



Planning Board Meeting

Tuesday, February 24, 2026

7:30 P.M.

Select Board Room, 3rd Floor, 36 Bartlet Street

Broadcast on Comcast Channel 22 Verizon Channel 45

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TOWN CLERK'S OFFICE

2026 FEB 19 PM 12:37

TOWN OF ANDOVER, MA

PUBLIC HEARINGS SCHEDULED FOR 7:30 P.M.

100 River Road – Site Plan Review – Multifamily Overlay District (SPR26-01) and a Special Permit for a Mixed-Use Structure (SP26-01):

Public Hearings on applications submitted by JMC/SVP Old River Road LLC for a Site Plan Review – Multifamily Overlay District River Road and a Special Permit for a Mixed-Use Structure under Andover Zoning Bylaw Section 8.9. The applications are for a proposed 5-story, 479,500 SF residential building comprised of 432 units, 2,950 SF retail space, and 144,000 SF open-air structured parking garage, located at 100 River Road, Andover, MA, on property owned by JMC/SVP Old River Road LLC, and being more specifically identified as Assessors Map 143, Lot 8.

PUBLIC HEARINGS SCHEDULED FOR 7:45 P.M.

Town Meeting Warrant Article P25 – Zoning Bylaw Amendment – Historic Mill Overlay District Dimensional Regulations:

Public hearing on request of the Planning Board to see if the Town will vote to amend the Andover Zoning Bylaw by deleting Article VIII Section 8.5.6.4, Special District Regulations, Historic Mill Overlay District, Dimensional Regulations, Parcel Size.; or take any other action related thereto.

Town Meeting Warrant Article P26 – Zoning Bylaw Amendment – Portable or Removable Sign:

Public hearing on request of the Design Review Board to see if the Town will vote to amend the Andover Zoning Bylaw, Article VIII Section 5.2.6, "Portable or Removable Sign," to insert a new section 5, which shall read as follows:

5. Signs shall be limited to 60 days unless otherwise extended by the Building Department.

Town Meeting Warrant Article P27 – Zoning Bylaw Amendment – Prohibited Signs and Devices:

Public hearing on request of the Design Review Board to see if the Town will vote to amend the Andover Zoning Bylaw, Article VIII Section 5.2.4.5, Prohibited Signs and Devices, by inserting the phrase "or devices" to read as follows (added text underscored):

5. No animated, revolving, flashing backlit, exposed neon or similar exposed gaseous tube illuminated signs or devices shall be permitted.

DISCUSSION ITEMS:

1. Town Meeting Warrant Articles:
 - P4 – Fiscal Year 2027 Budget
 - P5 – Fiscal Year 2027 Capital Projects Fund
 - P6 – Capital Projects from General Fund Borrowing
 - P7 – Capital Projects from Free Cash

- P8 – Capital Projects from Water and Sewer Enterprise Funds
 - P9 – Financial Housekeeping Articles (A through H)
 - P11 – Dissolution of Revolving Funds
 - P12 – Minor Financial Articles (A through E)
 - P13 – General Housekeeping Articles (A through F)
 - P14 – Unpaid Bills
 - P15 – Chapter 90 Authorizations
 - P16 – Granting Easements
 - P17 – Stabilization Fund Bond Premium
 - P18 – Water Treatment Plant Maintenance
 - P19 – Sewer Collection System Maintenance
 - P20 – Indemnification of Public Safety Medical Costs
 - P34 – West Elementary Borrowing and Andover High School Maintenance
2. Minutes – February 10, 2026
 3. Other Planning Related Topics

ADJOURNMENT

The matters listed above are those that are reasonably anticipated by the Chair to be discussed at the meeting. Matters may be discussed out of order or may be deferred. Meetings are televised on Comcast Channel 22 and Verizon Channel 45 or may be viewed online at www.andovertv.org. Any member of the public wishing to attend this meeting who requires special accommodations in accordance with the Americans with Disabilities Act should contact the Town Manager's Office at 978-623-8210 or manager@andoverma.gov.
