

Call to Order:

The meeting was called to order at 7:40 pm. Present were Chairman, Paul Salafia, and members, Linn Anderson, Selena Goldberg, Vincent Chiozzi, and associate member Joan Duff; also present were Director of Planning, Paul Materazzo, and Planner, Jacki Byerley.

Planning Session:

Mr. Materazzo reviewed his memo to the Board dated July 2, 2008 including staff's suggested articles for the Board's consideration. The Board reviewed Mr. Materazzo's memo to the Board dated July 2, 2008 including Smart Growth standards, shared parking, and Priority Development Sites (PDS). The Board also discussed the need to update the Master Plan, the Vision 21 Plan and the Housing Plan and suggested waiting until the Master Plan is updated before moving forward with any warrant articles. Mr. Materazzo noted that the Town is looking for economic opportunities to stimulate new growth in town. The Board discussed PDS development and some members expressed concern regarding expedited permit process. Chairman Salafia noted that he would be attending the next Design Review Board meeting on July 14th to discuss signage and noted at the next planning session would like a list of short and long term priorities for the Master Plan.

Merrimack Estates:

The Board opened the public hearings that were continued from the June 24th meeting on an application by Wiled Realty Trust for a proposed 8-lot Definitive Subdivision Plan and a Special Permit for Earth Movement entitled Merrimack Estates. Ms. Byerley reviewed her memo to the Board regarding Melmark's interest in the property. She also noted the Declaration of the Homeowners' Association gives the Homeowners' Association the right to maintain the detention basin by an easement. The Board suggested that Town Counsel review the documents. The Board also reviewed Melmark's original application for a Site Plan Review. Ms. Byerley continued the review of her memo including a request from AVIS asking for a 30' access in fee to AVIS land and noted DPW is reviewing the revised plan. The Board discussed AVIS' request and questioned why they need a 30' access. Alix Driscoll representing AVIS, noted they don't need 30' but would like it in fee so they don't intrude on homeowners. Ms. Driscoll noted the developer has not spoken with AVIS regarding an easement to loop the water line. Mr. Ed. Doherty noted when they approached AVIS about the water main looping, tAVIS did not want to grant the easement. He noted that he is working with Melmark for an easement. Ms. Byerley noted DPW prefers the water loop over Melmark property. The Board wants the applicant to provide documentation of ownership of the detention basin parcels, an easement over the detention basin for use by the HOA and the declaration of HOA for Town Counsel to review.

34 & 36 Oriole Drive:

The Board opened the continued public hearings from the June 24th meeting on the application of George Hughes and Douglas Ahern for a Definitive Subdivision plan entitled 34 & 36 Oriole Drive and a Special Permit for Earth Movement located at 34 & 36 Oriole Drive. Ms. Byerley noted the applicant is requesting that the hearing be continued without discussion until the July 22nd meeting and noted the applicant will provide drainage calculations requested by DPW for comments. On a motion by Ms. Anderson seconded by Mr. Salafia the Board voted to continue the public hearings on an application by George Hughes and Douglas Ahern for a Definitive

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34 & 36 Oriole Drive (cont.):

Subdivision plan entitled 34 & 36 Oriole Drive and a Special Permit for Earth Movement located at 34 & 36 Oriole Drive to without discussion until July 22nd at 7:31 p.m. **Vote** Unanimous (4-0)

Enterprise Bank:

Ms. Byerley noted the Safety Officer is on vacation and the discussion should be continued without discussion until the July 22nd meeting.

Town Yard Task Force:

Mr. Materazzo updated the Board on the ongoing town yard task force meetings.

Adjournment: The Board voted to adjourn the meeting at 8:46 p.m.