

Call to Order:

The meeting was called to order at 7:30PM on February 24, 2026 in the Select Board Room, 3rd Floor, Town Offices, 36 Bartlet Street. Present was Chair Neil Magenheim, Vice Chair Zachary Bergeron; Members Morgan von Prella Pecelli (Virtual), Rocky Leavitt, Vincent Chiozzi, Jr., and Associate Lelani Foster (Virtual). Also present was Paul Materazzo, Director of Planning & Land Use, Lisa Schwarz, Assistant Planning Director, Ann Ormond, Director of Business, Arts and Cultural Development, and Monica Gregoire, Planner. A recording of this meeting is available at: https://andoverv.org/planning_board_meetings.

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

The applicant, JMC/SVP Old River Road LLC, presented a proposal to demolish the existing vacant office building and parking lot at 100 River Road and construct a new 432-unit multifamily development within the River Road Multifamily Overlay District, including a small ground-floor commercial/retail space. They outlined the need for a special permit for a density bonus (tied to the mixed-use component) and additional height to five stories and requested a waiver of twelve parking spaces. The design and engineering team provided a high-level overview of the site layout, amenities, landscaping, and a plan to upgrade stormwater management and utilities while delivering an all-electric, high-efficiency building.

Planning Board members focused their questions on whether the approximately 2,950 square feet of proposed retail meaningfully satisfies the bylaw's mixed-use/density-bonus intent, the adequacy and rationale of the proposed parking ratio and shared parking scheme (including bicycle parking), the net change in impervious area and comparison of existing vs. proposed building size, details of "solar-ready" and energy-efficient design, and the need for and timing of any MassDOT indirect access permit or MEPA/ENF review. Select Board Member Kevin Coffey, speaking as a former member of the MBTA Communities Working Group, emphasized that his understanding of the original vision for the overlay anticipated a more substantial ground-floor commercial presence to create a sense of place and generate additional tax value. He questioned whether the current retail proposal is too minimal to justify the added height and density. Other members of the public, especially nearby residents on Old River Road, raised major concerns about existing and future flooding as well as the already existing severe traffic congestion at River Road/Old River Road/I-93, questioning how a project of this scale could have only "minimal" traffic impacts. One resident also questioned the relationship between recent underground power conduit work and this proposal; the applicant stated they were not involved and that the work served another property.

The Board agreed to continue the hearing and structure future meetings by topic: architecture, sustainability/energy, landscaping, lighting, and the mixed-use/retail strategy on March 10, 2026; traffic, parking, off-site improvements, and pedestrian/bicycle connections on March 31, 2026; and drainage, stormwater, wetlands, and peer-review follow-up on April 14, 2026. Key action items include: the applicant to respond to stormwater/wetlands peer review; provide clearer parking and traffic justification (including what movements may worsen and how "significant impact" is defined); clarify bicycle parking numbers; flesh out the electric service and state-permitting pathway (MassDOT/MEPA); and coordinate site-visit opportunities for Board members.

On a motion by Mr. Leavitt, seconded by Ms. von Prella Pecelli, the Planning Board voted to continue the public hearing to March 10, 2026 at 7:30PM. **Vote: (6-0)**

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

The Board held a continued public hearing on Town Meeting Warrant Article P25, which would amend the Historic Mill Overlay District by removing its standalone minimum lot size requirements and instead relying on the underlying zoning district standards. Planning staff explained that, in roughly 10 years, only one project has used the overlay and that the existing 0.5-acre minimum has been a barrier for smaller downtown mill properties, limiting adaptive reuse opportunities. Board members discussed the original intent of the 2015 Bylaw (including the Town Yard) and whether reducing or eliminating the minimum lot size would encourage appropriate smaller-scale redevelopment while leaving all existing protections—special permit review, public hearings, and board discretion—intact.

On a motion by Mr. Leavitt, seconded by Ms. von Prella Pecelli, the Planning Board voted to close the public hearing. **Vote: (6-0)**

On a motion by Mr. Leavitt, seconded by Ms. von Prella Pecelli, the Planning Board voted to recommend Town Meeting approval of Article P25. **Vote: (6-0)**

CONTINUED PUBLIC HEARINGS:**Town Meeting Warrant Article P26 – Zoning Bylaw Amendment – Portable or Removable Sign and Town Meeting Warrant Article P27 – Zoning Bylaw Amendment – Prohibited Signs and Devices:**

On a motion by Mr. Leavitt, seconded by Ms. von Prella Pecelli, the Planning Board voted to continue the public hearings without discussion for Article P26 and Article P27 to March 31, 2026 at 7:30PM.

DISCUSSION ITEMS:**Town Meeting Warrant Articles:**

Planning staff reported that several Town Charter Articles were presented to the Board at the February 10, 2026 meeting, but the Town Warrant was not accessible at the time. Staff responded to questions from a Board member prior to this meeting which have since been resolved. It was recommended that the Board take no position on the articles in question.

On a motion by Mr. Leavitt, seconded by Ms. von Prella Pecelli, the Planning Board voted to take no position on the itemized Town Meeting Warrant Articles identified on the February 24, 2026 Planning Board meeting agenda as amended. **Vote: (6-0)**

Minutes:

On a motion by Mr. Bergeron, seconded by Ms. von Prella Pecelli, the Planning Board voted to approve the minutes for the February 10, 2026 meeting. **Vote: (6-0)**

Adjournment:

On a motion by Mr. Leavitt, seconded by Mr. Bergeron, the Planning Board voted to adjourn the meeting at 9:19PM. **Vote: (6-0)**

Documents:**100 River Road**

- Civil and Landscape Permit Set – 1.9.25
- Acoustical Report – 11.19.25
- Transportation Impact Assessment Report – November 2025
- Retail Analysis & Proposed Programming Report – 1.7.26
- Drainage Report – 1.9.26
- Multifamily Overlay District Site Plan Review Application – 1.15.26
- Special Permit Application – 1.15.26
- Project Narrative – 1.15.26
- Memorandum from the Department of Public Health to Planning RE: Health Comments – 2.5.26
- Revised Architectural Permit Set – 2.11.26
- Memorandum from Deign Review Board to the Planning Board RE: DRB Comments – 2.12.26
- Memorandum from Paul Materazzo to the Planning Board RE: Project Summary & Recommendations – 3.3.26

Town Meeting

- Memorandum from Paul Materazzo to the Planning Board RE: Town Charter Articles & Recommendations – 2.3.26
- Memorandum from Town Counsel to the Planning Board RE: Articles P10, P13, P16, P17, and P30 – 2.7.26
- Memorandum from Paul Materazzo to the Planning Board RE: Article P25 Summary & Recommendations – 2.19.26
- Preliminary Annual Town Meeting Warrant – 2.24.26

Miscellaneous

- Planning Board Meeting Agenda – 2.19.26
- Planning Board Meeting Agenda Amended – 2.24.26