

ANDOVER, MASSACHUSETTS ZONING BOARD OF APPEALS MEETING AGENDA

Thursday, September 7, 2023, 6:30 P.M.

The Hall, 2<sup>nd</sup> Floor, Memorial Hall Library, 2 N. Main Street, Andover

www.andovertv.org, Comcast Channel 22 & Verizon Channel 45

**6:30 CONTINUED DELIBERATIONS**

1. 80 Summer St – Morris – Z-23-55  
Special Permit Art. VIII, §3.3.5 &/or Variances Art. VIII, §§4.1.2 & 4.2.2 to construct additions that will not meet the minimum front or side setback requirements.
2. 2 DEARBERRY RD – GRAHAM – Z-23-59  
Special Permit 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.
3. 7 ISLAND WAY - LASKI – Z-23-66  
Special Permit Art. VIII, §3.1.3.F.4 for the continued use of a Family Dwelling Unit approved in Z-18-86.
4. 3 DALLON RD - GAGNON – Z-23-67  
Variance Art. VIII, §4.2.2 to construct a detached garage that will not meet the minimum side yard setback.
5. 10 WASHINGTON AVE - ROUND – Z-23-68  
Special Permit Art. VIII, §3.3.5 &/or Variance Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side yard setback.
6. 5 CHESTER ST - STUART – Z-23-69  
Modification of Decision Z-22-108.
7. 13 HARTFORD CIR - SQUILLACIOTI – Z-23-71  
Special Permit Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit.
8. 21 WASHINGTON AVE – SAI BUILDERS, LLC – Z-23-72  
Special Permits Art. VIII, §§3.3.5 &/or 3.3.7 &/or Variance Art. VIII, §§4.1.2 &/or 4.1.3.2.d to raze a single family dwelling & construct a single family dwelling on a lot that lacks area & frontage & will not meet the minimum front yard setback.
9. 8 KENSINGTON ST - SIMKO – Z-23-70  
Special Permit Art. VIII, §3.3.5.2 &/or Variances Art. VIII, §§4.1.2 &/or 4.1.3.2.d construct an addition that will not meet the minimum yard depth requirements.

ANDOVER TOWN CLERK  
RCUD 2023 AUG 31 PM 1:5

**CONTINUED COURT ORDERED REMAND PUBLIC HEARING & DELIBERATION**

10. 1323 SOUTH STREET – FOREVER ENDEAVOR - Z-21-153  
Party Aggrieved for review of a decision made by the Inspector of Buildings &/or for a Special Permit Art. VIII, §3.1.3.C.23 to conduct a Contractor's Yard.

**NEW PUBLIC HEARINGS & DELIBERATIONS**

11. 81 SALEM STREET - SATLOW – Z-23-73  
Variance from Art. VIII, Section 4.2.4 to construct an in-ground pool that will not meet the minimum side setback.
12. 6 CHESTNUT STREET - HELLAUER – Z-23-74  
Special Permit under Art. VIII, Section 3.3.5 &/or Variance from Art. VIII, Section 4.1.2 to construct a deck that will not meet the minimum rear setback.
13. 116 WILD ROSE DRIVE – TETREAULT – Z-23-75  
Variance(s) from Art. VIII, Section 4.1.2 &/or 4.2.2 to construct a shed that will not meet the minimum setbacks.
14. 2 WORTHEN PLACE - BUONCONTRI – Z-23-77  
Variance from Art. VIII, Section 4.2.4 to construct an in-ground pool that will not meet the minimum side setback.
15. 22 ANDOVER ST – ANDOVER VARIETY, INC. – Z-23-78  
Variance from Art. VIII, Section 3.1.3.C.7 &/or a Modification of Decision #945 to operate a convenience store.

**7:00 REQUEST TO CONTINUE TO 10/5/23 WITHOUT OPENING THE PUBLIC HEARING**

16. 13 MARY LOU LN – ANDOVER COMMUNITY TRUST, INC. – Z-23-76  
Comprehensive Permit under MGL Ch. 40B to construct 1 permanently affordable nonconforming single family dwelling on a nonconforming lot.

**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](mailto:manager@andoverma.gov).

To view documents associated with this agenda contact: [zoning@andoverma.gov](mailto:zoning@andoverma.gov) or 978-623-8627

WATCH the meeting at: <https://andovertv.org/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.**