

ANDOVER, MASSACHUSETTS ZONING BOARD OF APPEALS MEETING AGENDA
Thursday, April 6, 2023, 6:30 P.M.

ANDOVER TOWN CLERK
ROUD 2023 APR 3 AM 11

Select Board Conference Room, 3rd Floor, Town Offices, 36 Bartlet Street, Andover
www.andovertv.org, Comcast Channel 22 & Verizon Channel 45

6:30 CONTINUED DELIBERATIONS

1. 47 Rattlesnake Hill Rd – Rieder – Z-23-2
Variance from §6.10.3.2 to install solar panels within the minimum side yard depth requirement.
2. 6 Carisbrooke St - Jolly - Z-23-4
Special Permit under §3.3.5 &/or Variance from §4.1.2 to construct an addition within the minimum side yard depth requirement.
3. 8 Fox Hill Rd – Hartshorn & Moran - Z-23-5
Special Permit under §3.3.5 &/or Variance from §4.1.2 to construct additions & alterations within the minimum front & side yard depth requirements.
4. 22 Stinson Rd - Chae - Z-23-7
Special Permit under §4.2.2 for the continued existence of a shed in the front yard area.

CONTINUED PUBLIC HEARINGS & DELIBERATIONS

5. 8 FRASER DR - DAY – Z-22-134
Variance from Art. VIII, §4.2.4 to construct a recreational building in the front yard area.

NEW PUBLIC HEARINGS & DELIBERATIONS

6. 14 GENEVA RD - ARNOLD – Z-23-23
Special Permits under Art. VIII, §§3.3.5.2 &/or 9.4 to raze & construct a non-conforming single-family dwelling.
7. 3 GERMANO WAY - MASSE – Z-23-25
Special Permit under Art. VIII, §3.1.3.F.4 to convert an existing detached garage into a Family Dwelling Unit.
8. 6 GEORGE STREET - JOHNSON – Z-23-29
Special Permit under Art. VIII, §3.3.5 &/or a Variance from Art. VIII, §4.1.2 to construct additions & alterations that won't meet the minimum side & rear yard depth requirements.
9. 140 Haverhill St – Medico 140 LLC & Commonwealth Detox Ctrs, Inc - Z-23-30
Special Permits under Art. VIII, §4.1.4.3.a, Appendix A, Table 2 &/or Reasonable Accommodation for setbacks; Variances from Art. VIII, §§3.3.4, 4.1.4.3.b &/or Reasonable Accommodation from the 300' buffer; and a Reasonable Accommodation to construct the project as proposed to the Planning Board and the ZBA without any further relief being required from the Zoning Board of Appeals for any matter within its jurisdiction.

CONTINUED PUBLIC HEARING & DELIBERATION

10. 140 Haverhill St – Medico 140 LLC & Commonwealth Detox Ctrs, Inc - Z-23-6
Modification of Decision Z-22-76 regarding parking circulation under §5.1.5.2.d; Special Permits under §§3.1.3, 3.3 &/or 4.1.4.3.b; &/or Reasonable Accommodations from §§3.1.3 & 4.1.4.3.b to construct & operate a hospital.

APPROVAL OF MINUTES

EXECUTIVE SESSION PURSUANT TO PURPOSE 7 & THE OPEN MEETING LAW

To go into executive session, pursuant to Purpose 7 and the Open Meeting Law, to review executive session minutes for the following dates: 1/19/23, 1/5/23, 10/7/21, 7/1/21 and not to return to open session.

VOTE TO ADJOURN

The above listing of matters are those reasonably anticipated by the Chair that may be discussed at the meeting. Matters may be discussed out of order or may be deferred.

If any member of the public wishing to participate in this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Town Manager's office at 978-623-8210 or manager@andoverma.gov.

To view documents associated with this agenda contact: zoning@andoverma.gov or 978-623-8627

WATCH the meeting at: <https://andovertv.org/government> OR

on **COMCAST CHANNEL 22** or **VERIZON CHANNEL 45**

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Per changes to the Open Meeting Law effective 7/1/10: Notices & agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.