

ANDOVER, MASSACHUSETTS ZONING BOARD OF APPEALS MEETING AGENDA

Thursday, July 6, 2023, 6:15 P.M.

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

www.andover.tv.org, Comcast Channel 22 & Verizon Channel 45

6:15 EXECUTIVE SESSION RE: 140 MEDICO LLC (140 HAVERHILL ST)

Board to vote to go into executive session for confidential communications with Town Counsel and pursuant to Purpose 3 to discuss strategy with respect to litigation regarding 140 Haverhill Street and that the Chair declare that an open session may have a detrimental effect on the litigation position of the Town and to return to open session.

6:30 CONTINUE TO AUGUST 3, 2023 WITHOUT OPENING

ANDOVER TOWN CLERK
ROUD 2023 JUN 30 AM 10:10

1. 2 DEERBERRY RD – GRAHAM – Z-23-59

Special Permit under Art. VIII, §3.3.5 &/or Variance from Art. VIII, §4.1.2 to construct a porch that will not meet the minimum front yard depth requirement.

CONTINUED DELIBERATIONS

2. 3 Penacook Pl – LeBranti – Z-23-48

Special Permit under Art. VIII, §3.1.3.F.4 for the continued use of a Family Dwelling Unit approved in Decision Z-18-38 & 4027.

3. 27 Brown St – Kasumov – Z-23-56

Special Permit under Art. VIII, §3.1.3.F.4 to construct a Family Dwelling Unit addition.

CONTINUED PUBLIC HEARINGS & DELIBERATIONS

4. 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.

5. 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.

6. 14 GENEVA RD - ARNOLD – Z-23-40

Party Aggrieved for review of a decision made by the Building Inspector.

7. 14 GENEVA RD - ARNOLD – Z-23-58

Variance from Art. VIII, §8.1.6.21 to raze & construct a single-family dwelling within the Watershed Protection Overlay District. [this hearing has not been opened yet]

8. 80 Summer St – Morris – Z-23-55

Special Permit under Art. VIII, §3.3.5 &/or Variances from Art. VIII, §§4.1.2 & 4.2.2 to construct additions that will not meet the minimum front or side setback requirements.

NEW PUBLIC HEARINGS & DELIBERATIONS

9. 23 WILLIAM ST - HUSBANDS – Z-23-57

Variance from Art. VIII, §§4.0 &/or 4.2.2 to construct rear stairs that will render an existing detached garage non-conforming.

10. 29 FOSTERS POND RD – GARBER / PURTLE – Z-23-60

Special Permits under Art. VIII, §§3.3.2, 3.3.3 &/or 3.3.5 &/or Variance from Art. VIII, §§4.1.1, 4.1.2, 4.1.3.2.C, &/or 10.0 to construct a side entry on a lot that lacks frontage as defined by the bylaw.

11. 422 HIGH PLAIN RD – RESTUCCIA – Z-23-61

Special Permit under Art. VIII, §3.3.5 &/or Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front yard depth requirement.

12. 23 PLEASANT ST - HADAD – Z-23-62

Variance from Art. VIII, §6.2.2 to keep horses on a lot lacking the minimum required area.

13. 4 NOB HILL CIRCLE - CRUMP – Z-23-63

Variance from Art. VIII, §4.1.2 to construct an addition that won't meet the minimum yard depth requirement.

14. 77 ESSEX ST – HENRY'S AUTOMOTIVE INC / 85 ESSEX LLC – Z-23-64

Variance from Art. VIII, §3.1.3.C.18 to allow the sale of motor vehicles.

15. 77 MAPLE AVE – MCKENNA / EADS – Z-23-65

Special Permit under Art. VIII, §3.3.5 &/or Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side setback.

APPROVAL OF MINUTES

VOTE TO ADJOURN

The above 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://andover.tv/government>, COMCAST 22, VERIZON 45 channels are subject to change by Andover TV according to their schedule.

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.