/14, Proposed Conditions Revised 11/12/14, 1046 GPR Memo 11/12/14 to N.A. Town Planner from Gene  
101 Willis Town Engineer re: Existing Catch basin @ 1046 GPR, 1046 GPR Memo 2/3/15 to N.A. Town Planner from  
102 Gene Willis DPW Proposed Drainage, Proposed Drainage Modification Plan 1/7/2015, Proposed Drainage  
103 Modification Profile 1/30/15; 150120 PB Meeting Minute DRAFT.

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