

**Call to Order:**

The meeting was called to order at 7:37 pm. Present were Chairman, Paul Salafia, and members, Vincent Chiozzi, John McDonnell (arrived at 7:39 pm) and associate member Joan Duff; also present were Director of Planning, Paul Materazzo, and Planner, Jacki Byerley.

**Warrant Articles:****Amend the zoning by-law Section 5.2. Signs:**

The Board opened the continued public hearing that was continued from the April 22<sup>nd</sup> meeting to amend the zoning by-law Section 5.2. Signs. On a motion by Mr. Chiozzi seconded by Mr. McDonnell the Board voted to close and take no action on the public hearing to amend the zoning by-law Section 5.2. Signs. **Vote Unanimous (4-0)**

**Amend the zoning by-law Section 5.2. Signs:**

The Board opened the public hearing to amend the zoning by-law Section 5.2. Signs. Ann Constantine, Design Review Board (DRB), Chair, gave an overview of the PowerPoint presentation of the proposed changes/deletions of Section 5.2 signs of the zoning by-law. Abby O' Hara a resident reviewed section 5.2.B. reviewed the changes and noted that if a sign is less than 4 sq.ft. a sign permit is not needed. Steve Cotton of Fosters Pond Corp. noted that the changes should include safety signs such as Fosters Pond dam etc... The Board reviewed the proposed changes and questioned if background color is being included in the square footage calculation. Kaija Gilmore, Inspector of Buildings gave an overview of her interpretation of the existing sign by-law and in her opinion what constitutes a sign. Mr. McDonnell noted that bylaw language should be defined and not left up to the interpretation of the reader. The Board expressed concern that there is no grandfathering provision for new occupants of businesses and questioned how the effects of the amendments would have on downtown businesses'. Ms Constantine noted that the Inspector of Buildings must certify a sign complies with the by-law before it's erected, altered, changed. Ms. Gilmore gave her opinion of what constitutes a sign. The President of the Andover Business Center Association spoke in favor of the proposed amendments. Following a detailed discussion regarding the liability of projecting signs over a public way, the measured height of signs, and what constitutes a sign the Board expressed concerns with the proposed amendments and suggested that DRB work on the entire sign bylaw over the next year. On a motion by Mr. Chiozzi seconded by Mr. McDonnell the Board voted to close the public hearing. **Vote Unanimous (4-0)**

**Residential Anti-Blight Bylaw:**

The Board opened the discussion that was continued from the April 8<sup>th</sup> meeting the on the proposed private warrant article to amend the General bylaw by adding a new bylaw entitled "Residential Anti-Blight By-law". John Kennedy of 31 Kirkland Drive noted that they have re-written the proposed by-law and will amend the article on town floor. Mr. Materazzo suggested that the Board take action on what was presented for the town warrant. The Board noted that they can't take action on an amendment they have not seen and suggested they act on it at town meeting. Ms. Gilmore the Inspector of Buildings noted that she spoke with town counsel regarding the amendments and will write comments as an enforcement officer. Ms. Gilmore also noted that she is opposed to the article because in her opinion it's not enforceable because it lacks specificity, substance and guidelines. Chairman Salafia suggested Ms. Gilmore write a

**Residential Anti-Blight Bylaw (cont.):**

memo to the Board with her comments and based on that memo the Board will hold a special meeting to vote on the article. Proponent's for the by-law noted the proposed by-law is modeled after other Massachusetts towns and noted they are looking for help because this is their 5<sup>th</sup> version. Chairman Salafia noted that at town meeting they need to convince the town to vote for their article and suggest getting a copy of Kaija's memo once she issues it to the Board. On a motion by Mr. McDonnell seconded by Mr. Chiozzi the Board voted to close the discussion on the proposed private warrant article to amend the General bylaw by adding a new bylaw entitled "Residential Anti-Blight By-law". **Vote Unanimous (4-0)**

**Discontinue/Abandon Portions of Dwight Street & School Street:**

The Board took up the discussion on the proposed private warrant article on a request by the Trustees of Phillips Academy to discontinue and to abandon unused portions of two existing public ways (Dwight St. & School St.) and to transfer the care, custody, management and control of the same and another certain parcel of land to Phillips Academy, in exchange for the conveyance of a certain parcel of land owned by Phillips Academy to the Town to be held under the care, custody, management and control of the conservation commission identified as Assessors' Map 26 lot 6 which was re-opened at the April 8<sup>th</sup> meeting. Mr. Materazzo noted that no new information has been received. Chairman Salafia noted he was uncomfortable supporting an article without sufficient information. On a motion by Mr. Chiozzi seconded by Mr. McDonnell the Board voted to rescind their prior recommendation for approval for Article 47 to discontinue and to abandon unused portions of two existing public ways (Dwight St. & School St.) and to transfer the care, custody, management and control of the same and another certain parcel of land to Phillips Academy, in exchange for the conveyance of a certain parcel of land owned by Phillips Academy to the Town to be held under the care, custody, management and control of the conservation commission identified as Assessors' Map 26 lot 6. **Vote Unanimous (4-0);**

On a motion by Mr. Chiozzi seconded by Mr. McDonnell the Board vote to take no position due to the lack of information on Article 47 to discontinue and to abandon unused portions of two existing public ways (Dwight St. & School St.) and to transfer the care, custody, management and control of the same and another certain parcel of land to Phillips Academy, in exchange for the conveyance of a certain parcel of land owned by Phillips Academy to the Town to be held under the care, custody, management and control of the conservation commission identified as Assessors' Map 26 lot 6. **Vote Unanimous (4-0)**

**Town Meeting Presentations:****Stormwater Management:**

Ms. Byerley reviewed the Stormwater Management PowerPoint presentation that will be presented at Town Meeting, including the 8 key components and timeline. The Board reviewed the presentation. Following a brief discussion the Board suggested some changes to the presentation and noted the Planning statement should be at the residents' level, not technical. Mr. Materazzo noted they need provide the Town Clerk with the speakers for the articles and suggested putting the Chair as the speaker.

**Town Meeting Presentations (cont.):****Customary Home Occupation:**

Ms. Byerley reviewed the Customary Home Occupation PowerPoint presentation that will be presented at Town Meeting. The Board reviewed the presentation and the goal of the proposed amendment which will provide safeguards, ensure residential character of neighbor, update businesses, and address current conditions. Ms. Duff will be the speaker for the article.

**Outdoor Dining:**

Ms. Byerley reviewed the Outdoor dining PowerPoint presentation that will be presented at Town Meeting. The Board reviewed the presentation and suggested the last slide was not necessary and Mr. Salafia will be the speaker for the article.

**Priority Development Site (43D):**

Mr. Materazzo reviewed the Priority Development (43D) Site PowerPoint presentations that will be presented at Town Meeting. The Board reviewed the presentations and suggested deleting the first and last slide and some other minor changes to the presentation. Mr. Chiozzi will be the speaker for the article.

**Residential Anti-Blight Bylaw:**

The Board took up the deliberation on the proposed private warrant article to amend the General bylaw by adding a new bylaw entitled "Residential Anti-Blight By-law". It was the Board's consensus to take a position the night of town meeting.

**Amend the zoning by-law Section 5.2. Signs:**

The Board took up the deliberation on the proposed article to amend the zoning by-law Section 5.2. Signs and the consensus of the Board was they were not comfortable with the amendments, due the lack of participation in the process. It was the opinion of the Board that the entire by-law needs to be reviewed not just certain sections. On a motion by Ms. McDonnell seconded by Mr. Chiozzi the Board voted to recommend disapproval of the proposed article to amend the zoning by-law Section 5.2. Signs with an explanation at town meeting. **Vote Unanimous (4-0)**

**Adjournment:** The Board voted to adjourn the meeting at 10:45 pm.