

ANDOVER, MASSACHUSETTS ZONING BOARD OF APPEALS MEETING AGENDA

Thursday, May 11, 2023, 6:30 P.M.

The Hall, 2nd Floor, Memorial Hall Library, 2 N. Main Street, Andover

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ANDOVER TOWN CLERK
RCUD 2023 MAY 5 PM3:0

6:30 CONTINUED DELIBERATIONS

1. 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.
2. 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.
3. 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.
4. 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.

CONTINUED & NEW 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.
6. 8 FRASER DR - DAY - Z-23-47
Special Permit under Art. VIII, §4.2.3 to construct an accessory structure with a ground floor area larger than the dwelling.
7. 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.
8. 14 GENEVA RD - ARNOLD - Z-23-40
Party Aggrieved for review of a decision made by the Building Inspector.

NEW PUBLIC HEARINGS & DELIBERATIONS

9. 3 MACKENZIE COURT - LAM - Z-23-31
Variance from Art. VIII, §4.2.2 for the continued existence of a shed & carport that do not meet the minimum side yard depth requirement.
10. 21 LINCOLN STREET - CROSS - Z-23-44
Special Permit under Art. VIII, §3.3.5 &/or Variance from Art. VIII, §4.1.2 to construct an addition that won't meet the minimum front yard setback.
11. 50 CHESTNUT STREET - MASON - Z-23-45
Special Permit under Art. VIII, §3.3.5 &/or Variance from Art. VIII, §4.1.2 to construct a front porch that won't meet the minimum side yard setback.

APPROVAL OF MINUTES

ANNOUNCE APPROVAL &/OR RELEASE OF EXECUTIVE SESSION MINUTES

Announce the approval of the executive session minutes of 7/1/21, 10/7/21, 1/5/23, & 1/19/23
Announce the release of the executive session minutes of 7/1/21

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

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