



Zoning Board of Appeals January 8, 2026 6:00 PM Town Offices  
Select Board Meeting Room  
36 Bartlet Street  
Andover, MA 01810

RECEIVED  
TOWN CLERK'S OFFICE  
2025 DEC 31 AM 9:10  
TOWN OF ANDOVER, MA

EXECUTIVE SESSION:

Board to move to go into Executive Session pursuant to Purpose 3 for confidential communication with Town Counsel to discuss strategy with respect to litigation filed by Christopher Nicholas and Laura Hulme and to reconvene in open session, and that the Chair declare that an open session may have a detrimental effect on the litigation position of the Town.

NEW HEARINGS

22 ARUNDEL STREET- COLIN FAHEY- ZBA-25-38

Variance from Article VIII, \4.1.2 and/or a Special Permit under Article VIII, \3.3.5 to construct a deck that will encroach into the side yard depth requirements

9 RUGGIERO WAY- LUCK LLC- ZBA-25-39

Variance from Article VIII, \4.1.2 and/or a Special Permit under Article VIII, \3.3.5 to construct an addition that will encroach into the side yard depth requirements.

12 BAYBERRY LANE- RYAN MAJEWSKI- ZBA-25-40

Variances from Article VIII, \7.9.2 and/or Article VIII, \4.2.2 to construct a detached accessory dwelling unit that encroaches into the side and rear yard depth requirements.

76 CHESTNUT STREET-LISA DEFRONZO- ZBA-25-41

Variance from Article VIII, \4.1.2 and/or a Special Permit under Article VIII, \3.3.5 to construct a second story addition that will encroach into the front and side yard depth requirements.

4 CUBA STREET- VASILI KARPAU- ZBA-25-42

Variance from Article VIII, y. 1.2 and/or a Special Permit under Article VIII, S3.3.5 to construct an addition that will encroach into the front and side yard depth requirements

CONTINUED DELIBERATIONS

17 FLORENCE STREET- CHRISTOPHER KNIGHT- ZBA-25-36

Article VIII \4.1.2 and/or a Special Permit under Article VIII, \3.3.5 to construct two decks that will encroach into the rear yard depth requirements.

61 CHESTNUT ST- MARK & MOLLY ZYTKOVICZ- ZBA-25-37

Special Permit under Article VIII, \3.1.3.F.4 to create a Family Dwelling Unit.

APPROVAL OF MINUTES

DECEMBER 4, 2025

OTHER BUSINESS

ELECTIONS OF CHAIR AND CLERK

VOTE TO ADJOURN

---

The above matters are those the Chair expects to discuss at the meeting. Matters may be discussed out of order or may be deferred. To view documents associated with this agenda contact: 978-623-8627 or [zoning@andoverma.gov](mailto:zoning@andoverma.gov) 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).