

PLANNING BOARD
Meeting Minutes
Tuesday, February 21, 2012
Town Hall, 120 Main Street
7:00 PM

1 Present: J, Simons, T. Seibert, M. Colantoni, R. Rowen, D. Kellogg

2 Absent:

3 Staff Present: J. Tymon, J. Enright

4 Meeting began at 7:02 pm.

5 **BOND RELEASE**

6 1635 Osgood Street: Tyler Munroe requested release of a \$2,000 performance bond associated with a
7 Site Plan Review for the construction of a garage.

8 **MOTION**

9 A motion was made by D. Kellogg to release all remaining bond money and accumulated interest for
10 1635 Osgood Street. The motion was seconded by M. Colantoni. The vote was unanimous.

11

12 **PUBLIC HEARINGS**

13 CONTINUED PUBLIC HEARING: North Andover Housing Authority, Fountain Drive,
14 Application for Special Permit-Site Plan Review. Applicant proposes to repave all existing roadway,
15 parking areas and bituminous walkways. Project includes reconstruction and addition of handicap ramps,
16 re-grading and widening of walkways, twenty four additional parking spaces, and minor landscaping.

17 J. Tymon: There hasn't been any additional information submitted. Gene Willis requested that a
18 condition be included in the Decision stating that the rain garden will be maintained by the North
19 Andover Housing Authority and not by the town's Department of Public Works.

20 **MOTION**

21 A motion was made by R. Rowen to close the public hearing for the North Andover Housing
22 Authority for Fountain Drive Site Plan Review. The motion was seconded by M. Colantoni.
23 The vote was unanimous.

24 **MOTION**

25 A motion was made by R. Rowen to approve the Special Permit for Fountain Drive, as amended
26 this evening. The motion was seconded by D. Kellogg. The vote was unanimous.

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28 CONTINUED PUBLIC HEARING: 102 Peters Street, Application for Special Permit-Site Plan
29 Review. Applicant proposes to raze a single family home and to construct a 2,745 sq. ft., single story,
30 commercial building with an eleven (11) parking space parking lot, landscaping, and site utilities.

31 J. Tymon: Updated plans have been received. The applicant has spoken with the DPW and has resolved
32 a number of issues Gene Willis had regarding the runoff onto the street. A stone trench with a grass berm
33 at the end has been added. L. Eggleston has not reviewed the most recent updates so there are still some
34 open drainage issues. Dermot Kelly, traffic engineer, is here to discuss traffic.

35 B. McCloud, Andover Consultants Inc.: Believes the drainage issues have been addressed and are
36 resolved. Distributed a letter dated February 21, 2012 from James S. Fairweather II, P. E. which
37 summarized G. Willis' comments along with Andover Consults Inc. responses.

38 R. Rowen: Is the sewer easement discussed at the last meeting still an open issue?

39 B. McCloud: Believes it was resolved. When the town took this easement they took 15' and this project
40 will not put anything inside the easement.

41 Dermot Kelly, Traffic Engineer: Provided an overview of the traffic report he submitted to the Board.
42 Discussed total traffic counts, number of estimated vehicles entering and exiting the site during peak

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43 hours, queuing estimates, and the impact on the traffic light at the intersection of Rt. 114 and Peters
44 Street.
45 T. Seibert: If a car is driving west on Peters Street and stops to take a left into this parking lot will cars be
46 able to drive around the car?
47 D. Kelly: If the car attempting to turn left is straddling the yellow line then cars should be able to get by.
48 If the car is not straddling the yellow line another car should be able to squeeze by, unless it is a SUV
49 trying to turn left and a SUV trying to pass it. There is 14' from the double yellow centerline to the edge
50 of the roadway.
51 R. Rowen: If someone is traveling west on Peters Street and stops to take a left into this property will
52 traffic back up into the intersection?
53 D. Kelly: If the car turning left straddles the double yellow there should be enough space for cars to pass
54 by.
55 Jeffrey Sheehy, Applicant: This property could have up to two tenants. According to the parking
56 regulations it could be half medical and half professional or one hundred percent professional offices.
57 There could not be two medical offices.
58 J. Tymon: We still need L. Eggleston's review comments.
59 J. Simons: Those can be reviewed at the next meeting.

60
61 **DISCUSSION**
62 Proposed Zoning Change: 1018 Osgood Street from I-S to B-2. Parcel contains a single-family dwelling
63 unit. Abutting parcels are zoned B-2.
64 J. Tymon: Abutting properties and the property across the street are zoned B-2 and General Business.
65 The residential structure on the property is in disrepair and the property has been recently sold.
66 J. Simons: Were these surrounding parcels always B-2?
67 J. Tymon: Not sure.
68 Mark Gross, Representing the owner of the property, J. H. Shay Holdings: The parcel is .65 acres. It
69 would meet all the dimensional requirements of the B-2 Zoning District. The intent is to develop some
70 type of retail business, possibly a food serving restaurant. There are two processes by which this parcel
71 could be rezoned, a zoning petition by the Planning Board or by a Citizen's petition.
72 J. Simons: Can you clarify what you are likely to do here?
73 M. Gross: No, it will be something appropriate for the area in terms of size and scale; probably a fast
74 food operation.
75 J. Tymon: Is the person that owned it the person that owns the Dunkin' Donut franchise at the gas
76 station?
77 M. Gross: I don't believe so.
78 J. Simons: Asked Mark to work with J. Tymon to try to provide more clarity on what development is to
79 be done on the property.
80 J. Tymon: Discussed possible timetables for the closing of the Warrant, Public Hearings, and Town
81 Meeting.
82 J. Simons: Asked J. Tymon to look at all of the parcel zoning along Osgood Street to see if other changes
83 may make sense.

84
85 **MEETING MINUTES**
86 **MOTION**:
87 A motion was made by D. Kellogg to approve the February 7, 2012 meeting minutes. The motion was
88 seconded by R. Rowen. The vote was Unanimous.

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90 **ADJOURNMENT**

91 **MOTION:**

92 A motion was made by M. Colantoni to adjourn the meeting. The motion was seconded by T. Seibert.

93 The vote was unanimous.

94

95 The meeting adjourned at 8:00 pm.

96

97 **MEETING MATERIALS:** Agenda, draft Decision for North Andover Housing Authority Fountain
98 Drive dated Feb. 21, 2012, Dermot J. Kelley traffic report for 102 Peters Street dated December 28, 2011,
99 Response letter dated February 21, 2012 from James S. Fairweather II, P. E. RE: 102 Peters Street,
100 Architectural plans for 102 Peters Street, MIMAP print of 1018 Osgood Street, Letter dated February 9,
101 2012 from Mark S. Gross, P. E. RE: 1018 Osgood Street, Letter dated February 14, 2012 from Urbelis &
102 Fieldsteel, LLP RE: Steven R. Tryder v. NA Planning Board, et al., draft meeting minutes for February 7,
103 2012.