

Call to Order:

The meeting was called to order at 7:40pm. Present were Chairman, Paul Salafia, and members, Linn Anderson, Selena Goldberg, John McDonnell, Vincent Chiozzi, also present were Director of Planning, Paul Materazzo, Senior Planner, Lisa Schwarz and Planner, Jacki Byerley

Planning Session:

Ann Constantine, Chair of the Design Review Board introduced the other members of the Design Review Board to the Planning Board. Ms. Constantine noted that the Design Review Board would work collaboratively with the applicant to make sure the applicant followed the By-Law guidelines. Ms. Anderson suggested that the Design Review Board document their recommendations and submit them to the Planning Board as part of the IDR process. It was decided that as part of the pre-application process the Design Review Board (DRB) would submit minutes and a design sketch to Planning Board and be put on the agenda as "Other Business" to keep the Planning Board informed. The Board discussed the process that the DRB would follow and suggested the DRB send a summary of their decision to the Planning Board members as part of the IDR process. The process will be as follows: Applicant meets with Design Review Board, they advise the Applicant, an application is filed, Hearing and IDR, and then Planning Board deliberates on the Application submitted.

RJ Kelly Companies:

Brandon Kelly and Scott Kelly, of RJ Kelly Companies gave an overview of their conceptual plans for future development of their holdings within the I-93 Junction Development Area. They noted that the area is comprised of 53.3 acres (28.7 in Andover and 24.6 in Tewksbury), and has the potential to create thousands of new jobs once fully developed. They also reviewed the vision for the area which includes a mixed-use for the entire development area and presented a conceptual mixed-use center consistent with the goals and objectives of the Tri-Town Task Force. The mixed-use buildings will house residential, retail and office space with all the amenities working together.

160 Dascomb Road:

The Board opened the public hearings that were continued from the October 23, 2007 meeting on an application by Condyne, LLC, for a Special Permit for a Major Non-Residential Project and a Special Permit for a Change in Parking Space Requirements at 160 Dascomb Road. Ms. Byerley reviewed her memo to the Board dated November 9, 2007 and informed the Board that all additional information requested had been submitted by the applicant. She also noted that the peer consultant, Janet Bernardo of ESS Group conducted the peer review and that Dana Perkins, Inc has addressed all ESS' concerns. Ms. Byerley updated the Board on the Dascomb Road PWED(Public Works Economic Development) Grant, and noted that the design is 100% complete. On a Motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to close the public hearings for Special Permits for a Major Non-Residential project and a Special Permit for a Change in Parking Space Requirements at 160 Dascomb Road. **Vote** (4-0-1) Mr. Salafia, Ms. Anderson, Ms. Goldberg, and Mr. Chiozzi voting yes and Mr. McDonnell abstained from the vote because he missed a hearing.

Reynolds Street:

The Board opened the discussion on an a request by Vale Realty Trust for a minor modification of the approved Definitive Subdivision, and Special Permit for Earth Movement (SP04-12) entitled "Reynolds Street". The Applicant is requesting to amend Condition No. 5 and delete Condition No. 8 of the which

Reynolds Street (cont.):

approved 1-lot definitive subdivision plan entitled "Reynolds Street". Ms. Byerley reviewed her memo to the Board dated November 9, 2007 including the applicant's reasoning for the modification, would delete Condition No. 8 because sewer will service the lot and the removal of the sentence from Condition No. 5 "The eastern edge of the paved roadway shall be no further than two (2') feet away from the eastern line of the Reynolds Street layout." She also noted that the request would have the pavement at a location of eleven (11') from the eastern line of Reynolds Street. Attorney Wayne Simmons, representing Mr. and Mrs. James Lyons, abutters to the project, requested that the Board not grant the minor modification request and require the Applicant to file a formal modification request pursuant to M.G.L. c. 41, sec. 81W. The Board was suggested that staff confer with Town Counsel to review the history and reasoning for the conditions of approval and the Board will review.

30 Shattuck Road:

The Board took up the discussion on a request from Boston Properties to extend Special Permit (SP97-30-02) that was approved by the Board in December 1997. On a Motion by Ms. Anderson, seconded by Mr. Chiozzi, the Board voted to extend the Special Permit through November 2008. **Vote Unanimous (5-0).**

Lincoln Woods:

Mr. Materazzo reviewed his memo to the Board dated November 13, 2007. Mr. Materazzo noted that Town Counsel has reviewed the documents and noted that the Condominium Documents are in accordance with Condition No. 4 of the Board's approval. On a Motion by Ms. Anderson, seconded by Mr. Chiozzi, the Board voted to approve the Conservation Restriction as presented and voted to approve the Condominium documents. **Vote Unanimous (5-0).**

Minutes:

On a Motion by Ms. Anderson, seconded by Mr. McDonnell, the Board voted to approve the minutes for October 9, 2007, October 23, 2007 and September 25, 2007 as amended. **Vote Unanimous (5-0).**

Warrant Article:

The Board took up the discussion of the suggested Town Warrant Articles. Ms. Byerley reviewed her memo dated November 6, 2007 regarding Zoning Amendments. The Outdoor Seating Ordinance was tabled. It was suggested to add having the Design Review Board and the Safety Officer review Outdoor Seating applications located in the Mixed Use and General Business Districts.

Adjournment:

The Board voted to adjourn the meeting at 10:35 p.m.