

Call to Order:

The meeting was called to order at 7:38 pm. Present were Chairman, Paul Salafia, and members, Selena Goldberg, Linn Anderson, Vincent Chiozzi and John McDonnell (arrived at 8:15); also present were Director of Planning, Paul Materazzo, Senior Planner, Lisa Schwarz, and Planner, Jacki Byerley.

Enterprise Bank:

Chairman Salafia gave an overview of the site walk the Board conducted today at 7:15 pm. Chairman Salafia noted that the Bank had eliminated all the spotlights attached to the light poles as requested during the last site visit; The Bank will relight the street lights along High Street, and relight 2 spot lights on the south side of the parking lot and the Board will revisit the site before their next meeting. Chairman Salafia noted that if the lighting is OK a final plan will be submitted by the Bank and approved by the Board.

10 Connector Road:

The Board opened the public hearings on an application by Standard Duplicating for a Special Permit for a Major Non-Residential Project and a Special Permit a Change in Parking Space Requirements at 10 Connector Road. Said application proposes an increase/addition of 20,705 sq. ft. to the existing 23,303 sq. ft. building which includes a new 900 sq. ft. addition to provide a lunch area. Brian Poisson of Approach Architects representing the applicant, gave an overview of the existing conditions and reviewed the history of the site. He also gave an overview of the proposed changes which would include the 1st floor being dedicated to a demonstration area, training room and operation/repair to the equipment; the 2nd floor would be future office space. Andy Truman of Simone Consultants, representing the applicant, gave an overview of the access, loading docks, parking area, the reconfiguration of the front entrance. He also noted they would angle the parking spaces and noted they are requesting a reserve parking area to be built in the future if needed. The Board discussed the project and noted they want to see the reserve parking lot design on the plan. The Board asked if there are any slopes in excess of 35% in the reserve parking area. Mr. Truman noted that there were no slopes in excess of 35% and also noted that they meet the stormwater management practices. Ms. Byerley reviewed her memo to the Board including comments from the IDR conducted on January 15th. She discussed the lighting plan and noted that a photometric plan should be submitted. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to continue the public hearings for a Special Permit for a Major Non-Residential Project and a Special Permit a Change in Parking Space Requirements at 10 Connector Road until February 26th at 8:45 pm and March 3rd at 8:00 pm. **Vote Unanimous (4-0)**

Lincoln Woods:

The Board opened the public hearings that were continued from the January 8th meeting 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 combine 1.64-acre parcel to Lincoln Woods, a previously approved attached cluster development, to create one new 4-unit building and associated site work. This will change the number of units per building originally approved by the board from 5 units per building to 4 units per building. Ms. Byerley

Lincoln Woods (cont.):

reviewed her memo to the Board dated January 18, 2008 including the Board's previous meetings and noted that all outstanding issues have been addressed. Lisa Doucette of 26 Lincoln Street expressed concern that the project may never be finished and that these types of developments are a burden to the community. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to close 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. **Vote Unanimous (5-0)**

Hay Bale Parish:

On a motion by Ms. Anderson and seconded by Mr. Chiozzi the Board voted to extend the performance guarantee for the Hay Bale Parish subdivision through January 2009 with the understanding the detention basin infrastructure and drainage system is functioning appropriately. **Vote Unanimous (5-0)**

Swan Crossing III:

Mr. Materazzo reviewed his memo to the Board dated January 15, 2008 including the applicant's request for a minor modification to allow for the driveway servicing building # 14 to be relocated off Ivana Drive rather than off Swan Lane. Mr. Materazzo noted there was no IDR however he forwarded the plans to the IDR team and there were no objections to the applicant's minor modification request. The Board reviewed the proposed request and Mr. Chiozzi suggested keeping the access open with a gate for emergency access only. Following a detailed discussion of Mr. Chiozzi suggestion the Board was in consensus to have staff check to see if police and fire want an 8' path with pavers and a gate for emergency access into the development.

176 River Road (Veterinarian Hospital):

Bernie Paquin of Dana F. Perkins, representing the applicant gave an overview of the Board's previous approval and the changes due to the architectural plan. He noted that to have the sidewalk handicapped accessible the finish floor elevation will be raised by 2'. Mr. Paquin noted that a catch basin was added, there would be less impervious area and there is no increase of runoff on site. Ms. Byerley reviewed her memo to the Board dated January 11, 2008 and noted the plans were sent to the IDR team and there were no objections to the changes. On a motion by Ms. Anderson seconded by Ms. Goldberg the Board voted to approve the changes as insignificant and forward a recommendation to the Inspector of Buildings that all conditions of the Site Plan Approval shall remain in full effect with the exception of condition # 2 which will be revised to read the plans dated 12/13/07. **Vote Unanimous (5-0)**

429 South Main Street:

The Board opened the discussion on an application for a site plan review by Andover Village Associates to build a two-story 3,500 sf. building to be used as a café and market/convenience store located at 429 South Main Street. Willard Perkins, owner and applicant, gave an overview of the proposed project including the multiple uses, such as a coffee shop, sandwich shop, indoor and outdoor seating ice cream stand, etc... similar to Butcher Boy in No. Andover. Dave Dolourey, co-owner, and resident of 437 South Main Street, noted that Mr. Perkins and he have

429 South Main Street (cont.):

had meetings with the immediate neighbors. Mr. Perkins noted that he sent out a mailing to abutters and held a neighborhood meeting and noted only one neighbor was concerned about traffic. However the traffic study report states there would be less traffic than the gas station that's currently on the site if it was in operation. Rob Bramhall, of Bramhall Architect and representing the applicant, gave an overview of the proposed design including access, parking, view from the street, deliveries, dumpster location, elevations of the building, and reviewed the building plans and building materials. Brian Polley, P.E. of Cuoco & Cormier and representing the applicant, gave an overview of the proposed project including drainage, utilities, parking and zoning requirements. Mr. Perkins gave an overview of the site limitations and the environmental issue on-site. Ms. Schwarz reviewed her memo to the Board dated January 7, 2008 including comments from the IDR conducted on January 15, 2008. The Board questioned the hours of operations and expressed concern with vehicular conflicts and turning movements with Rattlesnake Hill Road and the access from South Main Street. Annie Perkins, also part of the applicant team, gave an overview of the hours of operations which would be 6:00 am to 9:30 pm. Mr. Perkins reviewed the traffic study and site circulation. Ms. Schwarz reviewed the traffic summary from Dermott Kelly and Associates, the Arial photo, and noted that the revised plans will be forwarded to DPW for review. The Board discussed in detail site circulation, vehicular speed, access and egress off South Main Street, and expressed concern regarding the distance between the access off South Main St and Rattlesnake Hill Rd. The Board also requested that the residential homes be shown on the plans, and requested a photometric plan. On a motion by Ms Anderson seconded by Mr. McDonnell, the Board voted to continue the discussion on a site plan review for 429 South Main Street to February 12, 2008 at 8:45 pm. **Vote Unanimous (5-0)**

Adjournment: The Board voted to adjourn the meeting at 10:10 pm.