

APPROVED

5-8-07

Call To Order:

The meeting was called to order at 7:38 p.m. Present were Chairman, Paul Salafia, and members, Linn Anderson, John McDonnell, Vice chair, Sheila Doherty; also present were Director of Planning, Paul Materazzo, Senior Planner, Lisa Schwarz and Planner, Jacki Byerley.

Warrant Articles 48 & 49:

The Board opened the public hearings on the proposed amendments to the Zoning By-law Section 4.1.4.4. Mixed Use District and amendments to the Zoning By-law Section 9.6. Design Review.

Mixed Use:

Ms. Byerley reviewed her memo to the Board dated February 7, 2007 and a PowerPoint presentation for town meeting. Ronald Sandfield of 10 Harding Street questioned why the by-law is being proposed. Ms. Anderson noted that there are currently no building size limitations in the Mixed Use District and this amendment encourages a variety of development by controlling the size of any one establishment. The Board discussed the presentation and suggested that Town Meeting voters should be told that currently there are no size limitations in the Mixed Use District and the Board is recommending approval of this article because it limits the size of any one establishment to 65,000 square feet. Mr. Sandfield questioned if the article takes into consideration the businesses in the downtown area. The Board noted that they see this by-law as a way to enhance and extend the downtown area. Alex Driscoll of 11 Forbes Lane noted that she is strongly in favor of the proposed article. Mr. Sandfield thanked the Board and staff for incorporating a mixed-use district that compliments the downtown area. Mr. and Mrs. Deyoreo of 41 Bartlet Street questioned the proposed rezoning of Punchard Ave. Ms. Byerley noted that that article has been withdrawn. On a motion by Ms. Anderson seconded by Ms. Doherty the Board voted to close the public hearing to amend section 4.1.4.4. Mixed Use District **Vote:** Unanimous (4-0); on a motion by Ms. Anderson seconded by Ms. Doherty the Board voted to recommend approval of the Article 48 to amend section 4.1.4.4. Mixed Use District. **Vote:** (3-0-1) Mr. Salafia, Ms. Doherty, Ms. Anderson and voting yes and Mr. McDonnell abstaining.

After the vote Ms. Anderson made a motion that Mr. McDonnell seconded to reconsider the Board decision and reopen the public hearing for the Stormwater Management article. Ms. Byerley questioned if Ms. Anderson could make the motion since she voted against the article, and noted that it does not need a public hearing because it's a general by-law not a zoning change. On a motion by Ms. Doherty seconded by Ms. Anderson the Board voted to reconsider their recommendation for the Stormwater Management By-law and re-discuss it at their February 27th meeting at 8:00 p.m. **Vote:** (4-0)

Warrant Articles:

The Board opened the discussion on the proposed warrant articles for the land disposition of 2 Pepperidge Circle & 129 Summer Street, 3 & 5 Monahan Lane, 8 Agawam Lane. The Board reviewed Mr. Materazzo's memo dated February 7, 2007. Following a detailed discussion of the properties, the Board closed the discussions and made the following recommendations.

2 Pepperidge Circle & 129 Summer Street:

On a motion by Ms. Anderson seconded by Ms. Doherty the Board voted that 2 Pepperidge Circle and 129 Summer Street are no longer need for municipal purposes and should be disposed of at public auction. **Vote Unanimous (4-0)**

3 & 5 Monahan Lane:

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted that the Andover Housing Partnership Committee review each lot for the possibility for affordable housing as their first priority and if the lots are not suitable for affordable housing then the lots be transferred to Avis at a future date at Town Meeting. **Vote Unanimous (4-0)**

8 Agawam Lane:

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to remove 8 Agawam Lane from the list of properties that are no longer needed for municipal purposes for further study from the Conservation Commission to determine if it's desirable for recreational purposes. **Vote Unanimous (4-0)**

Congregation Beth Israel:

The Board opened the discussion that was continued from the January 9th meeting on an application for a Site Plan Review submitted by Congregation Beth Israel to construct a new 18,129 s.q. ft. temple and associated site work. Joe Peznola of Hancock Associates representing the applicant, gave an overview of the proposed construction including the exterior elevations and the main entrance. He discussed how the temple is broken down into four areas the school, administration, kitchen and the temple. He also noted that the mechanical equipment would be in the attic, there is no wall pack lighting proposed. Mr. Peznola reviewed changes to the plans including the wetland line per Conservation Commission and the reconfiguration of the parking. He reviewed the updated lighting plan and noted there would be 21 twelve-foot parking lot lights, 2 lights at the entrance and 24 soffit lights. He also reviewed the acoustic data for the chillers, and stated that the chiller will be enclosed to further reduce the noise. He also noted that the nearest structure is 300' from the chiller. With regard to the existing structure on the site, the applicant has decided not to raze the house but noted it will be secured and monitored by security. Ms. Byerley reviewed her memo to the Board dated February 7, 2007 and reviewed the outstanding issues that will be discussed at the Board's April 10th meeting.

Design Review Section 9.6:

The Board took up the public hearing for amendments to the Zoning By-law Section 9.6. Design Review. Ms. Schwarz reviewed her memo to the Board dated February 7, 2007 and the Design Review Task Force role in drafting recommended changes to the existing by-law. On a motion by Ms. Anderson seconded by Ms. Doherty the Board voted to close the public hearing to amend the Zoning by-law Section 9.6. Design review. **Vote Unanimous (5-0)**; on a motion by Ms. Doherty seconded by Ms. Anderson the Board voted to recommend approval of Article 49 to amend the Zoning by-law Section 9.6. Design review **Vote Unanimous (4-0)**

Pike School:

The Board took up the deliberations for a Site Plan Review on an application by Pike School to construct an addition for a new 280-seat auditorium and renovations to the

Pike School (cont.):

existing school totaling 17,000 sf. and associated site improvements. The Board reviewed Ms. Byerley's memo to the Board dated February 8, 2007 and suggested changing the language in the last sentence in condition # 4 to read "Hauling of earth materials and heavy equipment on the site shall not coincide with the drop-off or pick-up times for children for both the Pike School and public schools". On a motion by Ms. Anderson seconded by Ms. Doherty the Board voted to waive the processing and filing fees for the Pike School. **Vote Unanimous (4-0)**; On a motion by Ms. Anderson seconded by Ms. Doherty, the Board voted to issue a Site Plan certificate of Approval to the Inspector of Building subject to the eight conditions outlined in Ms. Byerley memo to the Board dated February 8, 2007 with an amendment to the last sentence in condition # 4 so that it will read: "Hauling of earth materials and heavy equipment on the site shall not coincide with the drop-off or pick-up times for children for both the Pike School and public schools". **Vote Unanimous (4-0)**;

Warrant Article:

The Board took up the discussion on the proposed warrant article for the land disposition of 37 River Road. On a motion by Ms. Doherty seconded by Mr. McDonnell the Board voted to recommend to the Board of Selectmen that 37 River Road is no longer need for general municipal purposes and that the land be transferred to the care, custody and control of the Andover Conservation Commission, or take any other action related thereto. **Vote Unanimous (4-0)**

Adjournment:

The Board voted to adjourn the meeting at 9:40 p.m.