

**Call to Order:**

The meeting was called to order at 7:40pm. Present were Chairman, Paul Salafia, and members, Linn Anderson, Selena Goldberg, Vincent Chiozzi, and John McDonnell (arrived at 8:57 p.m.), also present were Director of Planning, Paul Materazzo, Senior Planner, Lisa Schwarz and Planner, Jacki Byerley.

**Lincoln Woods:**

The Board opened the public hearing on an application by RayVon Realty Trust for a modification of a Special Permit for a Multi-Family Dwelling Construction –Attached Cluster and a modification of a Special Permit for Earth Movement, located off Shawsheen Rd. The modification requested is to add a newly acquired 1.64-acre parcel of land to Lincoln Woods, a previously approved attached cluster development, to create one new 4-unit building and associated site work. This would reduce the originally for 5 buildings with some of the units housing 5 units, the proposal would increase the building to 6 buildings and off of Leah Drive the 5 unit building. Chairman Salafia discussed the Mullin rule and Board members in attendance. He asked the applicant if they wanted to move forward with the public hearings because one of the Board members would be late. Attorney Johnson noted that they wanted to move forward with the hearing. Dan Koravos of DK Engineering representing the applicant gave an overview of the proposed modification including the number of units on the new parcel and noted that the number of units in the original approval for 5 buildings with some of the units housing 5 units, the proposal would increase the building to 6 buildings and off of Leah Drive the 5 unit building would be reduced from 5-units per building to 4 units- per building. He also reviewed the access, sewer, fire hydrants, drainage, and the water main. The Board discussed the impervious surface, drainage, and lighting. Mr. Koravos reviewed the lighting which would be directed back from the abutting lots. He also reviewed the screening and the wetlands on site. Ms. Byerley reviewed her memo to the Board dated November 21, 2007 including comments from the IDR conducted on November 20<sup>th</sup>. She also noted the ESS Group will be conducting the peer review of the drainage. The Board questioned if the rain gardens were part of the original drainage design. Mr. Koravos noted that the original approval had an infiltration system. Raymond Cormier, applicant noted that the drainage system has been built; they are just adding rain gardens. Abutters to the project expressed concerns regarding the traffic, schools, and the density of multi-family developments, the run-off and how it might affect the slope. John Loosigian of 165 Shawsheen Road, an abutter to the project, expressed concern regarding the 200' wall bordering his property, and the loss of buffering because he can now see Caileigh Court from his house. The Board discussed the lighting and the landscaping on the previous approved plan. Several abutters expressed concern regarding the earth movement and the amount of fill needed. Jim McCainspoke in favor of the project. Lisa Doucette an abutter to the proposed project spoke regarding her concerns with the amount of multi-family housing within close proximity to each other and provided a handout of photos and pricing illustrating her concerns. The Board explained that the Bylaw outlined the criteria for the applicant to meet and they would take all information into consideration. On a motion by Ms. Anderson seconded by Mr. Salafia the Board voted to continue the public hearings for a modification of a Special Permit for a Multi-Family Dwelling Construction –Attached Cluster and a modification of a Special Permit for Earth Movement, located off Shawsheen Rd to January 8, 2008 at 8:30 pm **Vote Unanimous (4-0)**

**League of Womens Voters:**

Mr. Materazzo gave an overview of Andover's accomplishments from town departments and volunteers in making Andover energy efficient by recycling and conserving. Amy Janovsky and Becky Bachman member of the League of Women Voters gave an overview of the efforts and the people/organizations

involved in saving the Town \$432K. The Board discussed current changes in town such as I-93 interchange, Shawsheen Plaza and the town yard and the pros and cons regarding greener/sustainable **League of Womens Voters (cont.):**

developments. Ms. Janovsky noted that the state has revised MEPA process and its becoming mainstream and there a lot of assistance available and encouraged the Board to talk with Plant and Facilities Director regarding more greener/sustainable developments.

### **160 Dascomb Road:**

The Board took up the deliberations 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 20, 2007. Ms. Byerley gave an overview of her discussion with the Town Treasurer regarding the process for the distribution of a gift of money between the town of Andover and Tewksbury for the improvements to the roadway system surrounding 160 Dascomb Road. The Board reviewed the draft conditions and suggested changes in Ms. Byerley memo to the Board dated November 20, 2007. Some members stated that they were not comfortable with a sum of money offered as a gift, and would rather it was specific as to what the money can be spent on. The Board discussed options on how and in what form the money should be posted. Ms. Byerley noted that the conditions are in draft form and can be rewritten. On a Motion by Ms. Anderson seconded by Mr. Chiozzi the Board voted to approve the Special Permits for a Major Non-Residential project and a Special Permit for a Change in Parking Space Requirements at 160 Dascomb Road subject to the 18 conditions outlined in Ms. Byerley memo to the Board date November 20<sup>th</sup> with the following amendments.

Conditions # 3 add "date adopted and date revised;

Condition # 18 to read: "Prior to the start of construction a passbook account in the amount of \$10,000.00 payable to the Town of Andover shall be established by the applicant. This account shall be administered by the Planning Division and used to further the Dascomb Road Public Works Economic Development (PWED) application or otherwise fund traffic and roadway safety improvements in the Dascomb Area. Any funds remaining in this account ten (10) years after the date it is established shall be returned to the applicant or its successors."

Condition # 17 change decision to "decisions"

Condition # 9 delete the last sentence.

**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.

### **Swan Crossing III Signage:**

Mr. Materazzo reviewed his memo to the Board dated November 23, 2007 regarding two additional signs pursuant to condition # 32 of the Board's approval. The Board reviewed the sketch attached to Mr. Materazzo's memo and was in consensus that they liked the style of the sign, but suggested that sign # 1 read as follows "Swan Crossing Private Road, Residents Only". Sign # 2 should be relocated and should read "No Outlet". Staff will update the applicant accordingly.

### **Warrant Article:**

Mr. Materazzo reviewed his memo to the Board dated November 27, 2007 regarding proposed warrant articles from a previous July memorandum. The Board reviewed the list and they also reviewed Ms. Byerley's memo regarding zoning amendments. The Board agreed to take the following actions:

Item 1: Section 4.1.4.2 “clarify the average front setback” – hold

Item 2: Section 5.1. “revised parking standards” – hold

**Warrant Article (cont.):**

Item 3: Section 7.1.; “revise cluster development” hold for 2009 town meeting; staff will draft change to 5 acres and review the Town of Scituate by-law.

Item 4 Section 9.0., to add “economic impact statement” –remove

Item 5: Section 10.0 Definitions: customary home occupation; the Board discussed limiting the signage to be a maximum of 2 sf. and requiring that signage be affixed to the building, not freestanding. The Board decided to take up the discussion on home occupation again at their Dec.11<sup>th</sup> meeting.

Item 6: Stormwater management bylaw; the Board discussed and questioned if there will be an affidavit from the Inspector of Buildings. They also discussed consulting fees and -  
-how the Town can legally obtain, hold and use such fees. Ms. Byerley gave the Board an overview of the process that needs to be followed to pay consultants.

The Board suggested discussing all proposed warrant articles at the December 11<sup>th</sup> meeting.

**Adjournment:**

The Board voted to adjourn the meeting at 9:47 pm.