

Select Board Meeting

Monday, March 10, 2025 7:00 PM
Select Board Room, Town Offices
36 Bartlet Street Andover, MA 01810

RECEIVED
TOWN CLERK'S OFFICE
2025 MAR -6 PM 3:21
TOWN OF ANDOVER, MA

I. Call to Order – 7:00 P.M.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

III. Town Manager Report

IV. Communications/Announcements/Liaison Reports

V. Public Comment

VI. Public Hearings

A. Taking and Laying Out of Fleming Avenue

Notice is hereby given that pursuant to M.G.L. Chapter 82, Section 22, a public hearing will be convened to hereby consider the taking and laying out the following street as a public way for consideration at the 2025 Annual Town Meeting: a portion of Fleming Avenue. A copy of the street layout plan is available in the Town Clerk's Office.

VII. Regular Business

A. Annual Town Meeting Articles

Board to consider voting to take a position on the following articles:

P4	Fiscal Year 2026 Budget
P5	Fiscal Year 2026 Capital Projects Fund
P9	Minor Financial Articles (A-D) A. Overlay Surplus Transfer B. Support for Andover Day and Other Civic Events C. Spring Grove Cemetery Maintenance D. Elections and Town Meeting Expenses
P10	General Housekeeping Articles (A-G) A. Grant Program Authorization B. Road Contracts C. Town Report D. Property Tax Exemption E. Contracts in Excess of Three Years F. Accepting Easements G. Rescinding of Bond Authorizations
P15	Water Treatment Plant Maintenance
P16	Sewer Collection System Maintenance
P17	Jerry Silverman Fireworks

P18	Capital Projects from General Fund Borrowing
P19	Capital Projects from Free Cash
P20	Capital Projects from Water and Sewer Enterprise Funds
P27	Establishing the Central Street Historic District and Bylaw
P37	Indemnification of Public Safety Medical Costs

VII. Consent Agenda

A. Appointments by the Select Board

Board to vote that the following appointments by the Select Board be approved.

Department	Name	Position	Rate/Term	Date of Hire
Town Clerk	Roseann Lee	Election Worker	\$ 10.25	03/11/2025
Town Clerk	Charissa Rigano	Election Worker	\$ 10.25	03/11/2025
Town Clerk	Gary Ryan	Election Worker	\$ 10.25	03/11/2025
Town Clerk	Kenneth Tucci	Election Worker	\$ 10.25	03/11/2025

VIII. Approval of Minutes

A. Board to approve minutes from the following meetings:

1. January 27, 2025
2. February 10, 2025
3. February 24, 2025

IX. 2025 Select Board Meetings

A. Board to consider voting to accept the following Select Board Meeting Schedule:

- Monday, May 19, 2025
- Monday, June 2, 2025
- Monday, June 23, 2025

X. Executive Session

A. Board to vote to go into Executive Session for confidential communication with Town Counsel pursuant to option 6 to discuss the purchase, exchange, lease or value of real property, for the Chair to declare that an open session may have a detrimental effect on the negotiating position of the Town; and/or

B. Board to vote to go into executive session to discuss strategy with respect to impending litigation if an open meeting may have a detrimental effect on the litigating position of the Board, for the Chair to declare an open session may have a detrimental effect on the ligation position of the Town – Notice of Intent under G.L. c. 214 sec. 7A relative to the Haggetts Pond Rail Trail; and not return to open session.

XI. Adjourn

Summary of Town Manager Staff Appointments

The Town Manager is pleased to announce the following appointments:

Department	Name	Position	Rate/Term	Date of Hire
Memorial Hall Library	Esme Green (Barbara McNamara)	Library Director	\$150,000/year	04/07/2025
People & Human Resources	Tracy Conlon (Risa Hassel)	Human Resources Coordinator	\$100,000/year	03/17/2025

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact Amy Heidebrecht in the Town Manager's Office at 978-623-8213 or by email at amy.heidebrecht@andoverma.us

MEETINGS ARE TELEVISED ON
COMCAST CHANNEL 22 AND VERIZON CHANNEL 45

PUBLIC HEARING
TOWN OF ANDOVER
SELECT BOARD
STREET TAKING AND LAYOUT MEETING

Notice is hereby given that pursuant to M.G.L. Chapter 82, Section 22, a public hearing will be convened by the Town of Andover Select Board on Monday, March 10, 2025, at 7:00 P.M. in the Select Board Room, Town Offices, Andover, 36 Bartlet Street, to consider the taking and laying out the following street as a public way for consideration at the 2025 Annual Town Meeting: a portion of Fleming Avenue. A copy of the street layout plan is available in the Town Clerk's Office.

Laura Gregory, Chair
Andover Select Board

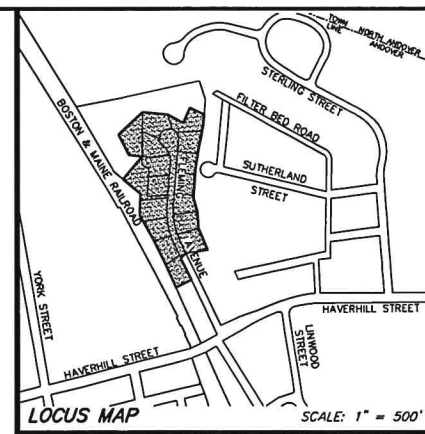
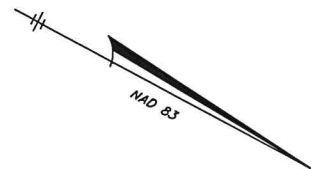
Date of Issue: February 27, 2025

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW STREET LAYOUT OF FLEMING AVENUE.
- 2) FLEMING AVENUE IS INTENDED TO BE A PUBLIC WAY 40 FEET WIDE.
- 3) BOUNDARY INFORMATION SHOWN FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2022, AS WELL AS PLAN RECORDED.

LEGEND

- DHSB □ DRILL HOLE IN STONE BOUND
- R.R.SPIKE ● RAILROAD SPIKE



SITE ADDRESS

FLEMING AVENUE

Andover, Massachusetts

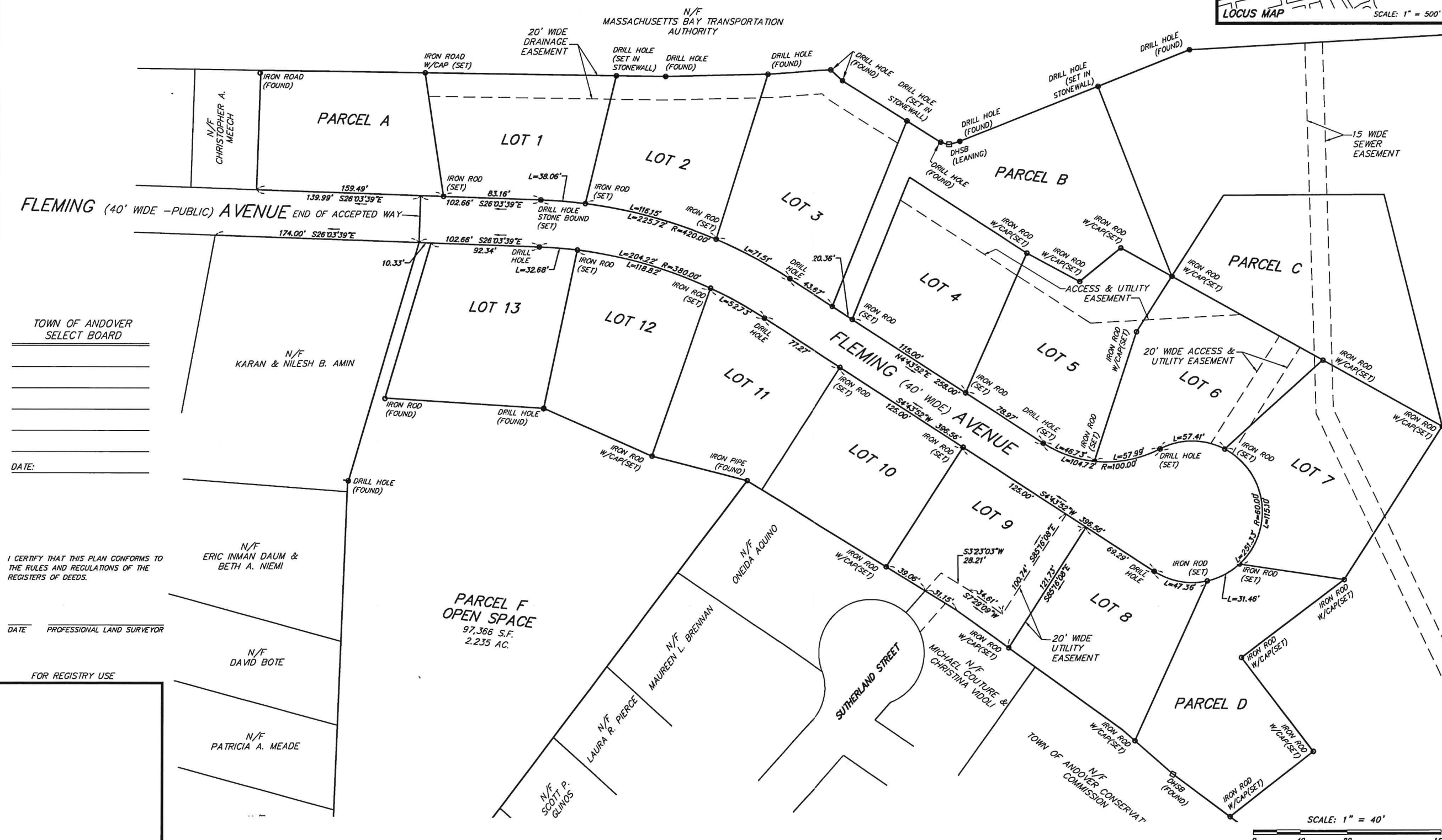
PREPARED FOR

FLEMING AVENUE ANDOVER, LLC
77 Main Street
Andover, Massachusetts 01810

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM



TOWN OF ANDOVER
SELECT BOARD

DATE: _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR

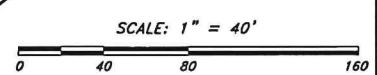
FOR REGISTRY USE

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 01/03/2023 DRAWN BY: RCT
SCALE: 1"=50' CHECK BY: GGG

STREET ACCEPTANCE PLAN

PROJECT NO.: **24619**



DWG: 24619so-1.dwg
LAYOUT: SA (2)
SHEET: 1 OF 1

GRANT OF EASEMENT

FLEMING AVENUE ANDOVER, LLC, a Massachusetts limited liability company having a usual place of business at 77 Main Street, Andover, Massachusetts 01810 (herein referred to as “Grantor”),

for consideration of **One (\$1.00) Dollar**,

hereby grants to **the Inhabitants of the Town of Andover**, 36 Bartlet Street, Andover, Essex County, Massachusetts (herein referred to as “Grantee”)

WITH QUITCLAIM COVENANTS,

All of the following easement rights, in common with all others entitled thereto, shown as a 20 foot Wide Utility Easement located on Lot 9 shown a plan entitled, “STREET ACCEPTANCE PLAN – FLEMING AVENUE Andover, Massachusetts Prepared for Fleming Avenue Andover, LLC”, dated January 3, 2023, drawn by Hancock Associates and recorded with the Essex County North District Registry of Deeds (the “Registry”) as Plan No. _____ (the “Plan”), more particularly described in Exhibit A attached hereto and incorporated herein (the “Property”).

This easement is conveyed together with and subject to:

Order of Conditions by the Andover Conservation Commission issued to New Brickstone Office, MassDEP File #090-1280, dated August 4, 2017 and recorded with the Essex North District Registry of Deeds in Book 15281, Page 14 and the terms and conditions set forth therein, including, without limitation, the following conditions which will survive the delivery of the Certificate of Compliance: Condition Nos. 6, 7, and 11, which state as follows:

Condition #6 – NON-DISTURBANCE ZONE-REQUIRED DEED LANGUAGE. Any Deed (as defined below) for all or any portion of the property subject to this Order of Conditions which includes a non-disturbance zone shall contain the following language

“This property is subject to a non-disturbance zone in which no alteration of land or vegetation may occur. The non-disturbance zone is shown on the plans entitled “Grading & Erosion Control Definitive Subdivision Plan, Fleming Avenue, Andover, Mass.”, a copy of which is attached to the Order of Conditions recorded in the Essex North District Registry of Deeds in Book 15281, Page 14, as described in the Order of Conditions recorded in the Essex North District Registry of Deeds in Book 15281, Page 14. In accordance with said Order of Conditions, this language shall be incorporated in full into all future deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer, whereby an interest in and/or a right to use the property or a portion thereof is conveyed (a “Deed”).

Condition #7 – 25 FOOT PERMANENT BUFFER STRIP PROTECTED. The Andover Conservation Commission hereby finds that the “25’ NON-DISTURBANCE ZONE” depicted on the approved plan (a copy of which is attached to and made a part of this Order) shall remain in effect in perpetuity. No building or alteration is to occur in this restricted area. The markers notes on the September 26, 2016 plan entitled “Grading & Erosion Control Definitive Subdivision Plan, Fleming Avenue, Andover, Mass.” shall be installed prior to issuance of a Certificate of Compliance. Such bounds shall consist of Bernsten Feno Survey Markers with permanent medallions (information can be provided by the Conservation Commission), bearing the following inscription: “25 FOOT NON-DISTURBANCE ZONE TO WETLAND. PER ORDER OF ANDOVER CONSERVATION COMMISSION. DO NOT REMOVE.” The condition will be enforceable by the Andover Conservation Commission against the owner and/or its successors. This condition shall remain in perpetuity.

Condition #11 – STORMWATER MANAGEMENT. The Applicant or his successors in interest shall be responsible I perpetuity to manage all drainage and stormwater management features, including stormwater best management practices (BMPs) in good working order. The Conservation Commission reserves the right to enter upon the property and make independent examination of these BMP measures, and to require Applicant or his successors in interest to perform such maintenance as is needed in its judgment. The Conservation Commission shall provide notice to the property owner of its intent to perform such inspection not less than forty-eight hours prior to such inspection. This condition shall remain in effect in perpetuity and shall survive the issuance of a Certificate of Compliance.

Being a portion of the same premises conveyed to Grantor from New Brickstone Land, LLC dated October 31, 2017 and duly recorded with the Registry in Book 15284, Page 69.

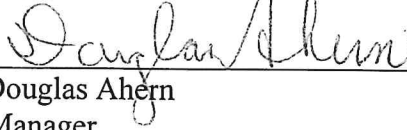
The undersigned hereby certifies that he has been authorized on behalf of the Grantor to convey the real estate described herein, and he has been authorized by the Grantor to execute any and all documents necessary to effectuate said sale.

This conveyance does not constitute all or substantially all of the Massachusetts assets of the Grantor.

[END OF TEXT, SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Fleming Avenue Andover, LLC, has caused its seal to be hereto affixed and in these presents signed by Douglas Ahern, its Manager, as of the 13th day of January, 2023.

Fleming Avenue Andover, LLC



By: Douglas Ahern
Its: Manager

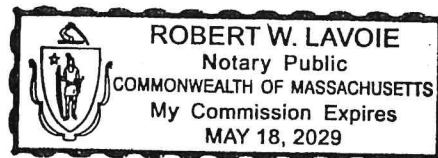
COMMONWEALTH OF MASSACHUSETTS

Essex, ss

January 13, 2023

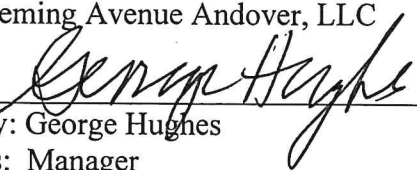
On this 13th day of January, before me, the undersigned notary public, personally appeared Douglas Ahern, Manager of Fleming Avenue Andover LLC, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager for Fleming Avenue Andover LLC, and that he has the authority to act in that capacity.


Notary Public
My Commission Expires: 5-18-29



IN WITNESS WHEREOF, the said Fleming Avenue Andover, LLC, has caused its seal to be hereto affixed and in these presents signed by George Hughes, its Manager, as of the 13th day of January, 2023.

Fleming Avenue Andover, LLC


By: George Hughes
Its: Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

January 13, 2023

On this 13th day of January, before me, the undersigned notary public, personally appeared George Hughes, Manager of Fleming Avenue Andover LLC, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager for Fleming Avenue Andover LLC, and that he has the authority to act in that capacity.



Notary Public

My Commission Expires: *JAN. 27, 2023*

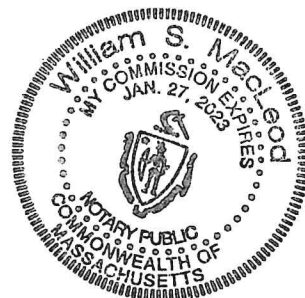


EXHIBIT A

20 foot Wide Utility Easement located on Lot 9 shown a plan entitled, "STREET ACCEPTANCE PLAN – FLEMING AVENUE Andover, Massachusetts Prepared for Fleming Avenue Andover, LLC", dated January 3, 2023, drawn by Hancock Associates and recorded with the Essex County North District Registry of Deeds (the "Registry") as Plan No. _____ (the "Plan"), more particularly described as follows:

Beginning at a point on Fleming Avenue, marking the common boundary line between Lot 8, and Lot 9, as shown on said plan (said point to beginning being 69.29 feet southwesterly of the drill hole on Lot 8 as shown on said plan).

Thence S 85° 16' 8" E, a distance of 121.73 feet to an iron rod with a cap as shown on the plan;

Thence turning and running southwesterly along the rear boundary line of Lot 9 to a point (which point is 39.06 feet from the iron rod, marking the common rear boundary line of Lot 9 and Lot 10, as shown on set plan);

Thence turning and running North 3° 23' 3" E, a distance of 28.21 feet to a point;

Thence North 7° 29' 9" E, a distance of 34.61 feet to a point;

Thence S 85° 16' 8" E, a distance of 100.74 feet to a point on Fleming Avenue;

Thence turning and running N 4° 43' 52" E, to the point of beginning.

ACCEPTANCE BY SELECT BOARD

The Town of Andover Select Board hereby accepts the foregoing conveyance to the Town of Andover.

Executed this _____ day of _____, 2023.

Town of Andover Select Board

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose in their capacity as Members of the Town of Andover Select Board, and that they has the authority to act in that capacity.

Notary Public
My Commission Expires:

Property Address: Fee in the Roadway being Fleming Avenue, Andover, Massachusetts

QUITCLAIM DEED

[Fee in FLEMING AVENUE, ANDOVER, MASSACHUSETTS]

FLEMING AVENUE ANDOVER, LLC (hereinafter referred to as the “Grantor”),

for consideration paid, and in full consideration of **less than ONE HUNDRED (\$100) DOLLARS**,

hereby grants with **QUITCLAIM COVENANTS** to The Inhabitants of the Town of Andover, 36 Bartlet Street, Andover, Essex County, Massachusetts (**the “Grantee”**)

That certain parcel of land with any improvements thereon, consisting of Fleming Avenue, Andover, Essex County, Massachusetts, and being shown as Fleming Avenue on a plan entitled, “STREET ACCEPTANCE PLAN – FLEMING AVENUE Andover, Massachusetts Prepared for Fleming Avenue Andover, LLC”, dated January 3, 2023, drawn by Hancock Associates and recorded with the Essex County North District Registry of Deeds (the “Registry”) as Plan No. _____ (the “Plan”), more particularly described in Exhibit A attached hereto and incorporated herein (the “Property”).

And, for the consideration aforesaid, Grantor does here by give, grant, transfer and deliver unto the town of Andover all water and sewer mains and drainage systems, manholes, pipes, conduits, easements and all other appurtenances thereto that are constructed or installed in, through, or under the above described street. Grantor warrants that the aforesaid are free and clear of all liens and encumbrances and that Grantor has good title to transfer the same, and the Grantor will defend the same against claims of all persons.

The Property is conveyed together with and subject to:

Order of Conditions by the Andover Conservation Commission issued to New Brickstone Office, MassDEP File #090-1280, dated August 4, 2017 and recorded with the Essex North District Registry of Deeds in Book 15281, Page 14 and the terms and conditions set forth therein, including, without limitation, the following conditions which will survive the delivery of the Certificate of Compliance: Condition Nos. 6, 7, and 11, which state as follows:

Condition #6 – NON-DISTURBANCE ZONE-REQUIRED DEED LANGUAGE. Any Deed (as defined below) for all or any portion of the property subject to this Order of Conditions which includes a non-disturbance zone shall contain the following language “This property is subject to a non-disturbance zone in which no alteration of land or vegetation may occur. The non-disturbance zone is shown on the plans entitled “Grading & Erosion Control Definitive Subdivision Plan, Fleming Avenue, Andover, Mass.”, a copy of which is attached to the Order of Conditions recorded in the Essex North District Registry of Deeds in Book 15281, Page 14, as described in the Order of Conditions recorded in the Essex North District Registry of Deeds in Book 15281, Page 14. In accordance with said Order of Conditions, this language shall be incorporated in full into all future deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer, whereby an interest in and/or a right to use the property or a portion thereof is conveyed (a “Deed”).

Condition #7 – 25 FOOT PERMANENT BUFFER STRIP PROTECTED. The Andover Conservation Commission hereby finds that the “25’ NON-DISTURBANCE ZONE” depicted on the approved plan (a copy of which is attached to and made a part of this Order) shall remain in effect in perpetuity. No building or alteration is to occur in this restricted area. The markers notes on the September 26, 2016 plan entitled “Grading & Erosion Control Definitive Subdivision Plan, Fleming Avenue, Andover, Mass.” shall be installed prior to issuance of a Certificate of Compliance. Such bounds shall consist of Bernsten Feno Survey Markers with permanent medallions (information can be provided by the Conservation Commission), bearing the following inscription: “25 FOOT NON-DISTURBANCE ZONE TO WETLAND. PER ORDER OF ANDOVER CONSERVATION COMMISSION. DO NOT REMOVE.” The condition will be enforceable by the Andover Conservation Commission against the owner and/or its successors. This condition shall remain in perpetuity.

Condition #11 – STORMWATER MANAGEMENT. The Applicant or his successors in interest shall be responsible I perpetuity to manage all drainage and stormwater management features, including stormwater best management practices (BMPs) in good working order. The Conservation Commission reserves the right to enter upon the property and make independent examination of these BMP measures, and to require Applicant or his successors in interest to perform such maintenance as is needed in its judgment. The Conservation Commission shall provide notice to the property owner of its intent to perform such inspection not less than forty-eight hours prior to such inspection. This condition shall remain in effect in perpetuity and shall survive the issuance of a Certificate of Compliance.

It is intended and understood by the parties that this road conveyed to the Town of Andover to be accepted as a town road.

Being a portion of the same premises conveyed to Grantor from New Brickstone Land, LLC dated October 31, 2017 and duly recorded with the Registry in Book 15284, Page 69.

The undersigned hereby certifies that he has been authorized on behalf of the Grantor to convey the real estate described herein, and he has been authorized by the Grantor to execute any and all documents necessary to effectuate said sale.

This conveyance does not constitute all or substantially all of the Massachusetts assets of the Grantor.

Property Address: Fleming Avenue, Andover, Massachusetts

[END OF PAGE – SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the said Fleming Avenue Andover, LLC, has caused its seal to be hereto affixed and in these presents signed by Douglas Ahern, its Manager, as of the 13th day of January, 2023.

Fleming Avenue Andover, LLC



By: Douglas Ahern

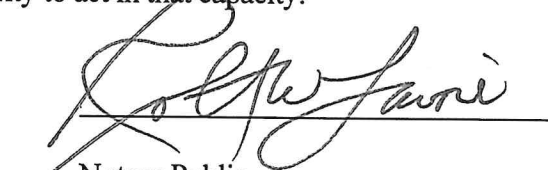
Its: Manager

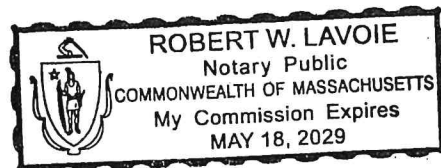
COMMONWEALTH OF MASSACHUSETTS

Essex, ss

January 13, 2023

On this 13th day of January, before me, the undersigned notary public, personally appeared Douglas Ahern, Manager of Fleming Avenue Andover LLC, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager for Fleming Avenue Andover LLC, and that he has the authority to act in that capacity.


Notary Public
My Commission Expires: 5-18-29



IN WITNESS WHEREOF, the said Fleming Avenue Andover, LLC, has caused its seal to be hereto affixed and in these presents signed by George Hughes, its Manager, as of the 13th day of January, 2023.

Fleming Avenue Andover, LLC

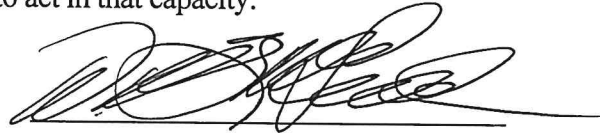

By: George Hughes
Its: Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

January 13, 2023

On this 13th day of January, before me, the undersigned notary public, personally appeared George Hughes, Manager of Fleming Avenue Andover LLC, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Manager for Fleming Avenue Andover LLC, and that he has the authority to act in that capacity.



Notary Public

My Commission Expires: *JAN. 27, 2023*

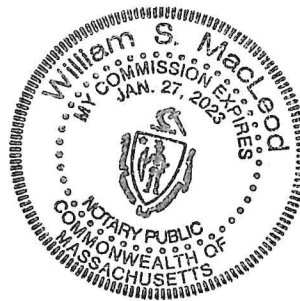


EXHIBIT A

That certain parcel of land with any improvements thereon, consisting of Fleming Avenue, Andover, Essex County, Massachusetts, and being shown as Fleming Avenue on a plan entitled, "STREET ACCEPTANCE PLAN – FLEMING AVENUE Andover, Massachusetts Prepared for Fleming Avenue Andover, LLC", dated January 3, 2023, drawn by Hancock Associates and recorded with the Essex County North District Registry of Deeds (the "Registry") as Plan No. _____ (the "Plan"), more particularly described as follows:

Beginning at a point located on Fleming Avenue at the northwest corner of the current end of accepted way,

Thence N 26° 03' 39" W, a distance of 102.66 feet to a Drill Hole Stone Bound;

Thence with a curve, turning to the right with an arc length of 225.72 feet, with a radius of 420 feet to a Drill Hole;

Thence N 4° 43' 52" E, a distance of 258 feet to a Drill Hole;

Thence with a curve, turning to the left with an arc length of 104.72 feet, with a radius of 100 feet to a Drill Hole;

Thence with a curve, turning to the right, with an arc length of 251.33 feet, with a radius of 60 feet to a Drill Hole;

Thence S 4° 43' 52" W, a distance of 396.56 feet to a Drill Hole;

Thence with a curve to the left with an arc length of 204.22 feet, with a radius of 380 feet to a Drill Hole;

Thence S 26° 3' 39" E, a distance of 102.66 feet to the northwesterly corner of the current end of excepted Way of Fleming, Avenue;

Thence, turning and running across Fleming Avenue along the current end of accepted way to the point of beginning.

ACCEPTANCE BY SELECT BOARD

The Town of Andover Select Board hereby accepts the foregoing conveyance to the Town of Andover.

Executed this _____ day of _____, 2023.

Town of Andover Select Board

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose in their capacity as Members of the Town of Andover elect Board, and that they has the authority to act in that capacity.

Notary Public
My Commission Expires:

**Final Study Report
for the
Central Street Local Historic District
Town of Andover**



Historic District Study Committee Members:

Joanna Reck, Chair

Mark Rogers, Vice Chair

Katherine Robinson

Christina Erikson

Lisa Dore

Gina Prisco

February 2025

Table of Contents

Summary Sheet	2
Introduction	3
Methodology.....	7
Significance	11
Justification of the Boundaries	14
District Map.....	16
Property Index	17
Options and Recommendations for the Bylaw	19
Bylaw Text.....	20
Bibliography	29
Digital Images.....	30

Summary Sheet

Contact Information

Lisa Schwarz, MCP, AICP, Assistant Planning Director
36 Bartlet Street, Andover, MA 01810
Lisa.schwarz@andoverma.us
(978) 623-8650

Study Committee Members

Historic District Study Committee Members:

- Joanna Reck, AIA, Ballardvale Historic District Commission Member
- Mark Rogers, AIA
- Katherine Robinson, AIA
- Christina Erikson
- Gina Prisco
- Lisa Dore

Public Hearing Date:

Monday, January 13, 2025

Town Meeting:

Tuesday, April 29-30, 2025

Number of Properties in the Proposed District: 39

Study Committee Conclusion:

The Central Street Local Historic District Study Committee recommends that the Town of Andover establish the Central Street Local Historic District as presented in this Study Report. The Central Street Local Historic District Study Committee recognizes that a local historic district will best protect the character of Central Street.

Introduction

The Purpose of a Local Historic District

In Massachusetts, the first Historic District legislation was adopted in 1955. After the Massachusetts Supreme Judicial Court ruled that these districts were constitutional, Special Acts established the Beacon Hill District in Boston and the Historic District in Nantucket.

Since then, Massachusetts has established over 200 Local Historic Districts (LHDs) spread across approximately 120 communities. These districts are designated either under the Massachusetts Historic Districts Act (Chapter 40C) or through Special Acts. Local historic districts help preserve the architectural and historical character of areas across the state.

Local historic districts serve at least three important purposes:

1. To preserve and protect the distinctive characteristics of buildings and places significant to the history of the Commonwealth and its towns and cities.
2. To maintain and improve the settings of those buildings and places.
3. To encourage new designs that are compatible with the existing architecture in the district.

Historic districts offer communities a way to ensure architectural preservation while allowing well-planned, compatible change. For the general public, these districts provide visible examples of our historical and cultural heritage. For residents who live, work, and own property with a LHD, districts help protect property values by ensuring the historic preservation of the district for future generations. This protection of property values safeguards the investments made by property owners in their homes and other buildings.

Historic district regulations are designed to preserve the outward appearance and harmony of buildings, structures, and sites without affecting their ownership or use. These regulations focus on preventing incongruous changes that could detract from the district's aesthetic and historical value. Importantly, LHDs do not prevent action by property owners, LHDs require that a district commission reviews and approves certain actions. Further, the LHD does not require maintenance of buildings – it instead provides review of changes that property owners choose to propose.

Importantly, LHDs review only certain changes to exterior features visible from a public way. Local historic districts do not apply to exterior features not visible from a public way, interior changes, or alterations that simply preserve the status quo (historic or not). In Andover's proposed historic district, these controls have been further limited under options provided by the Historic Districts Act.

The Central Street Local Historic District Study Committee enthusiastically recommends the creation of the proposed local historic district because it strikes a reasonable balance between preserving the essence of Central Street while not posing an undue burden on property owners. This study effort originated from Central Street residents who requested community help to protect and preserve the beauty and history of the street. The proposed local historic district does that. What's more, the historic district has been carefully crafted to provide flexibility so that property owners can build and alter buildings in the future. Indeed, the historic district includes nearly every exemption allowed by State law and gives a future historic district commission, which will lead the historic district, the tools to scale back what is reviewed on Central Street.

Why is a Local Historic District needed and how will it benefit Andover?

Local historic districts offer a community-driven review process that safeguards significant buildings from demolition and inappropriate alterations. The guidelines for changes are shaped by those who know Andover best—its residents and the appointed historic district commission. A LHD commission would help to preserve the unique character of Central Street while supporting its continued vibrancy and growth. Historic districts do not stop change or new construction; rather, their purpose is to ensure that certain changes are thoughtfully considered and in harmony with the district’s character. A LHD on Central Street would provide the following benefits:

- Increase awareness and appreciation of Central Street’s historical significance.
- Ensure that certain changes to Central Street are thoughtfully reviewed by residents who have an appreciation for Central Street’s historic significance and who have expertise in building design, materials, and preservation.
- Protect the investments of property owners in the buildings they purchase and maintain by preserving the historical setting of those buildings.
- Ensure that certain changes to structures are compatible with the existing architectural style.
- Provide a wider range of historic preservation options beyond what is available under the National Register of Historic Places.
- Offer knowledge and resources to homeowners to better preserve, repair and appropriately modify their historic homes.
- Preserve, for the entire community, the history and beauty of the town.

Andover’s Ballardvale Local Historic District

The Ballardvale Local Historic District was established by the Town of Andover at the Annual Town Meeting in 1995 with the intent to preserve the significant, distinctive architecture and rich character designed by the 19th and 20th century residents of Ballardvale Village. It is administered by a Commission that reviews certain proposed exterior changes to buildings and structures located in the district.

Ballardvale Village was established in the early eighteenth century around a sawmill run on the waterpower of the Shawsheen River and which later became the Ballardvale (Woolen) Mills Company. With a diverse mix of single-family residences, multi-family residences, industrial and commercial buildings, community buildings, and a central village green, Ballardvale grew into a charming New England mill village. Remarkably intact today due to the efforts of the Ballardvale Local Historic District Commission, the area retains many architectural resources which distinguish it from the rest of Andover.

For a complete history of the Ballardvale Historic District, visit: <https://preservation.mhl.org/ballardvale-historic-district>.

Local Historic Districts versus National Register of Historic Places Districts

While both National Register of Historic Places Districts and adopted Local Historic Districts serve to recognize significant historic resources, they differ greatly in the level of protection they offer. A National Register designation is an *honorary* federal recognition overseen by the Secretary of the Interior and the National Park Service. It identifies buildings, sites, or districts of historical importance but does not impose any restrictions on what private owners can do with their property. In Andover, for example, both the

Abbott Tavern on Elm Street and the Rose Cottage on Chestnut Street are listed on the National Register, but these listings do *not* limit exterior alterations by private owners.

In contrast, a local historic district provides a higher level of protection. Established through a two-thirds majority vote at Town Meeting, it requires a local review of certain changes to exterior architectural features visible from a public way. The local bylaw, crafted by a study committee, can specify which features are exempt from review, such as paint colors or replacement roofing materials. Interior changes, and exterior changes not visible from a public way, are not subject to this review.

Another major difference between a National Register District and a Local Historic District is in protection from demolition. National Register Districts do not protect properties from demolition. Local Historic District designation would afford Central Street properties much broader protection from demolition.

National Register of Historic Places Districts in Andover:

There are over 900 National Register Districts in Massachusetts, including seven in Andover. Forty-five buildings in Andover have individual National Register designations.

Academy Hill Historic District

Academy Hill includes three separate educational institutions with their associated residential buildings. Unusually dynamic and influential, the schools have played an integral part in American educational history as well as in town development, and they display an outstanding collection of architecture.

Andover Village Industrial District

The complex of industrial structures and associated buildings lies at the heart of Andover, an area traditionally known as “The Village” in recognition of its central role in the town’s existence. Factories and residences cluster around two waterfalls on the Shawsheen River, and the District reflects the concentration of population around such power sites after the advent of the region’s industrial era. The growing number of residents here led to the establishment of Andover as a separate entity from the original agricultural settlement now known as North Andover.

Abbot Village

The Abbot Village site has been historically important since 1807, when Abraham Marland erected a cotton mill here, but it has been dominated by Smith & Dove since 1843, when that company moved its linen manufacturing from Frye Village.

Main Street – Locke Street Historic District

Main Street – Locke Street is one of Andover’s most visually pleasing residential districts. Architecturally heterogeneous, the area nonetheless maintains an harmonious rhythm of siting, landscaping and general form.

The architecture of the Main Street – Locke Street District includes a well-developed range of Federal through Shingle Style buildings with a special emphasis on the latter in both number and quality. The increasing sophistication of the area’s residents is nicely reflected in their homes. In a remarkably short span of roadway, one can locate the residences of some of Andover’s most prominent citizens of 1825–1925 and a microcosm of its architectural history.

Central Street Historic District

The Central Street District was considered the social and religious core of Andover, architecturally and visually one of its most impressive neighborhoods. Central Street was the main street in Andover until the Essex Turnpike (Main Street, today) was built in 1810 and continued to serve as the main route to the center of town from the Ballardvale business district. The neighborhood was already a well-established fashionable area at the end of the 18th century when Timothy Dwight observed, “There’s a considerable village in South Andover, near the eastern bank of this [Shawsheen] river built chiefly on a single street, upwards of a mile in length and running from north to south. The houses are generally decent and a few of them handsome.”

Shawsheen Village Historic District

Shawsheen Village, encompassing approximately 600 acres of the northern section of Andover, is one of the first fully planned and self-sustaining communities in the United States. Listed on the National Register of Historic Places, Shawsheen Village is recognized as one of the nation’s significant cultural resources. Shawsheen Village was created by William Madison Wood between 1919 and 1924. Mr. Wood was the president of the American Wollen Company, the world’s largest woolen producer, at the time.



2 Chestnut Street, the Rose Cottage, built 1794, collection of Andover Center for History and Culture, photograph circa 1910

Methodology

Andover has demonstrated over many years that it values its historic resources. The Andover Historical Society was founded in 1911. In 1971, residents at Town Meeting voted in favor for the establishment of the Andover Historical Commission (now the Andover Preservation Commission) to encourage historic preservation. In 1980, Andover was awarded a grant through the Massachusetts Historical Commission which resulted in the establishment of seven National Register Districts (including the Central Street area) and 46 individual buildings outside the seven districts. In total, nearly 800 Andover properties were listed on the National Register of Historic Places. In 1990, Andover residents at Town Meeting voted in favor of the Demolition Delay Ordinance that provides the Town time to explore alternatives to the demolition of "historically significant" properties. At a 1995 Town Meeting, residents voted in favor of the establishment of the Ballardvale Historic District, the first of its kind in Andover.

The Andover Preservation Commission has been active in Town, helping to administer National Register properties. The group has an advisory role regarding alterations to buildings on the National Register of Historic Places, enacts Demolition Delays when necessary, and supports Zoning Bylaws that assist in the preservation of buildings (including the successful Dimensional Special Permit for Historic Preservation). The Dimensional Special Permit for Historic Preservation allows for the subdivision of a lot to be non-conforming, so long as it is used for historic preservation purposes. It has been incredibly successful and has saved approximately 20 homes that may have otherwise been demolished after the 12-month demolition delay expiration.

The Andover Preservation Commission's powers are limited to advising, making recommendations, or imposing a 12-month Demolition Delay. This means that, if a property owner chooses to wait out the delay without relocating or preserving the building, significant historic structures in Andover can be lost permanently.

Recently, many residents were shocked and saddened that the new owner of 65 Central Street, the historic Benjamin Franklin Smith House known locally as "the pink house," intended to demolish the house and replace it with a new home whose design is yet to be revealed. The owner's reason for demolition was that the historic house needed significant repairs. However, the Preservation Commission toured the property and noted that the only substantial repair need was a roof leak in the carriage house. This property sits within the heart of the Central Street National Register District and is recognized and appreciated by Andover's residents for its early Victorian massing and ornament. However, the Demolition Delay Ordinance will not protect this historic home beyond 12-months if the owner pursues demolition. The immediate jeopardy to this property has motivated the Town to preserve Central Street as the gracious grand entrance to our downtown.

On June 5, 2024, the Ballardvale Historic District Commission, acting in accordance with M.G.L. Ch. 40A, voted to endorse the creation of a study committee.

On June 17, 2024, the Select Board approved the establishment of the Central Street Local Historic District Study Committee (the "Committee"). The charge of the Committee outlined by the Select Board is as follows:

- (1) make an investigation and report on the historic significance of the buildings, structures, features, sites or surroundings included in the Central Street area, and other adjacent areas as the committee may recommend, and
- (2) may submit to Town Meeting a final report with its recommendations based on public input, together with a map of the proposed district and a draft of the proposed bylaw.

On August 19, 2024, the following members were appointed to the Central Street Historic District Study Committee:

Joanna Reck, Chair of the Central Street Local Historic District Study Committee, is also the Chair of the Ballardvale Historic District Commission. She is a longtime member of the Andover Preservation Commission and is a board member of the Andover Center for History & Culture. She is a multi-generational resident of Andover and a registered architect that specializes in historical additions and renovations.

Mark Rogers, Vice Chair, is a resident of Central Street. He is a native of Andover and an accomplished project architect with over 15 years of experience working on complex higher education, government, and commercial projects for clients throughout New England.

John O'Hara, Clerk, is a resident of Central Street for over 25 years. He is an engineer and entrepreneur and has founded several New England companies in the Networking, Storage, and Machine Learning markets. Mr. O'Hara resigned from the committee for personal reasons after the preliminary report was approved by the committee.

Katherine Robinson is a registered architect with a passion for history and historic preservation. She grew up in Andover and recently returned to the Town after 35 years in Methuen. While in Methuen, she served for over 15 years as the Boston Society of Architects (Now Boston Society for Architecture) representative on the Searles, Tenney, Nevins Historic District Commission where she developed her interpersonal and creative skills toward affecting positive change for the community and its property owners within the local historic district context. She also volunteered her architectural services toward the restoration of the Tenney Gatehouse, a National Register of Historic Places property that now serves as the Methuen Museum of History.

Christina Erikson is a Vice President & Associate General Counsel at a leading U.S. investment manager, where her work is focused on private equity and venture capital, real estate and infrastructure funds. Christina has worked outside of the legal arena as an independent consultant with business leaders and company founders on strategic initiatives focused on sustainable investing and ESG "best practices" and also served on the City of Santa Monica's Sustainable City Task Force, where she focused on sustainable economic development. In her free time, Christina has undertaken two historical home renovations with an eye toward conservation, incorporation of natural building materials and a smaller environmental footprint for the home. Christina holds a B.A. in History from Yale University and a J.D. from Harvard Law School.

Gina Prisco is a passionate community advocate residing on Central Street in Andover. With a deep appreciation for local history and architecture, she is actively involved in the committee dedicated to establishing a local historic district on Central Street.

Lisa Wilson Dore earned a Master of Arts degree in Historic Preservation from the University of Georgia. While in graduate school, Lisa was a graduate assistant at the National Alliance of Preservation Commissions (NAPC) and at the Georgia Alliance of Preservation Commissions (GAPC), nonprofits both housed within the Center for Community Design and Preservation at UGA's College of Environment + Design. She wrote her thesis on "An Analysis of Georgia's Historic Preservation Commission Training Program." Lisa also served as a board member of the Athens-Clarke Heritage Foundation and while President-elect/Education Chair, she developed the "Preservation Matters" education series. The year-long series culminated in a symposium and multi-day charrette focused on the redevelopment of an historic mill building.

The first meeting of the Committee was held on Wednesday, August 28, 2024. Since then, the Committee has held meetings every Wednesday, at 7 p.m. which were publicly advertised and televised.

On Wednesday, September 11, 2024, the Committee held a Public Information Session with approximately 40 people attending. The purpose of the meeting was to inform residents of the study effort, introduce the members of the study committee, share information about LHDs, and solicit input. A Public Input and Opinion Survey was distributed to collect initial input and contact information.

On the evening of September 25, 2024, the Committee toured Central Street by foot with representatives of the Andover Center for History and Culture and the Massachusetts Historic Commission. Following the tour, the Committee met with Jennifer Doherty of the Massachusetts Historic Commission to discuss the parameters of M.G.L. Chapter 40C, which outlines the LHD regulatory framework, and sought her guidance in the creation of the new LHD.

An online questionnaire with 25 questions was distributed via email, the Andover News, the Memorial Hall Library newsflash, direct mail, and via various departments in Andover, including but not limited to Elder Services and the Planning Division. On Wednesday, October 9, 2024, the survey was closed, and 361 responses were received and analyzed.

The questionnaire results show a general recognition within the town that Central Street is historic and worthy of preservation through the creation of an LHD that reviews demolition, relocation, construction, and alterations within the district. The questionnaire results also indicate a preference that regulations be tailored to the community so as not to become overly burdensome on property owners.

In October and November 2024, the Committee authored a preliminary version of this report based on public feedback and careful balancing of competing interests. In November 2024, December 2024, and January 2025, members of the Committee provided updates at several public meetings to the Planning Board and Select Board.

In accordance with M.G.L. Ch. 40C, a Public Hearing was held on Monday, January 13, 2025 following written notification to property owners within the district.

Throughout the process, the Committee reached out to solicit input from those whose property might potentially be in the Central Street LHD. This solicitation included an invitation to attend public meetings, provide written survey responses, telephone calls, and one-on-one meetings with Andover's Deputy Town Manager and Assistant Planning Director.

Therefore, the Committee is confident that establishing the Central Street Local Historic District as a Local Historic District in Andover has support within the Town of Andover and among the residents whose properties will be most affected. The Historic District Study Committee drafted this Study Report based on the information gathered to date.

Historical and architectural information on all buildings in the district constructed before 1920 are documented on standard Massachusetts Historical Commission B forms and included in Appendix A.

Andover conducted a comprehensive review of historic properties in 1977 and completed hundreds of Form B forms. They are contained in 15 Volumes and are held in the Community Development and Planning Office. They are referenced here for multiple reasons.

Town Meeting will begin on Tuesday, April 29, 2025. A 2/3 majority vote at Town Meeting is required to formally establish the Central Street Local Historic District.



88 Central Street, the Sheribiah Ballard House, the Francis Emery House, built 1717, photograph courtesy of the Andover Center for History and Culture, circa 1920.

Significance

To trace the history of the Central Street Area is to trace the history of the Town of Andover itself, for the two are closely linked. This area provides a record of activities from the Town's early history to the present. Central Street was the main street of Andover until the Essex Turnpike (today's Main Street) was built in 1810. After that time, Central Street continued to serve as a main route to the center of town from the businesses of Ballardvale; and today, it remains a connector route to downtown Andover from Interstate 93.



Plan of Andover, dated 1795 Courtesy of Digital

In 1709, the inhabitants of what is now Andover built the first South Parish meeting house near the site of the present South Church, following a dispute over the convenient central location of the new meeting house. The Massachusetts General Court settled the matter by dividing the town into two parishes, North Parish (now North Andover) and South Parish (now Andover). The members of the South Parish built their new meeting house on Central Street, what they considered to be the center of their community. The first map of Andover, dated June 1, 1795, leaves no doubt that these early residents chose the meeting house site well, for it shows the roads to Boston, Salem, and Haverhill originating at the meeting house door.

Although Andover's North and South Parishes did not become separate incorporated towns until 1855, Timothy Dwight observed in 1810: "There's a considerable village in South Andover, near the eastern bank of this river (Shawsheen) built chiefly on a single street, upwards of a mile in length and running from north to south. The

houses are generally decent and a few of them handsome." He was probably referring to Andover's Central Street, already a well-established residential street by that time.

South Church was rebuilt in 1861. The building was designed by John Stevens of Boston in the Norman Romanesque style.

Today, the houses along Central Street represent virtually every architectural style once fashionable in Andover. The Georgian Mansion House of Jonathan Swift (at 23 Central Street) reflects the taste of a successful tanner and landholder of the 18th Century. Dr. Nathaniel Swift, Jonathan's son, also lived here and his home served as Andover's second post office. Samuel Abbot also built a Georgian-style home (47 Central Street) near the South Church, of which he



Map Image Courtesy of Phillips Academy Archives and Special

was a leading member. Mr. Abbot was an importer in Boston but withdrew from this business after the British took possession. He was a founder of the Andover Theological Seminary (now a part of Phillips Academy), which brought the town great prominence during the 19th Century. Other Georgian style homes along Central Street include 56 Central Street, 59 Central Street and at the corner of Phillips Street and Central Street is the Daniel-Cogswell Francis House at 68 Phillips Street.

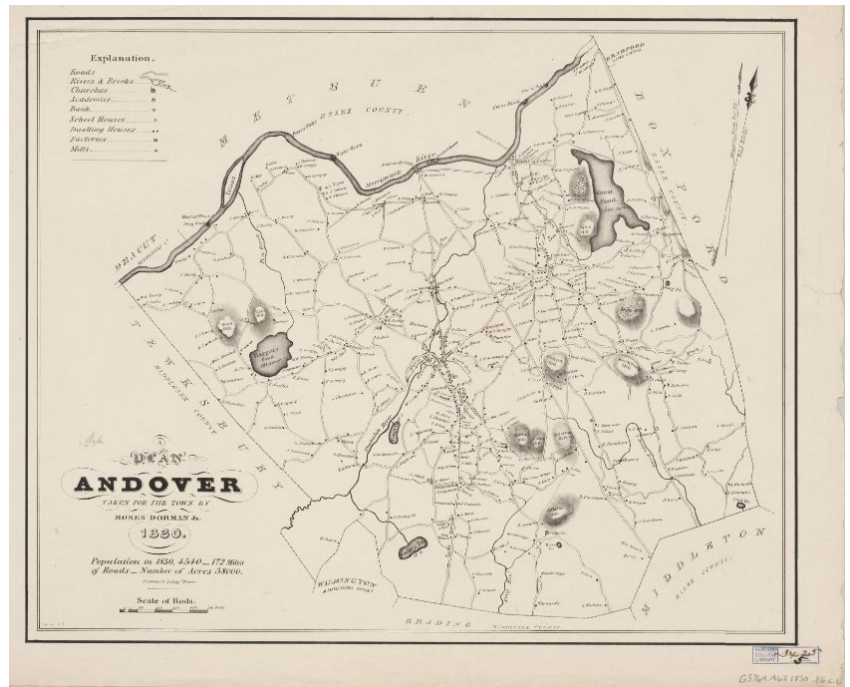
The charming Kneeland-Marland Cottage (at the corner of Central and Chestnut Street, with a current address of 2 Chestnut Street) was built by a blacksmith but occupied by merchant and lawyer John Kneeland when Lafayette made his celebrated tour of the United States. Squire Kneeland welcomed the Marquis de Lafayette on behalf of the town, and from the porch of the Kneeland's home, Lafayette made a few remarks to the townspeople. During the 20th century the cottage became a tearoom and was renamed the "Rose Cottage."

Six First Period style houses on Central Street were built by Andover's earliest settlers. Their main occupation was farming. Several of these early homes, including 57 Central Street and 88 Central Street, have stood for over 250 years and have adapted to changing times.

Increased population brought a desire for different forms of worship. Two religious focal points were added to the area as a result. The First Baptist Church (at the corner of Central and Essex Streets) was built in 1832 in the Greek Revival Style, and during the late 19th century had a store in its basement operated by T. A. Holt. In 1835, Abraham Marland, a prominent Andover industrialist, led the establishment of the Episcopal Church. Replacing the first Episcopal Church, in 1882, a Hartwell and Richardson designed structure was designed and constructed and is one of the finest examples of Richardsonian Romanesque architecture in the region.

The increased prosperity of the late nineteenth century heightened the demand for high-quality houses in this area. The Victorian Smith-Purdon House (65 Central Street) was built in 1874 by B. Frank Smith, whose father had founded the Smith and Dove Mills, Andover's most notable contribution to the great Industrial Revolution of the 19th Century. The Shingle Style house of L.A. Belknap (71 Central Street) helped to meet the demand for elegant homes.

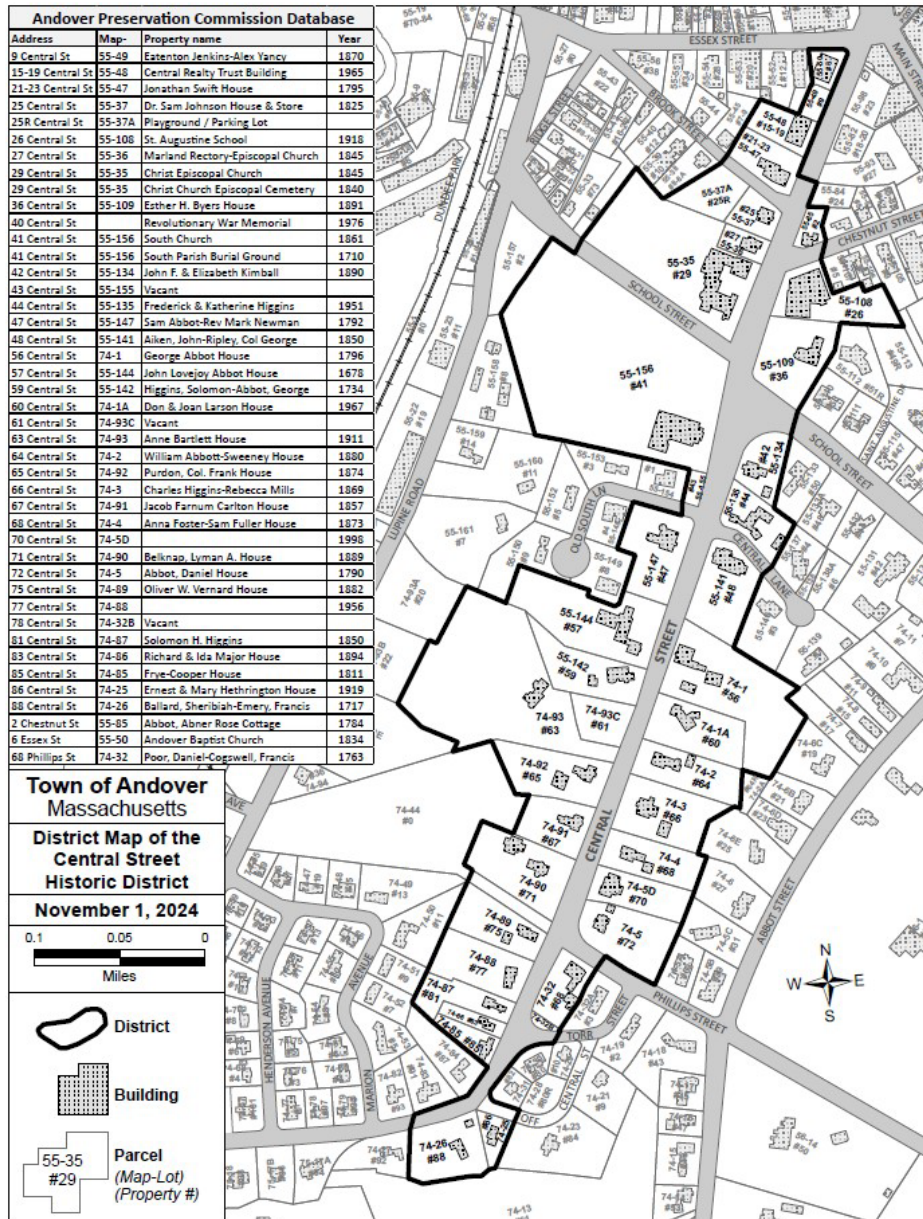
There are also elegant Italianate (48 Central Street), Second Empire (64 Central Street) and Federal mansions (25 Central Street), along Central Street. Several homes built in the Gothic and Greek Revival can be found at 67 Central Street, 75 Central Street, and 81 Central Street.



Harvard University, Harvard Map Collection, MATWN_3764_A62_1830_D6_9604914190

The proposed district provides a comprehensive visual history of Andover's development in its progression of building styles and forms. It is predominantly intact and has a high degree of integrity. This district forms a valuable physical record of the development of nearly three centuries of Andover's history.

In sum, Central Street retains a high degree of integrity, preserving the town's architectural and cultural heritage. This district serves as a living testament to Andover's history, offering a glimpse into its past while fostering a sense of pride and identity for current and future generations. By maintaining the integrity of its buildings and streetscapes, Andover ensures that its rich history continues to inform and inspire the community, providing both an educational resource and a lasting connection to the past.



Map of Central Street with directory: address, parcel number, year built
Created by Jeff Cary, GIS Coordinator, Town of Andover

Justification of the Boundaries

The Central Street Local Historic District is comprised primarily of residential buildings located on Central Street or that are directly adjacent to, and face, Central Street.

The boundary begins at the northern most parcel on Central Street, the Andover Baptist Church built in 1834 in the Greek Revival Style by Andover's Jacob Chickering. It was the first Baptist Church in Andover. The brick building is severely plain with its temple form relieved only by an incongruous, traditional steeple. T.A. Holt and others operated stores in the church's basement from 1834 through the early 20th century.

Heading south along Central Street, the boundary includes all buildings that face, or are directly adjacent to, Central Street, with the exception of two 1952 Cape-style homes between Phillips and Torr Streets, with the district concluding at 88 Central Street.

Central Street marks the confluence of the main roads to the North Parish, Boston, Salem and Haverhill. The physical and topographical advantages of such a location were recognized quite early. In 1709 the first South Parish meeting house was built near the site of the present South Church. Substantial residential building soon followed and lasted through two centuries.

The Central Street houses between the Baptist Church and 88 Central Street represent the best examples of many architectural styles present in Andover, ranging from First Period to Shingle Style. The Georgian mansion of Jonathan Swift at 23 Central Street (1795) represents the home of a successful tanner and prominent land holder. Dr. Nathaniel Swift, Jonathan's nephew, also lived here, and the building served as Andover's second post office from 1820 until 1828. The cubical building is two stories high with a hipped monitor roof, classical eaves and window cornices and a columned portico. Samuel Abbot built a similar but even more ostentatious Georgian style home (1792–93) at 47 Central Street.

The Abbot house is broader in scale and bolder in detail, best noticed in its massive corner pilasters and its pedimented portico. The charming Kneeland–Marland Cottage (2 Chestnut Street, parcel is adjacent to and prominently viewed from Central Street) was built in 1784 by a blacksmith, but it was occupied by merchant and lawyer John Kneeland when Lafayette made his celebrated tour of the United States in 1825. Squire Kneeland welcomed Lafayette on behalf of the town, and from the porch of this house, Lafayette made a few remarks to the townspeople. During the 20th century, the 1½ story Georgian cottage was a tearoom, renamed "Rose Cottage."

Continuing south on Central Street, the Episcopal Church (Christ Church) was established in Andover in 1835. The present structure on Central Street is an 1882 Hartwell and Richardson design. It is one of the finest examples of Richardsonian Romanesque churches in the region.

Parishioners of South Church (Congregational) worship today in their third meeting house built in the Romanesque Revival style in 1861 by architect John Stevens of Boston. Unlike most structures in this style, South Church was built of wood. The building is further distinguished by its buttresses, arcaded corbel tables and a central tower with a unique domed steeple.

The increased prosperity of the late 19th century heightened the demand for high quality houses in this area. Homes included in the district are the following: The Smith–Purdon House at 65 Central Street was

built in 1874 by B. Frank Smith, whose father had founded the Smith and Dove Mills. Next door at 67 Central Street is the country home of Jacob Farnum Carlton, constructed circa 1857 by local architect/builder William Stuart Jenkins. A few staid Italianate and Mansard style mansions were interspersed in the fourth quarter of the 19th century. Representative of these is the home of Rev. A.L. Mills, 66 Central Street, built circa 1872–84. By the turn of this century, development was essentially complete, ending with the well-developed Shingle Style of the Belnap House (1890) at 71 Central Street. From beginning to end, chronologically and topographically, Central Street contains an extraordinary diversity of buildings in a harmonious progression of styles and forms. The homes located in the proposed district at 75, 81, 83 and 85 Central Street were built between 1850 and 1895.

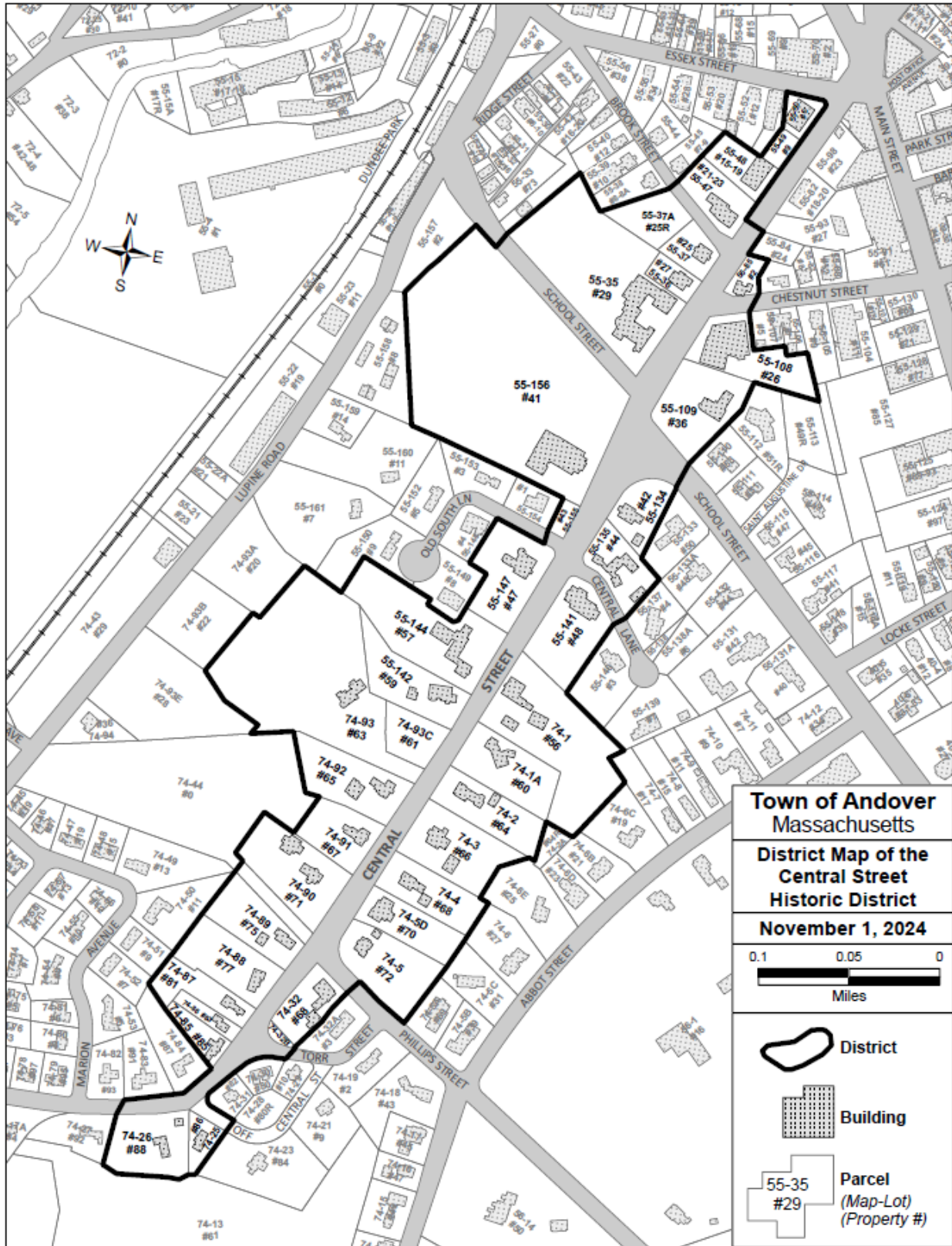
The Committee decided to end the Central Street Local Historic District at 88 Central Street. This home is a First Period house built in 1717. The early ownership is uncertain; however, it is guessed that it may have been Sheribiah Ballard (1688-1749). This property was once part of the Ballard-Foster Homestead at 2 Abbott Bridge Road, formerly listed as 96 Central Street.

The 15 properties along the remainder of Central Street, south and southwest of 88 Central Street, were built predominantly between 1949 and 2022, exempting two properties built in 1898 and 1866. The parcels that have been omitted are dissimilar in scale and/or materials and were built in the more recent past. Several property owners with homes built after 1930 requested to not be included in the district.

Several buildings located along the northeast side of Central Street are commercial in nature and constructed in the 1960's, and therefore are not included in the Central Street Local Historic District (specifically 18-20 Central Street and the rear of 23 and 27 Main Street.)

The Committee researched the area and the homes along Central Street, deliberated on the boundaries, and interviewed homeowners in the proposed district over a three-month period. The Committee agreed that the Central Street Local Historic District would only include the 39 properties between the Baptist Church and 88 Central Street as shown on the map under District Map on page 15.

District Map



Property Index

There are a total number of 39 parcels included in the proposed Central Street Local Historic District.

Street Address	Parcel ID	Historic Name	Date of Construction	Architectural Style	MHC ID
15-19 CENTRAL ST	55-48	NA	1965	OFFICE BUILDING	
9 CENTRAL STREET	55-49	NA	NA	VACANT PARKING LOT	
21-23 CENTRAL ST	55-47	JOHNATHAN SWIFT HOUSE	1795	GEORGIAN	ANV.106
25 CENTRAL ST	55-37	DR. SAMUEL JOHNSON HOUSE	1825	FEDERAL	ANV.107
25R CENTRAL ST		NA		VACANT LOT	
26 CENTRAL ST	55-108	SAINT AUGUSTINE SCHOOL	1950	EDUCATION	ANV.1183
27 CENTRAL ST	55-36	MARLAND RECTORY	1845	GREEK REVIVAL	ANV.108
33 CENTRAL ST	55-35	CHRIST EPISCOPAL CHURST	1887	ROMANESQUE REVIVAL	ANV.109
36 CENTRAL ST	55-109	ESTHER H. BYERS HOUSE	1891	COLONIAL REVIVAL	
41 CENTRAL ST	55-156	SOUTH CHURCH	1861	GOTHIC REVIVAL	ANV.110
42 CENTRAL ST	55-134	KIMBALL, DR. WALTER HOUSE	1840	COLONIAL REVIVAL	ANV.525
43 CENTRAL ST	55-155	NA		VACANT LOT	
44 CENTRAL ST	55-135	NA	1951	COLONIAL REVIVAL	ANV.1180
47 CENTRAL ST	55-147	SAMUEL ABBOT, REV. MARK NEWMAN HOUSE	1792	GEORGIAN	ANV.111
48 CENTRAL ST	55-141	AIDEN, JOHN – RIPLEY, COL GEORGE HOUSE	1840	ITALIANATE	ANV.112
56 CENTRAL ST	74-1	ABBOT, GEORGE HOUSE	1796	GEORGIAN	ANV.113
57 CENTRAL ST	55-144	JOHN LOVEJOY ABBOT HOUSE	1678	COLONIAL/FIRST PERIOD	ANV.114
59 CENTRAL ST	55-142	HIGGINS, SOLOMEN – ABBOT, GEORGE HOUSE	1734	GEORGIAN	ANV.115
60 CENTRAL ST	74-1A	NA	1967	OTHER	ANV.1181
61 CENTRAL ST	74-93C	NA		VACANT LOT	
63 CENTRAL ST	74-93	BARTLETT, ANNE W. HOUSE	1911	GEORGIAN REVIVAL	ANV.1487
64 CENTRAL ST	74-2	ABBOT, WILLIAM HOUSE	1880	SECOND EMPIRE	ANV.116
65 CENTRAL ST	74-92	SMITH. B. FRANK – PURDON, COL. FRANK HOUSE	1870	ITALIANATE	ANV.117
66 CENTRAL ST	74-3	CHARLES HIGGINS HOUSE	1885	COLONIAL REVIVAL	ANV.118
67 CENTRAL ST	74-91	CARLTON, JACOB FARNUM HOUSE or EDWARD TAYLOR HOUSE	1880	GOTHIC/GREEK REVIVAL	ANV.119

68 CENTRAL ST	74-4	FOSTER, FRANCIS HOUSE	1880	SECOND EMPIRE	ANV.120
70 CENTRAL ST	74-5D		1999	OTHER	NA
71 CENTRAL ST	74-90	BELKNAP, LYMAN A. HOUSE	1881	SHINGLE STYLE	ANV.121
72 CENTRAL ST	74-5	ABBOT, DANIEL HOUSE	1790	FEDERAL	ANV.122
75 CENTRAL ST	74-89	OLIVER VENNARD HOUSE	1850	LATE GREEK	ANV.123
77 CENTRAL ST	74-88	NA	1956	SPLIT LEVEL	NA
81 CENTRAL ST	74-87	SMITH, PETER HOUSE	1850	GOTHIC REVIVAL/GREEK REVIVAL	ANV.124
83 CENTRAL ST	74-86	F. LEWIS BOOKWELL HOUSE	1870	GREEK REVIVAL/VICTORIAN ECLECTIC	ANV.125
85 CENTRAL ST	74-85	FRYE-COOPER HOUSE	1811	OTHER	ANV.126
86 CENTRAL ST	74-25	NA	1930	OTHER	
88 CENTRAL ST	74-26	FOSTER, CAPT. JOHN HOUSE, BALLARD, SHERIBIAH-EMERY, FRANCIS HOUSE	1717	GEORGIAN	ANV.127
6 ESSEX STREET		BAPTIST CHURCH	1834	GREEK REVIVAL	ANV.197
2 CHESTNUT	55-85	KNEELAND, JOHN HOUSE – ROSE COTTAGE TEA ROOM, ABBOT, ABNER HOUSE	1784	GEORGIAN	ANV.145
68 PHILLIPS STREET	74-32	POOR, DEA. DANIEL-COGSWELL, FRANCIS HOUSE. PERRY, CAPT. OLIVER HAZARD HOUSE	1763	GEORGIAN	ANV.434

Options and Recommendations for the Bylaw

The proposed bylaw is similar to those adopted by municipalities across Massachusetts, which has over 200 local historic districts. The bylaw establishes the review of certain exterior alterations visible from a public way. That means that interior changes, landscaping, and exterior changes not visible from the street are not reviewed under the bylaw. Also, the bylaw does not require that property owners do maintenance or make changes to their properties – the bylaw simply provides for review of changes that property owners choose to make on their own accord.

Further, the bylaw exempts from review nearly every activity that State laws allow to be exempt. For example, the historic district does not review paint colors, the color of roof materials, fences, or satellite dishes. The bylaw also gives flexibility for a future historic district commission to exempt additional activities from review. The bylaw, therefore, articulates the full universe of activities that may be reviewed under the historic district – but what is reviewed may shrink over time.

The bylaw protects the essence of Central Street by requiring that certain new construction, demolitions, additions, and alterations are approached in a way that respects the historical integrity of the street.

Bylaw

ARTICLE XII - §53: CENTRAL STREET HISTORIC DISTRICT BYLAW:

SECTION I. TITLE

This Bylaw shall be known as and may be cited as the Central Street Historic District Bylaw, pursuant to authority granted by Chapter 40C of the Massachusetts General Laws.

SECTION II. PURPOSE

The purpose of this Bylaw is to promote the educational, cultural, physical, economic, and general welfare of Andover by preserving and protecting the architectural and historical assets of Andover, including buildings and sites of historical and architectural significance. It encourages design and construction that harmonizes with these assets. This Bylaw intends for the Central Street Historic District Commission, through its design guidelines and other lawful actions, to fulfill its duties pragmatically in a manner that reasonably balances historic preservation with striving to collaboratively accommodate the particular desires, burdens, and circumstances of those who submit applications under this Bylaw.

SECTION III. ESTABLISHMENT OF DISTRICT

A. Central Street Historic District

The boundaries of the Central Street Historic District are established and located as shown on the plan of land entitled "Boundaries of the Central Street Historic District," dated November 1, 2024. F Said plan of land is on file with the Office of the Town Clerk, and shall be recorded with the North Essex Registry of Deeds.

B. Plan of Land

The plan of land referred to in paragraph A, above, is hereby declared to be part of this Bylaw.

SECTION IV. HISTORIC DISTRICT COMMISSION

A. Establishment and Membership

There is hereby established the Central Street Historic District Commission, hereinafter referred to as the Commission, which shall consist of seven (7) members and two (2) alternate members to be appointed by the Town

Manager and approved by the Select Board.

The membership of the Commission shall, whenever possible, include the following:

One member selected from two (2) nominees submitted by the Andover Center for History and Culture.

One member selected from two (2) nominees submitted by the Chapter of the American Institute of Architects covering Andover.

One member selected from two (2) nominees submitted by the Board of Realtors covering Andover.

One member selected from two (2) nominees submitted by the Andover Planning Board.

One member, wherever possible, who is both a resident and owner of property in the Central Street Historic District during that person's term of office.

If, however, within thirty (30) days after the submission of a written request for nominees to any of the aforesaid groups, no such nominations have been made, then the Town Manager and Select Board may proceed to make the appointment or appointments to the Commission without nominations by such group or groups. Alternate members need not be selected from nominees submitted by any particular groups or organizations. All members of the Commission and all alternate members shall be residents of the Town of Andover during their term of office.

B. Terms

When the Commission is first established, two (2) members shall be appointed for one-year terms; two (2) members shall be appointed for two-year terms; and the remaining three (3) members shall be appointed for three-year terms; each of two (2) alternate members shall be appointed for three-year terms. At the expiration of the respective terms, the Town Manager shall appoint successors for three-year terms in the manner described in paragraph "A.," above. Vacancies shall be filled within 60 days by the Town Manager by appointment with approval by the Select Board for the unexpired term. Each member and alternate shall continue in office after the expiration of his term until their successor is duly appointed and qualified.

C. Officers

The Commission shall elect annually a Chair, Vice Chair, and Clerk from its own number.

D. Alternate Members

In case of the absence, inability to act or unwillingness to act because of self-interest on the part of a member of the Commission, the member's place shall be taken by an alternate member designated by the Chair.

E. Quorum and Voting

Meetings of the Commission shall be held only if attended by a quorum of at least five members, including alternate members designated to act as members. If the Chair is absent from a meeting, the Vice Chair shall act as Chair. Decisions of the Commission at a meeting require a majority vote of the members, including designated alternates, who are present at the meeting.

F. Compensation

All members and all alternates shall serve without compensation.

SECTION V. POWERS AND DUTIES OF THE HISTORIC COMMISSION

The Commission shall have all the powers and duties conferred and imposed on Historic District Commissions by the General Laws of the Commonwealth of Massachusetts, including the following:

- A. The Commission shall have jurisdiction over the review of new construction, reconstruction, alterations, relocation and demolition of all exterior architectural features of buildings and structures visible from a public way within the Central Street Historic District, except as limited by this Bylaw.

No building or demolition permit for activities falling within the jurisdiction of the Commission shall be issued by the Town or any department thereof until the certificate required by this Section has been issued by the Commission.

- B. In passing upon matters before it, the Commission shall consider, among other things, the historical and architectural value and

significance of the site, building or structure, the general design arrangement of the features involved and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may, in appropriate cases, impose dimensional and setback requirements in addition to those required by any applicable Town bylaw.

- C. The Commission, at all times, shall act with a clear understanding of the needs and hardships of the property owners, businesses and residents of the Central Street Historic District to enjoy the amenities of modern life in the use of their homes and properties.
- D. The Commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work and may accept money gifts and expend the same for such purposes when reviewed by Town Counsel and approved by the Select Board.
- E. The Commission may administer on behalf of the Town any properties or easements, restrictions or other interests in real property which the Town may have or may accept as gifts or otherwise and which the Town may designate the Commission as the administrator thereof.
- F. The Commission may advise the Select Board, the Planning Board, the Zoning Board of Appeals, the Massachusetts Historical Commission and any other public agency in matters pertaining to or affecting any historic structures or sites in any of the Central Street Historic District.

As used in this Section, the words "building", "structure", "constructed", "altered", and "exterior architectural features", shall have the meanings set forth in Section 5 (Definitions) of Chapter 40C of the Massachusetts General Laws.

SECTION VI. LIMITATIONS AND EXEMPTIONS

- A. The Commission shall not act to prevent or unnecessarily delay new construction, reconstruction or alterations except for the purpose of preventing developments incongruous to historical considerations and architectural features of value, viewed in relation to the surrounding area.

B. The authority of the Commission shall not extend to the review of the following:

1. Temporary structures or signs, to be in use for not more than ninety (90) days, if not in conflict with such regulations as may be adopted by the Commission. However, temporary signs shall further comply with the requirements of Article VIII, Section 5.0, Subsection 5.2, Paragraph 5.2.6, of the Town of Andover Zoning Bylaw, as amended from time to time. Temporary structures shall further comply with the Commonwealth of Massachusetts State Building Code 780 CMR.
2. Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level. However, parking lots or parking areas require Commission review and must be in compliance with the provisions of Article VIII, Section 5.0, Subsection 5.1, of the Town of Andover Zoning Bylaw.
3. Landscaping with plants, trees or shrubs.
4. Storm doors, storm windows, screens, window air-conditioners, lighting fixtures, conventional antennae, roof-mounted solar panels, and similar appurtenances.
5. The re-construction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such re-construction is begun within one (1) year thereafter and carried forward with due diligence. Reconstruction must also meet all applicable requirements of the Town of Andover Zoning Bylaw and the Commonwealth of Massachusetts State Building Code, 780 CMR.
6. Color and type of paint.
7. Color of roofing materials and siding.
8. Fences.
9. Signs used for residential occupation or professional purposes, of not more than two square feet in area, provided that a) no more than one sign is displayed on or near any one building or structure; b) the sign consists of lettering painted on wood without a symbol or trademark; and c) all signs must comply with all applicable requirements of Article VIII, Section 5.0, Subsection 5.2, of the Town of Andover Zoning Bylaw. In addition, signs for commercial and institutional purposes require Commission review.
10. Ordinary maintenance, repair or replacement, as defined by the Commonwealth of Massachusetts State Building Code 780 CMR, of any exterior architectural feature if such repair, maintenance or replacement does not involve a substantial change in design or materials.
11. Any other work specifically exempt from the requirements of a building permit as provided in the Commonwealth of Massachusetts State Building Code, 780 CMR, except that the Commission shall review masonry walls and one-story detached accessory structures used as tool

and storage sheds, playhouses, and similar uses visible from a public way.

- C. The Commission may determine from time to time after public hearing that certain categories of exterior architectural features, structures or signs may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purposes of the General Laws, Chapter 40C.
- D. The Commission may determine from time to time after public hearing that the authority of the Commission be limited to exterior architectural features within the Central Street Historic District which are subject to view from one or more designated public streets, public ways, public parks, although other portions of buildings or structures within the district may be otherwise subject to public view, without substantial derogation from the intent and purposes of the General Laws, Chapter 40C.

SECTION VII. PROCEDURES

- A. In accordance with Section V, and except as this Bylaw provides in Section VI, no building or structure within the Central Street Historic District shall be constructed or altered in any way that affects exterior architectural features unless the Commission shall first have issued a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship with respect to such construction or alteration. In addition, the demolition of any building or structure must comply with the requirements of Article XII, Section 33, of the General Bylaws of the Town of Andover. In the event of any conflict with the provisions of Article XII, Section 33, of the General Bylaws, this Bylaw shall prevail.
- B. Applications for certificates shall be made with the Inspector of Buildings. Copies of applications shall be forwarded to the Commission. Applications shall be in a form specified by the Commission that adequately describes the proposed work. This may include plans and elevations, drawn to scale, detailed enough to show the architectural design of the structure and its relation to the existing building. Plot and site plans should be filed when an application is made for improvements involving applicable landscape features such as walls and fences. In the case of demolition or removal, the Inspector of Buildings shall forward one copy of the demolition permit application to the Commission.
- C. Within 14 days of the filing of an application for any certificate, the Commission shall be required to determine whether the application

involves any exterior architectural features which are within the jurisdiction of this Bylaw.

- D. If the application requires the Commission's review or at the request of the applicant, the Commission shall hold a public hearing (though a hearing may be waived according to the provisions of Chapter 40C of the General Laws, as amended). The Commission shall fix a reasonable time for the hearing on any application. The Inspector of Buildings shall give public notice of the time, place and purposes thereof at least 14 days before said hearing in such manner as may be determined. A copy of said notice shall be mailed, postage prepaid, to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list of the Board of Assessors, to the Town Planning Board and to such other persons as the Commission shall deem entitled to notice.
- E. The Commission shall decide upon the determination of any application within 60 days of its filing or within such further time as the applicant may choose to allow in writing.
- F. A certificate of appropriateness shall be issued to the applicant if the Commission determines that the proposed construction or alteration will be appropriate for or compatible with the preservation or protection of the Central Street Historic District. In the case of a disapproval of an application for a certificate of appropriateness, the Commission shall place upon its records the reason for such a determination and shall forthwith cause a notice of its determinations, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to the appropriateness of the design. Prior to the issuance of any disapproval, the Commission may notify the applicant of its proposed action, accompanied by recommendations of changes in the applicant's proposal, which, if made, would make the application acceptable to the Commission. If within 14 days of the receipt of such notice, the applicant files a written modification of the application in conformity with the recommended changes of the Commission, as confirmed by the Chair of the Commission in his or her judgment, the Commission shall issue a certificate of appropriateness to the applicant.
- G. Only upon request will the Commission issue a certificate of non-applicability to any applicant whose application does not require Commission approval.
- H. If an application is deemed inappropriate or if an application is made

for a certificate of hardship, the Commission may issue a certificate of hardship if conditions particularly affecting the building or structure involved, but not affecting the Central Street Historic District generally, would make failure to approve an application involve a substantial hardship, financial or otherwise, to the applicant; and if approval would not involve substantial detriment to the public welfare. A certificate of hardship shall also be issued in the event that the Commission does not make a determination of an application within the time specified in Subsection VII.E of this Bylaw.

- I. Each certificate shall be dated and signed, and the Commission shall keep a permanent record of its determination and of the vote of each member participating therein and shall file a copy of notice of certificates and determinations of disapproval with the Town Clerk and the Inspector of Buildings.
- J. Any person aggrieved by a determination of the Commission may, within 20 days after filing of the notice of determination with the Town Clerk, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, designated by the Merrimack Valley Planning Commission.

The finding of the person or persons making such review shall be filed in triplicate with the Town Clerk, the Inspector of Buildings and the Commission within 45 days after the request and shall be binding on the applicant and the Commission, unless a further appeal is sought as provided in Subsection VII.K of this Bylaw.

- K. Any person aggrieved by a determination of the Commission or by a finding by the person or persons making a review may, within 20 days after filing of the notice of such determination or such finding with the Town Clerk, appeal to the Superior Court sitting in equity for Essex County. The Court shall hear all pertinent evidence and shall annul the determination of the Commission if it finds the decision of the Commission to be unsupported by the evidence or to exceed the authority of the Commission or may remand the case for further action by the Commission or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive, but the parties shall have all rights of appeal and exception as in other equity cases.

Costs shall not be allowed against the Commission unless it shall appear to the Court that the Commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such a determination of the Commission unless it shall appear to the

Court that such party acted in bad faith or with malice in making the appeal to the Court.

- L. The Superior Court sitting in equity for Essex County shall have jurisdiction to enforce the provisions of this Bylaw and the determinations, rulings and regulations pursuant thereto and may, upon the petition of the Commission or the Select Board, restrain by injunction violations thereof; and, without limitation, such Court may order the removal of any building, structure or exterior architectural feature constructed, altered or demolished in violation thereof and may issue such other orders for relief as may be equitable.
- M. Whoever violates any of the provisions of this Bylaw shall be punished by a fine of not more than \$100 for each offense. Each day during any portion of which a violation continues to exist shall constitute a separate offense.

SECTION VIII. OTHER PROVISIONS

- A. The Town of Andover shall be subject to the provisions of this Bylaw, notwithstanding any Town bylaw to the contrary.
- B. Except to the extent specifically provided in this Bylaw, the definition of terms and the powers and rules of conduct of the Commission shall be as set forth in Chapter 40C of the General Laws.
- C. This Bylaw may be amended from time to time by a two-thirds vote of the Town Meeting, subject to the procedures as set forth in Chapter 40C, Section 3, of the General Laws.
- D. The Select Board may set reasonable fees for the administration of this Bylaw based on the recommendations of the Commission.
- E. Following Town Meeting approval, this Bylaw takes effect immediately when the following conditions have been met: approval by the Attorney General of the Commonwealth of Massachusetts; filing of a map of the boundaries of the Historic District with the Andover Town Clerk, the Andover Inspector of Buildings and the Essex North Registry of Deeds.
- F. In case any section, paragraph or part of this Bylaw be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

Bibliography

- Massachusetts Historical Commission website <https://mhc-macris.net/>
- Andover Historic Preservation Commission website <https://preservation.mhl.org/>
- Andover Center for Historic and Culture website <https://andoverhistoryandculture.org/>
- The Preliminary Report of the Andover Historic District Study Committee, July 7, 1976, Town of Andover Archives.
- Establishing Local Historic Districts, Massachusetts Historical Commission, June 2003
- MACRIS: Massachusetts Cultural Resource Information System, <https://mhc-macris.net/>

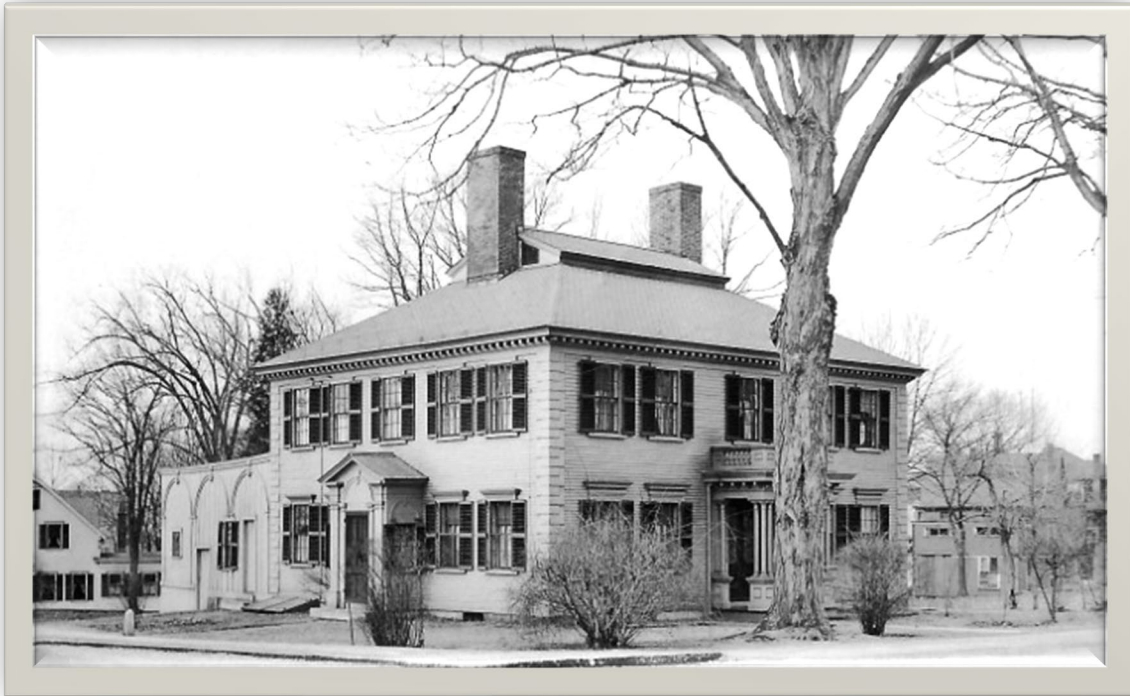
Digital Images



2 Chestnut Street, the Rose Cottage, built 1794, collection of Andover Center for History and Culture, photograph circa 1910



2 Chestnut Street (on the corner of Central Street). The Rose Cottage, 2024.



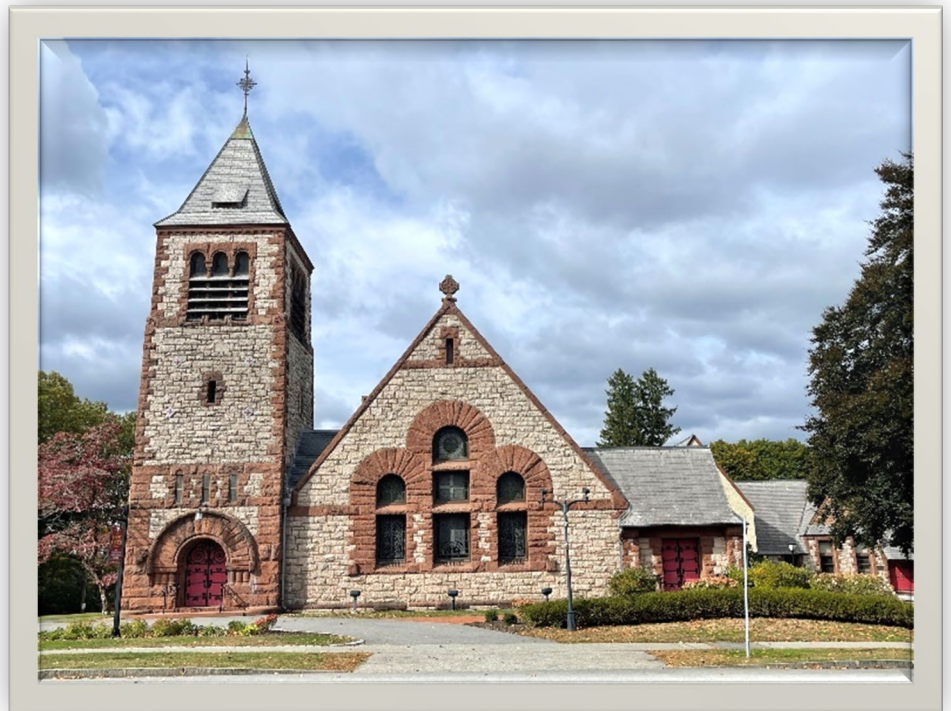
23 Central Street, built 1795, Collection of the Andover Center for History and Culture, photograph circa 1900



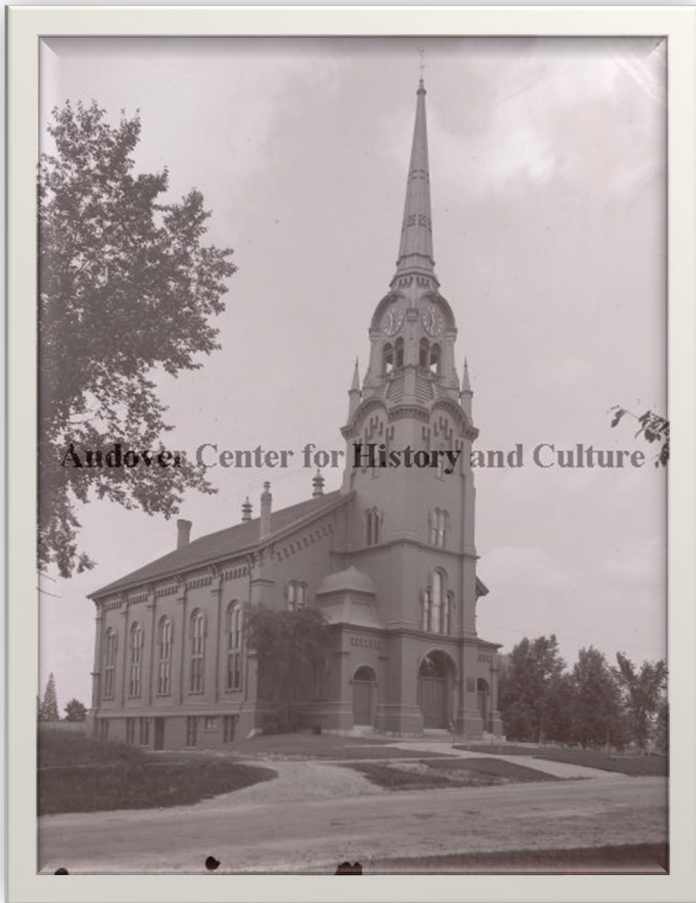
23 Central Street – The Jonathan Swift House, 2024



“New Christ Church” as built 1888, collection of Andover Center for History and Culture



29 Central Street, Christ Church, photograph 2024



South Church, 41 Central Street, built 1861, Negative, Glass-plate, Andover Center for History and Culture, photograph circa 1906



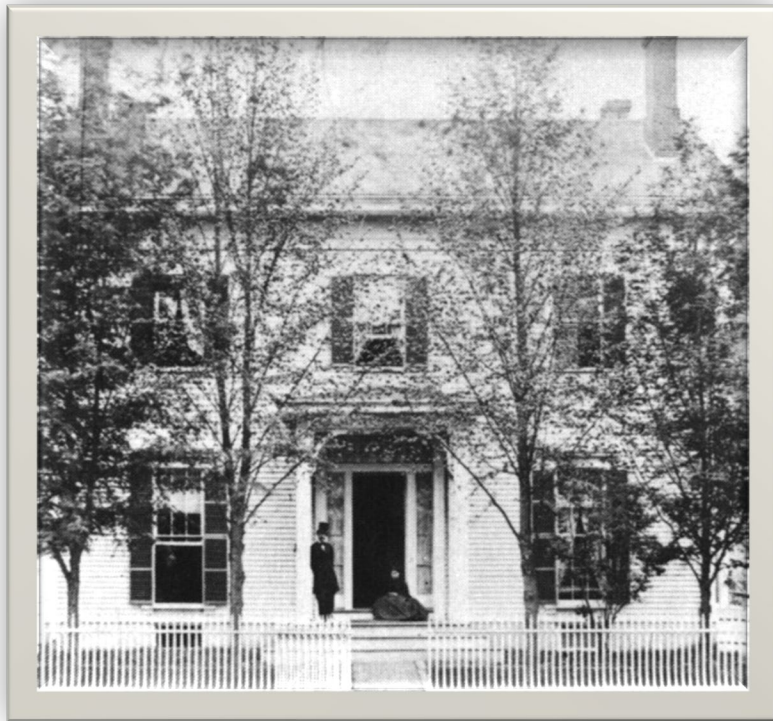
South Church, 41 Central Street, photograph 2024



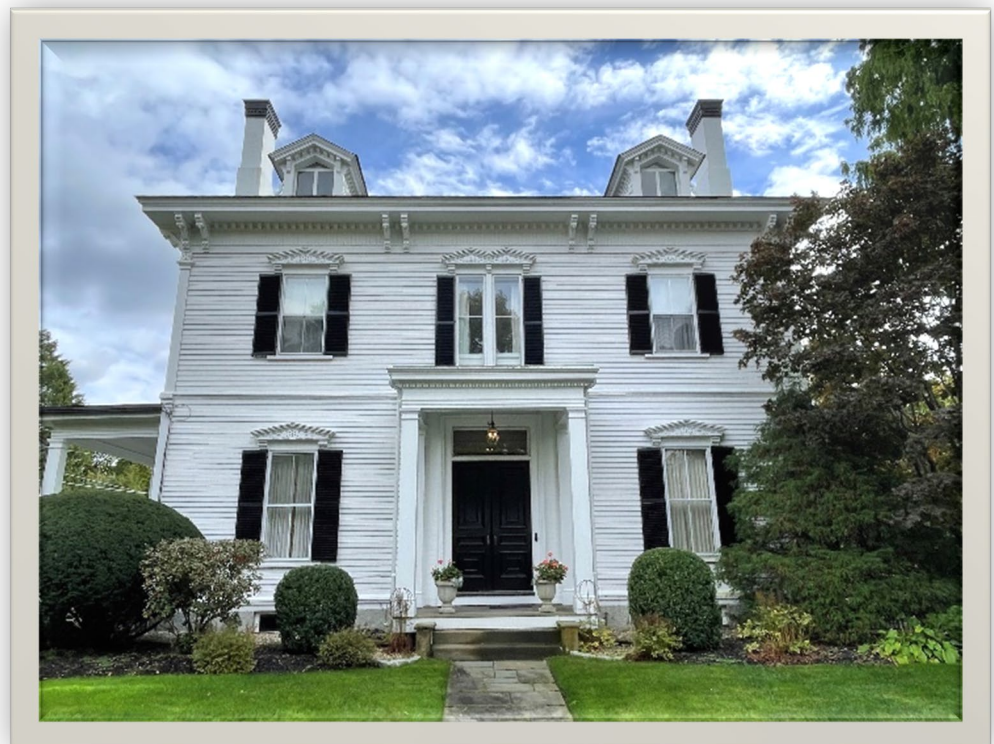
47 Central Street, Samuel Abbot House, built 1792, Chamberlain collection of Peabody Museum, photograph circa 1885



47 Central Street, photograph 2024



48 Central Street, John Aiken Homestead (also referred to the President Franklin Pierce's Summer White House), built 1840, courtesy of Andover Center for History and Culture, photograph circa 1880



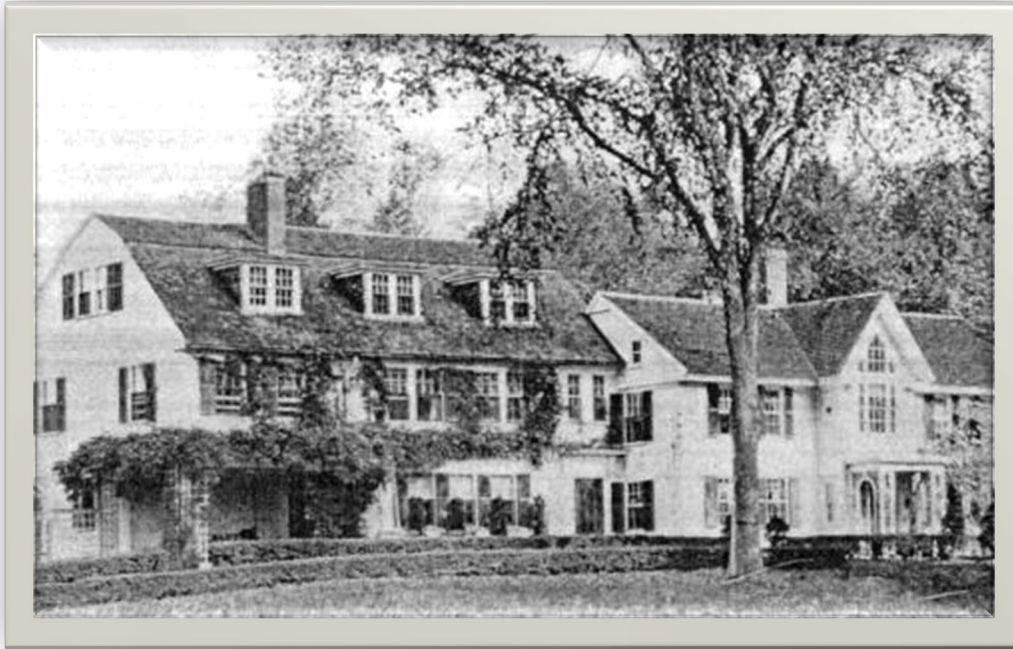
48 Central Street, photograph 2024



57 Central Street, John Lovejoy Abbot House, built 1678, courtesy of Philips Academy, Historic Houses, Andover, MA photograph circa 1880



57 Central Street, photograph 2024



63 Central Street, Anne W. Bartlett House, built 1911, courtesy of Andover Historic Preservation, photograph circa 1920



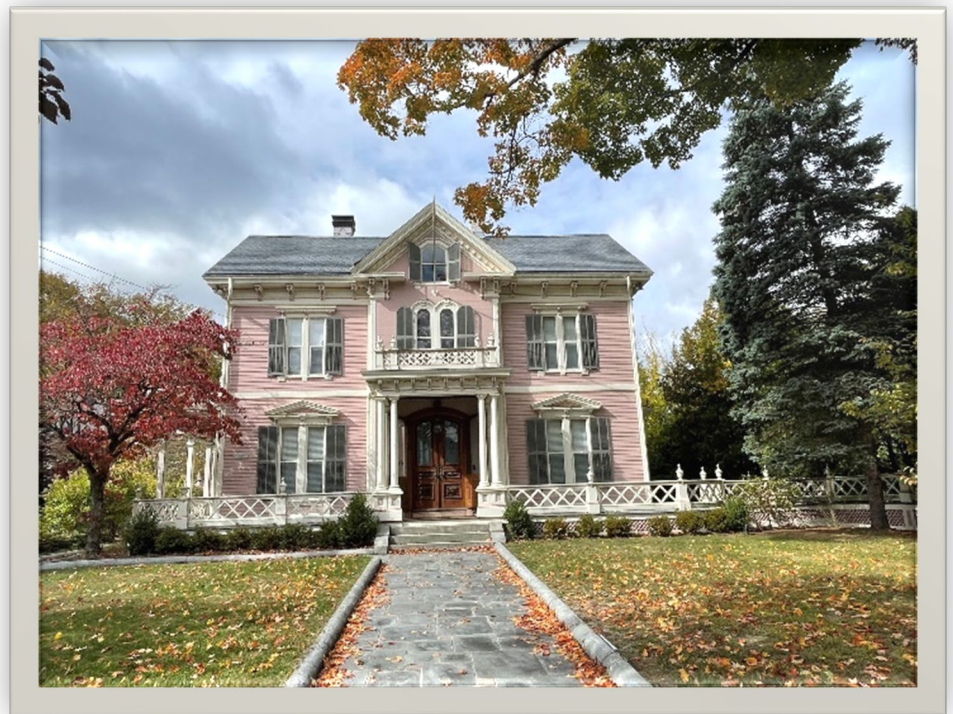
63 Central Street, photograph 2024



64 Central Street – William Abbot House, built 1880, photograph 2024



65 Central Street, Benjamin Franklin Smith House, built 1870, Smith children at play, courtesy of Andover Center for History and Culture, circa 1885



65 Central Street, photograph 2024



66 Central Street, Charles Higgins House, built 1885, photograph 2024



67 Central Street, Jacob Farnum Carlton House 1857, photograph 2024



**75 Central Street – Oliver Vennard House,
constructed 1882, photograph 2024**



88 Central Street, the Ballard, Sheribiah House, the Francis Emery House, built 1717, photograph courtesy of the Andover Center for History and Culture, circa 1920.



88 Central Street, photograph 2024



Select Board Meeting

Monday, January 27, 2025

7:00 PM

Select Board Room, Town Offices

36 Bartlet Street Andover, MA 01810

I. Call to Order – 7:00 P.M.

The Chair, Laura Gregory called the Select Board Meeting of Monday, January 27, 2025 to order at 7:00 PM.

Members in attendance: Vice Chair- Alex Vispoli, Clerk Ellen Townson (via Zoom) and members Melissa Danisch, and Kevin Coffey.

Others in attendance: Deputy Town Manager Michael Lindstrom, Town Clerk and Deputy Town Manager Austin Simko, and Town Counsel Doug Heim.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

The meeting began with a Moment of Silence followed by the Pledge of Allegiance.

III. Town Manager Report

The Town Manager reported that a communication was sent out today that the Town Building Advisory Committing will be hosting a series of three public forums over the next three weeks relating to the Andover High School Improvement Project which is intended to not be a full building project but an investment in the existing building. The meetings will be held on in the Select Board Room at 7:00 Pm on the following dates: January 30th, February 13, and February 20th which will be a virtual meeting. Nothing will get built until it aligns with the priorities of the School Committee.

The Town received the National Grid rebate totaling \$193,896 for high efficiency components used in the facility including rebates for efficient heating and cooling systems, triple pane windows, and super insulation. This is the Town's first fully electric building.

Andover Fire Rescue received a \$23,451 grant from the State from the State's Firefighter Safety Equipment Grant Program.

Tom Carbone, Director of Health and holding the position since 2006. The Town has been well served by Tom. His expertise and recognized statewide in the field of Municipal Public Health.

The Winter Festival will be held again this year at Pomp's Pond on February 2nd between 11:00 AM-2:00 PM and will include hikes, wildlife tracking demonstrations, ice fishing derby and a demonstration by Andover Fire Rescue.

The Conservation Division will host a guided walk at Bald Hill Reservation on January 30th at 9:00 am to discuss Andover's Forest Cutting and Stewardship Plan.

Selectman Coffey reported that he has heard from some people that the Select Board Agenda has been 'light weight'. He hopes the Board will spend more time particularly as they roll into the budget cycle and talking about the Select Board Policy Manual on financial policies.

Melissa Danisch and others attended the Knights of Columbus meeting where Selectman Vispoli was given the Torch Bearer Award. Congratulations Alex.

IV. Communications/Announcements/Liaison Reports - none

V. Public Comment

Jennifer Zhang McKenna, 3 Windemere Drive spoke about the Chinese American Community and the Chinese Communist Party and CCP's brutal campaign against Falun Gong which is an ancient spiritual practice in the Buddhist tradition. Millions of practitioners have been arrested in China and suffered horrific abuses for their beliefs. She spoke about the renowned Performing Arts Company based in New York that will be bringing the show Shengyun to Boston.

VI. Public Hearings

A. National Grid – Teaberry Lane and Ballardvale Road

Board to review and consider voting to approve an application from National Grid requesting permission to construct a line of underground electric conduits, including the necessary sustaining, and protecting fixtures, under and across Teaberry Lane and Ballardvale Road.

National Grid Senior Designer, David Boucher reported on the project and said information was sent to abutters that included contact information for Chris Wellington.

Resident Didi Zhang had questions on the location of the poll box.

Ellen Townson asked if they could have more detailed drawing(s) in the future and if they would come back to the Board with more information.

The Board voted 5-0 to continue the hearing to February 10, 2025.

VII. Regular Business

A. Alcoholic Beverages License – Event on Town Owned Property

Board to consider voting to approve an application from Oak & Iron Brewing Co, at 18 Red Spring Road, Andover, for a Wine and Malt One-Day Liquor License for use on Town property for Winterfest on February 2, 2025 under Select Board Liquor Regulations Section XI.2.N "Special One-Day Alcohol License Policy & Application for Outdoor Events on Town-owned Property."

On a motion made and seconded, the Select Board voted 5-0 to approve the application for a Wine and Malt One-Day Liquor License for use on Town property for Winterfest on February 2, 2025 under Select Board Liquor Regulations Section XI.2.N "Special One-Day Alcohol License Policy & Application for Outdoor Events on Town-owned Property. Roll call vote: Ellen Townson-Y, Kevin Coffey-Y, Melissa Danisch-Y, Alex Vispoli-Y and Laura Gregory-Y.

B. Shawsheen School Update

Board to receive an update on the interim reuse plan for the Shawsheen School from the Town Manager and Joe Connelly Director of Recreation.

The Town Manager and Joe Connelly, reported on the interim plan for Shawsheen School. They reported on the options and next steps for the Shawsheen School and what they can expect the process to be.

They will be taking over the School on July 1st when the School Dept. is completely out of the building and assume the cost of taking over the building. Depending upon the decision to go forward, they will provide plans in terms of programming. The Shawsheen School Fields are programmed for soccer for kids under age 10 which they hope to continue with. The school is in good shape.

The Town has owned the building for some time and it is assessed at \$4,116,100 with a lot size of 4.59 acres. In 2015, Town Meeting approved Article 35 to petition the Legislature for a Special Act or authorized change of use of the school for General Municipal purposes which was approved by the Legislature in July 2016.

Janci Soto, Asst. Director of Recreation for Innovation and Strategy who was instrumental in helping put together preliminary budget estimates reported on the status of the building as it stands today.

C. Bald Hill-Wood Hill Reservation

Board to receive an update on the forestry plan for Bald Hill-Wood Hill Reservation and Pole Hill.

Andover Land Manager, Mike Murray, provided an update on an initiative that the Conservation Commission has been facilitating on forest health including concerns on climate adaption, resilience, bird and wildlife habitat and the cutting of the trees.

The main goal is to encourage forest growth and climate resilience to release and regenerate hardwood trees. They will be creating bid documents for the revenue they would get from the tree cuttings to cover costs of the initiative.

Under the purview of the Conservation Commission the Select Board doesn't need to take any action at this time.

D. Select Board Policy Review

Board to review and consider voting to approve the amended Personal Wireless Service Facilities Policy (2nd Reading). Atty. Alan Mandel participated in the discussion providing information, supporting materials, and useful tools to use regarding the policy.

Alex Vispoli moved that the Board approve the abandoned personal wireless services facility policy as presented. Motion seconded by Melissa Danisch.

Roll call vote: Alex Vispoli-Y, Kevin Coffey-Y, Melissa Danisch-Y, Ellen Townson-Y, and Laura Gregory-Yes. Motion passes 5-0.

E. Approval of Minutes

On a motion by Alex Vispoli and seconded by Melissa Danisch, the Select Board voted Roll call vote: Alex Vispoli-Y, Kevin Coffey-Y, Melissa Danisch-Y, and Laura Gregory-Yes, Ellen Townson-A. Motion passes 4-0-1 to approve the minutes of January 14, 2025.

F. Adjourn

At 9:20 PM the Board voted 5-0 to adjourn from Regular Session and move to Executive Session pursuant to purpose seven to comply with or act under the authority of any general or special law or Federal Grant in Aid requirements, the Open Meeting Law, to vote to approve and release or not to release Executive Session Minutes of October 29, 2024, which is a sub-committee. An entire Select Board on November 25 2024, and December 16, 2024 and not to return to Open Session.

Roll call vote: Ellen Townson-Y, Kevin Coffey-Y, Melissa Danisch-Y, Alex Vispoli-Y and Laura Gregory-Y.

Respectfully submitted,
Dee DeLorenzo
Recording Secretary

Summary of Town Manager Staff Appointments

The Town Manager is pleased to announce the following appointments:

Department	Name	Position	Rate/Term	Date of Hire
Public Works	Raynna Collier	Water Treatment Plant Intern	\$18.00/hour	01/13/2025



Select Board Meeting

Monday, February 10, 2025 7:00 PM

Select Board Room, Town Offices

36 Bartlet Street Andover, MA 01810

I. Call to Order – 7:00 P.M.

The Chair, Laura Gregory called the Select Board Meeting of Monday, February 10, 2025 to order at 7:00 PM. Members in attendance: Vice Chair- Alex Vispoli and members Melissa Danisch and Kevin Coffey. Selectperson Ellen Townson participated via Zoom.

Others in attendance: Town Manager Andrew Flanagan, Deputy Town Manager Michael Lindstrom, Town Clerk and Deputy Town Manager Austin Simko, and Town Counsel Doug Heim.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

The meeting began with a Moment of Silence followed by the Pledge of Allegiance.

III. Town Manager Report

Town Manager Andrew Flanagan reported that the FY-26 Town Manager's Recommended Budget and Financing Plan was released on Friday and is available on the Town website; hardcopies will be available soon. He appreciates everybody who played a major role in the budget process. The Town Meeting Warrant has closed and as of today there are 36 warrant articles some of which are placeholder, and they will begin the reviews tonight.

Thank you to all the Town Departments that participated in Winterfest with over 400 community members attending the event. Andover DPW had their first major storm event this weekend treating all the roads throughout the night so they would be safe to drive on in the morning.

The second Andover High School Improvement Project Public Forum will be held on Thursday, February 13th at 7:00 PM in the Select Board Meeting Room at Town Offices. In addition, a virtual meeting will be held on February 20th. CDM Smith will be working with the Dept of Public Works on the \$148,000 Mass Works Grant to do an assessment on a portion of River Road to give us a better idea of what may be possible out there and what kind of investment may be made.

The Merrimack Valley Transit Authority announced that it will offer fare-free services on a permanent basis going forward as part of the Community Compact Grant.

The Town Manager recognized Heather Nichols who started part-time in the Town Clerk's Office and has moved up to Assistant Clerk.

The public information meeting to talk about the future of Shawsheen School will be held on Tuesday, March 4th at 6:30 PM at Memorial Hall Library to kick off the public engagement process.

On Wednesday, March 5th at 6:00 PM a public information meeting with the neighborhood regarding the Playstead accessible perimeter path and site improvements for the area will be held on Wednesday, March 5th at the Robb Center.

Mike Lindstrom said conversations on the future of Lincoln Street are picking up again. They have been engaging residents in the area to talk about the right of way and gathering additional data analysis based on the public reaction at the meeting TEC put together. They anticipate having a community meeting on Elm Square in late March.

Austin Simko reported that the Central Street Historic Study Committee is holding a meeting on Wednesday at 7:00 PM in the School Committee Room. and plan to submit an article for Town Meeting.

The Andover Permanent Town Building committee will soon be hosting the first of three forums for the AHS renovation.

II. Communications/Announcements/Liaison Reports

Doug Heim reported that he and Town Planner Jackie Byerly testified before the Executive Office of Housing about regulations regarding accessory units and is happy to report there were some changes made to three aspects of the regulations that will be an appropriate fit for Andover.

Alex Vispoli thanked the Director of Recreation, Joe Connelly, for giving him a tour of Shawsheen School. The custodial staff has done a nice job keeping the building in good shape. They are looking at using the building for some recreational activities.

Selectman Vispoli thinks having a longer-term discussion on the use of Shawsheen with the community is critical. He also attended the first meeting of the Andover Building Committee to talk about the AHS project. The School Committee has been meeting with Administration to talk about the project. The next meeting will be held on February 13, 2025.

Ellen Townsend congratulated Andover fire fighters who are celebrating anniversaries this month including: Deputy Fire Chief Al Delgado (39 years), Dan Gillette (24 years) Eric Teichert (24 years), Jeff Condon (24 years), and congratulations to Robert Harnas and Sara Semenza for their first-year anniversary. Ellen also reminded residents to try to dig out any fire hydrants on their property.

III. Public Comment: None

IV. Public Hearings:

National Grid – Teaberry Lane and Ballardvale Road

Board to review and consider voting to approve an application from National Grid requesting permission to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across Teaberry Lane and Ballardvale Road.

David Boucher Senior Designer National Grid spoke about items that need to be addressed before going forward. The integrity of the address and concerns by a resident whose concerns were resolved.

They are replacing directly buried underground conduits from Pole #67 on Ballardvale Road on the property between 12-and 14 as shown in drawings provided. They have met with the residents to discuss their concerns.

Ellen Townson said the resident at #9 has a vinyl fence that has to be taken down and asked about the process. Mr. Boucher said he will look into the request.

Alex Vispoli moved to approve the application by National Grid as presented. Motion seconded by Ellen Townson and voted 4-0 to approve.

V. **Regular Business**

A. Alcoholic Beverages License Change of Manager to David Lawrence Owen, Jr. at 209 North Main Street, Andover, on its All-Alcoholic Retail Package Store Alcoholic Beverage Retail Package Store Alcoholic Beverages License.

Bob Gilbert, 12 Gray Road and David Owen, 21 Birch Lane spoke to the request. Town Clerk, Asst. Town Manager Austin Simko reported that all paperwork is in order.

Ellen Townson moved to approve the application of Andover Classic Wines LLC 209 North Main Street, Andover, on its All-Alcoholic Retail Package Store Alcoholic Beverage License. The new manager to be David Lawrence Owens, Jr. of 21 Birch Road, Andover, Massachusetts. Motion seconded by Alex Vispoli and voted 4-0 to approve.

VI. [Solid Waste Collection and Disposal](#)

DPW Director Carlos Jaquez displayed the three toters; a 35-gallon, 96-gallon, and a 64-gallon trash toter which will be provided to residents by the Town. The Town Manager reported on the three options available. Additional toters can be purchased for \$75.00 if needed. The current weekly and bi-weekly service levels will be maintained. More details will be forthcoming. Pickup for bulky items will remain at one item per week.

Selectman Coffey asked what happens if a third toter is placed out by residents. There is no disposal cost for an additional cart/toter. The Town Manager said they may consider a bag component.

The Board discussed the process and options available to the service to be provided to approximately 11,000 households. The collection cost is included on the residential tax bills which is approximately \$270.00 per household.

Ellen Townson would like to have communications provided for residents who are unsure what the process is. The Town Manager said information will be included in the tax bills, on social media and the Town will be running a media campaign.

Al Harris, 197 Haggetts Pond Road spoke about what the effect could be if you charge residents too much money, you will find things where they don't belong. He believes that this is a great program but there does need to be some flexibility.

Alex Vispoli moved to approve the Trash & Recycling Collection as recommended Program as follows:

Households will be issued one set of carts: including a 64-gallon trash cart and a 96-gallon recycling cart at no charge. Residents may purchase a 2nd trash cart for \$25 with no additional annual disposal cost (supplies limited on an annual basis). The Town Manager is authorized to periodically make adjustments to the program increase the cost of purchasing additional totes. Effective September 1, 2025. The Town Manager said any new components or fees will come before the Board. Motion seconded by Ellen Townson and voted 4-0 to approve.

VII March 25, 2025 Annual Town Election Warrant

Board to consider voting to approve the March 25, 2025 Annual Town Election Warrant.

Austin Simko reported that there are no changes in precincts and polling places. The seats available include Moderator, two Select Board seats, and seat for the Punchard Trustees which would be a one-year appointment. There is no in-person voting.

Voting by mail: Information is available on the Town Clerk's Webpage under Elections and can be done on-line or in person at Town Offices.

Ellen Townsend moved to approve and vote to sign March 25, Annual Town Election Warrant. Motion seconded by Selectman Coffey and voted 4-0 to approve.

Designation of Emergency Election Polling Place

Board to consider delegating to the Town Clerk the authority to designate an alternate Warrant Polling Place. Austin Simko reported on this item.

Alex Vispoli moved to delegate the Town Clerk the authority to designate an alternate Warrant Polling Place in case of emergency. Motion seconded by Selected Coffey and voted 4-0 to approve.

A. FY-2026 Town Manager's Recommended Budget and Financial Plan Update

Town Manager to provide an update on the FY 2026 Recommended Budget and Financial Plan which was prepared within the limitations of Prop ½

The Town Manager provided an overview of the Budget Model which included the FY-2026 Town Manager's Recommended Budget, Revenues and Expenses Operating Budget, and Personnel Costs and Wage Growth.

He reported that 85% of revenue comes from property taxes followed by State Aid (Chapter 70 and unrestricted Government Aid). The overall State aid is just over 3%. There are about 26 categories of local receipts

The CIP appropriations and major obligations create the greatest pressure on the bottom line. The second greatest share of the tax bill is Health Insurance (after the Andover School Dept) and is a huge expense. Debt Service is about 8% of the budget.

Article 5 – Pay as you go is just under 2% of the budget and 1% of the Tax Bill.

The recommended budget shows three numbers: Recommended General Fund budget has a 4.95% increase over last year. Free cash always has a net neutral bottom line impact. This does not include Water/Sewer Enterprise funds but does include capital. It also includes the General Fund Operating Budget. Water & Sewer combined as recommended is just under \$20M.

Article 4 in the amount of \$244,285,295 is a hybrid of Water & Sewer but does not include Capital which has to be its own article.

\$244M – Article 4

\$253M- Includes everything

Revenues:

New Growth estimate remains fixed at \$300,000. Projections are 12% more than average this year and home values have increased. They will have a discussion with the Dept. of Revenue on this projection.

Free Cash. (\$3,865,000) offset dollar to dollar in the CIP and about 20% of the certified balance. The majority of the increase is due to local options.

\$250,000 from the Bond Stabilization Fund

The increase in the overall budget is that the increase for just the items that are not exempt is 3.4%.

Expenditures: They have budgeted a 10% increase due to demand for services; they are still less than the GIC.

Contribution rates have to be bargained. Massachusetts cities and towns may implement plan designs on their own as long as it does not exceed the GIC amount.

Pension Obligation Plan

Solid Waste Budget includes a 3.96% increase and the second year of the new contract.

Funding for Warrant Articles (Free Cash and General Fund). The School Dept. had two out of district placements this year and the cost is quite high. This is a one-time expense and will be a stand-alone Warrant Article outside of the Operating Budget. The Town Manager suggested that the School Department present information to the Board.

The CIP is within the target with a 3.1% increase over last year.

Article 5 is the Capital account. The Town Budget increased by 2.75% with a 1%

Employee Contribution for the ULO which goes into the Pension Bond Stabilization Fund and Water and Sewer Enterprise offsets.

The School Dept increase is 3.75% to start with student device funds backed out that goes into Town Budget

DMS Debt Service \$537,000.

Non-appropriated expenses which are funds not appropriated.

Overlay Reserve was raised on the tax rate without an appropriation.

The Reserve is for judgements and deficits Is \$150,000 which is not an appropriated expense.

The Operating Budget items were reviewed by the Town Manger including the Compensation Fund. All existing contract agreements with existing unions expire on June 30th. At the Board's next meeting they will have an Executive Session to discuss bargaining strategy.

The only deviation from level service is putting in the third ambulance into service and adding nine fire fighters. Salary cost will be offset 100% by revenue. The demand and services for ambulances have been increasing. There will be a 5 1/2 % increase in utility costs across the board. The Town Manager provided an overview of projected increases in costs for Town Departments. The overall increase is 3.76%.

New: Rental Revolving Fund created last year.

The presentation included information on personnel costs and wage growth. Their approach to collective bargaining has been very aggressive.

Future Deficits: The Town Manager presented information on the history of deficits. They are encouraged to use conservative budget practices. The Town historically creates savings within 2.75% to offset significant increases.

They will plug in as many models as possible to show the impact of different levers on the budget including reducing expenses. Increasing revenues, modifying the framework and assumption expense and establishing financing mechanisms to close gaps in outlying years. When the debt service is paid off it will free up additional dollars.

Between now and Town Meeting he will be asking Boards and Committees for information to have an updated long-range plan for next week.

Budget Review and Timeline

Votes on warrant articles have to be in by April 1, 2025 and the Chair's letter submitted by March 28. The report has to be sent to the printer in April and Annual Report will be released just before Town Meeting. The Board thanked the Town Manager for the presentation and to reach out for any information the Board wants to see that was not provided.

Selectman Coffey asked what the assumption being made about the risk in the budget? The Town Manager said the budget does not rely on Federal funding but could have a major impact on Grant Funding.

Select Coffey asked if there a way to break out the components of Debt Service and it would be helpful if that could be categorized. He also asked what our target should be for Free Cash.

B. Annual Town Meeting Articles

Board to consider voting to take a position on the following articles:

The Town Manager provided background information on the Town Meeting Articles. These are stand-alone articles because they are new.

P7 Bylaw Amendment to Conservation Revolving Fund

Alex Vispoli moved that the Board recommend approval of Article P7.

Motion seconded by Ellen Townson and voted 4-0 to approve.

P8 Bylaw Amendment Town Events Review Revolving Fund

Alex Vispoli that the Board recommend approval for Article P8

Motion seconded by Kevin Coffey an voted 4-0 to approve.

P12 Chapter 90 Authorizations. P-1

Alex Vispoli moved that the Board recommend approval of Chapter 90 Authorizations

P12 seconded by Kevin Coffey and voted 4-0 to approve

P13 Granting Easements

Alex Vispoli moved that the Board recommend approval of P13-Granting Easements

and seconded by Kevin Coffey and voted 4-0 to approve

P14 Stabilization Fund Bond Premium

Alex Vispoli moved that the Board recommend approval of the Article P14 Stabilization

Fund Bond Premium. Motion seconded by Ellen Townson and voted 3-1 to approve.

Executive Session and adjournment from Open Session

At 9:08 on a motion by Ellen Townson and seconded by Kevin Coffey, the Select Board voted 4-0 to adjourn from open session and move to Executive Session for confidential communication with Town Counsel pursuant to option 6 to discuss the purchase, exchange, lease or value of real Property, and for the Chair to declare that an open session may have a detrimental effect on the negotiating position of the Town; and not to return to Open Session. The Chair so declared.

Roll Call vote: Ellen Townson-Y, Kevin Coffey-Y, Alex Vispoli-Y, Laura Gregory-Y. Motion passes 4-0.

Summary of Town Manager Staff Appointments

Department	Name	Position	Rate/Term	Date of Hire
Town Clerk	Heather Nichols	Records Specialist	\$57,358/yr.	02/10/2025

Respectfully submitted,

Dee DeLorenzo

Dee DeLorenzo

Recording Secretary



Select Board Meeting

Monday, February 24 2025

7:00 PM

Select Board Room, Town Offices

36 Bartlet Street Andover, MA 01810

I. Call to Order – 7:00 P.M.

The Chair, Laura Gregory called the Select Board Meeting of February 24, 2025 to order at 7:00 PM in the Select Board Meeting Room, 3rd Floor Town Offices.

Members in attendance: Vice Chair- Alex Vispoli, Clerk Ellen Townson and members Melissa Danisch, and Kevin Coffey.

Others in attendance: Deputy Town Manager Michael Lindstrom, Chief Administrative and Financial Officer, Patrick Lawlor, Town Clerk and Deputy Town Manager Austin Simko, and Town Counsel Doug Heim.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

The meeting began with a Moment of Silence followed by the Pledge of Allegiance.

III. Town Manager Report

The Town Manager reported that on Tuesday, March 4th, the first of several meetings will be held Memorial Hall Library at 6:30 PM to discuss the reuse of Shawsheen School both in the short and long term with Town staff present to answer questions.

The Permanent Town Building Advisory Committee held its' third meeting on the Andover High School Improvement Project via Zoom. The Town Manager thanked the many people who have participated in the meetings and for the valuable input they provided. The architect is meeting with the School Committee tonight with more information coming out on the next round of public meetings. Information can be found at [AndoverMA.gov/AHS Improvement Project.com](http://AndoverMA.gov/AHS%20Improvement%20Project.com).

Town staff met with the neighbors on Lincoln Street last week to discuss ideas and concerns about the pedestrian safety improvement project. They have been exploring adding a 5' sidewalk on the west side of Lincoln Street from Lowell Street to Marilyn Street.

Thank you to Andover Recreation and Andover Youth Services for coming up with "Vacation Camps" which is a new approach in providing programming for kids during school vacation. Youth services also held a job fair for a number of potential different non-profit companies who have job opportunities for students.

The Town Manager recognized two public safety leaders who were recipients of the award from the Exchange Club of Lawrence; Lt. Edward (Eddie) Guy who has been an Executive Officer of the Second Command and a critical member of the team serving in just about every capacity in the Andover Police Department and a critical part of Chief Keefe's Leadership Team. The Town manager also recognized Deputy Fire Chief, Al Delgado who has been a member of Andover Fire Rescue for 39 years and Deputy Chief for over 20 years and is very well respected within the department.

The Town Manager announced that they are accepting applications for the 2025 Virginia Cole Award to recognize outstanding elected, appointed, or volunteers which for their long-term contributions. Nominations are due by Monday, March 31st and will be reviewed by the Chair of the Select Board, School Committee, and the Town Moderator. The awards will be presented at the Annual Town Meeting. Nomination forms are available on the Town website at [Andover MA/gov/Virginia Cole Award](http://AndoverMA.gov/VirginiaColeAward).

The Andover Cultural Council announced the grant award recipients of 19 different projects totaling \$18,710 to launch ideas for the Arts & Culture in the community.

Mr. Flanagan spoke about the budget review process and the article on zoning. A Triboard Budget Meeting will be held Saturday March 8 at Memorial Hall Library at which time the School Department and members of the Town Leadership Team will present their operating budgets including capital requests for the next fiscal year. The meeting will be televised live on Andovertv.org.

Patrick Lawlor thanked the Dept. of Public Works, emergency responders and supporting departments who have been working around the clock over the past few weeks due to the winter storms.

Town Counsel Doug Heim informed the Board that he is tracking a recent development released from the State Auditor's Office on their opinion that the MBTA was an unfunded mandate. He does not think it will change anything for Andover but wants the Board to be aware that there is a high degree of likelihood that this ends up getting into a disagreement with the Atty General's Office. Atty Heim will keep the Board informed of any developments.

Alex Vispoli said he attended the Cultural Arts Alliance meeting last week with Ann Orman and attended by twenty plus people representing artists, singers, artists, etc. to discuss how people make proposals for consideration for public art. Andover Day is in planning stages and will be held on September 20th 2025.

Laura Gregory commented on the effort by Public Works during the recent storms to clean the streets and sidewalks which was very much appreciated.

IV. Communications/Announcements/Liaison Reports N/A

V. Public Comment – None

VI. Public Hearings

A. Alcoholic Beverages License – Transfer of Liquor License

Board to review and consider voting to approve the application of Gill Liquors, Inc., doing business as Village Square Liquors, at 89 Main Street, Andover to transfer an Off Premise All Alcohol Retail Package Store Alcoholic Beverages License from Ganglani Corporation doing business as Redstone Liquors at 89 Main Street, Andover.

Alex Vispoli moved to approve the application of Gill Liquors, Inc., doing business as Village Square Liquors, at 89 Main Street, Andover to transfer an Off Premise All Alcohol

Retail Package Store Alcoholic Beverages License from Ganglani Corporation doing business as Redstone Liquors at 89 Main Street, Andover. Motion seconded by Melissa Danisch and voted 4-0 to approve.

VII. Regular Business

A. Verizon Public Educational and Governmental (PEG) Access Channel

Board to receive an update from Andover Television and consider voting to add a fourth PEG channel on Verizon in high definition (HD).

Patrick Lawlor reported that in June of 2024 the Board issued a 5-year license to Verizon as part of the franchise renewal agreement for cable television in town and added a 4th high-definition channel. Wess Murphy, Executive Director of Andover TV provided information on the option in the franchise agreement to add the additional channel.

The Select Board has to request whether that HD Access channel will be a simulcast of existing programming, and provide a notice of Verizon asking for that to be distinct programming with the option that we may have simulcast programming at some point. Distinct programming will allow Andover TV to increase the offering and provide at a higher quality access channel.

Melissa Danisch moved to approve the addition of a 4th Peg channel. Motion seconded by Kevin Coffey and voted 4-0 to approve. Ellen Townson abstained.

B. Annual Town Meeting Articles

Board to consider voting to take a position on the following articles:

P21 Zoning Bylaw Amendment Accessory Dwelling Unit Regulation
Paul Materazzo, Director of Planning and Land Use and Atty Heim spoke to this Warrant Article. Single family homes are allowed in commercial and industrial areas if there is a single-family lot. Office Park districts do not allow single family homes. They are listening to the community and want to be consistent with the existing zone. There is one industrial zone around the Ballardvale area that will allow residential homes. The ADU can only be added to a dwelling unit. Town Meeting unanimously to support this article. Director of Planning, Paul Materazzo, said that the Planning Board unanimously voted to approve the Zoning Bylaw Amendment.

Melissa Danisch moved to recommend Town Meeting approval of Article P21
Motion Seconded by Alex Vispoli and voted 5-0 to approve.

P22 Zoning Bylaw Amendment –Flood Hazard Overlay District
Paul Materazzo reported on this article which reflects necessary amendments to the Town’s overlay bylaw in order for resident to maintain eligibility in National Flood Insurance Programs. The article has been vetted by the Planning Board several times and was unanimously voted by the ZBA to support.

Alex Vispoli moved that the Board recommend approval at Town Meeting for Article P22. Zoning Bylaw Amendment –Flood Hazard Overlay District Motion seconded by Melissa Danisch and voted 5-0 to approve.

P23 [Zoning Bylaw Amendment – ID Zoning District Medical Center or Clinic and Indoor Recreational Facilities](#)

Paul Materazzo provided information on the Zoning Bylaw Table of Uses. They were looking for more opportunities to fill spaces in areas in the ID District i.e. River Road area and off Dascomb Road by I-93 North, a small industrial district off Andover Street, and a district off of High Street on Rte. 133. Every property owner in all four of the districts received a notice of a public hearing held on February 11, 2024. following discussion, the Board unanimously voted to approve this Zoning Bylaw amendment.

Alex Vispoli moved to recommend Town Meeting approval of Article P23- Zoning Bylaw Amendment – ID Zoning District Medical Center or Clinic and Indoor Recreational Facilities. Motion seconded by Melissa Danisch and voted 5-0 to approve.

P24 Zoning Bylaw Amendment – Special Use Regulations

Atty Heim reported on this Article. This is an incremental change to go in by right unless it is for a special use. The Planning Board unanimously voted to recommend Town Meeting approval.

Melissa Danisch moved to recommend Town Meeting approval of Article P-24 Zoning Bylaw Amendment – Special Use Regulations. Motion seconded by Ellen Townson and voted 5-0 to approve.

P25 Zoning Bylaw Amendment – Off-Street Parking and Loading requirements. The Amendment provided guidance on landscaping and lighting.

Melissa Danisch moved to recommend Town Meeting Approval of Article P-25 Zoning Bylaw Amendment – Off-Street Parking and Loading. Motion seconded by Alex Vispoli and voted 5-0 to approve.

P26 Zoning Bylaw Amendment - Landscaping, Buffering and Lighting to provide clarification language for section 5.3 landscaping, buffering and lighting to add additional sections. The Planning Board voted unanimously to recommend approval of Article P-26. Atty. Heim provided clarification on this article.

Alex Vispoli moved to recommend Town Meeting approval of Article P-26. Motion seconded by Melissa Danisch and voted 5-0 to approve.

P29 Street Acceptance and Taking of Portion of Fleming Avenue.

Ellen Townson moved to recommend Town Meeting approval of Article P-29. Motion seconded by Alex Vispoli and voted 5-0 to approve.

P32 Bylaw Amendment Town Manager Appointments Consistent with the Town Charter. Austin Simko reported on Article P-32.

Melissa Danisch moved to recommend Town Meeting approval for P-32

Bylaw Amendment Town Manager appointments consistent with the Town Charter. Motion seconded by Ellen Townson and voted 5-0 to approve.

- P34 Amend General Bylaws: Water Restrictions. (No vote taken)
DPW Director Carlos Jaquez reported on WA P-34. Level I and/or Level II allows the Select Board to determine water restrictions. Mass EP has recently updated their drought restrictions which would take the authority away from the Town for Level III. This reflects the regulatory changes the State of Massachusetts has made which Andover has to adapt a modification of to be included in the water bylaw.

Discussion: The Board would like to look into their options and have more information to better understand the proposed bylaws on water restrictions before taking a vote.

- P35 Requirements for a Private Warrant Article to Call a Special Town Meeting (Home Rule Petition). Chris Huntress, Tewksbury Street, Andover presented information on this Warrant Article. He spoke about the current Massachusetts Law and the required number of registered voters needed to call a Special Town Meeting. They had three special town meetings which cost the Town over \$200,000.

The purpose is to raise the bar on which a Special Town Meeting could be called requiring signatures of 200 voters or 5% of voters which is a reasonable number. The cost of a Special Town Meeting varies depending on where the Town Meeting is held. Increasing the number of signatures to 5% of registered voters allows for better public discussion and better opportunities for Boards to review the petition and better plan the location and ability to coordinate with the timing of the Special Town Meeting. We have the responsibility to better inform the public without burdening taxpayers.

Doug Heim said this will require approval by the legislature and the Governor. The Select Board always has the right to call a Special Town Meeting as long as it meets the requirements. The Board further discussed the Warrant Article.

Joe Wise, Inwood Lane, said getting 1,350 signatures would make it harder for residents to participate and is not a good use of time. Kevin Coffey agrees in principal but thinks the number of signatures required is high.

Alex Vispoli moved to recommend Town Meeting Approval of Article P-35 Home rule Petition. Motion seconded by Melissa Danisch and voted 5-0 to approve.

C. March 25, 2025 Annual Town Election Warrant

Board to consider voting to approve the March 25, 2025 Annual Town Election Warrant.

Austin Simko spoke to this article and having an election without a candidate for the Punchard Free School. They are going to put the seat on the warrant so residents can write in candidates if they want providing the community a few weeks to run as a write-in-candidate.

Melissa Danisch moved that the Board approve and vote to sign the March 25, 2025 Annual Town Warrant, which supersedes the previous warrant signed on

February 10, 2025. Motion seconded by Alex Vispoli and voted 5-0 to recommend approval of the Annual Town Election Warrant as presented.

VIII. A. Executive Session

Alex Vispoli moved the Board vote to go into Executive Session pursuant to Option 2 to conduct strategy sessions in preparation for negotiations with non-union personnel i.e., the Town Accountant, and for the Chair to declare such an open session may have a detrimental effect on the negotiating position of the Town and or for confidential communication with Town Counsel pursuant to Option 3 to discuss strategy with respect to collective bargaining for the American Federation, State, County, and Municipal Employees State Council 93, Local 1704, AFL-CIO and Andover Independent Employees Association, Andover Police Patrolmen's Union, Massachusetts Coalition of Police Local. 447 and Police Superior Officers Associations NEBPA Local 99 Andover Public Safety Communicators, EBA Local 109, and International Association of Firefighters, Local 1658 AFL-CIO and or option 6, to discuss the purchase, exchange, lease, or value of real property and for the Chair to declare that such an open session may have a detrimental effect on the negotiating position of the Town for both Option 2 and Option 6 purposes and or pursuant to purpose 7 to approve and not release Executive Session Minutes of January 27, 2025 and February 10, 2025, and not to return to Open Session. The Chair so declared that an open session may have a detrimental effect on the negotiating position of the Town for Option 2 and Option 6 purposes.

Motion seconded by Melissa Danisch. Roll call: K. Coffey-Y, Ellen Townson-Y, M. Danisch-Y and Alex Vispoli-Y. Motion voted 5-0 to approve.

IX. Adjourn

On a motion by Melissa Danisch and seconded by Kevin Coffey, the Select Board voted 5-0 to adjourn from the regular meeting and move to Executive Session not to return to Open Session.

Respectfully submitted
Dee DeLorenzo
Recording Secretary



Hayley Green
Town Accountant/ Assistant
Chief Financial Officer

TOWN OF ANDOVER

Accounting
36 Bartlet Street
Andover, MA 01810
978-623-8920
www.andoverma.gov

To: Select Board
Finance Committee
School Committee

From: Hayley Green, Town Accountant/Assistant Chief Financial Officer

CC: Andrew Flanagan, Michael Lindstrom, Austin Simko, Patrick Lawlor, Magda Parvey,
Keith Taverna, Martha Sybert, Tara Bicknell, Town Website

Date: February 21, 2025

Re: ***FY 2025 Financials***

The attached reports summarize the Town's financial position through December 31, 2024. Included are the following:

- Executive Summary
- Budgeted versus Actual Revenues – General Fund and Enterprise Funds
- Revenue Comparison Graphs
- Personal Services and Other Expenditures by Department
- Reserve Account and Compensation Fund Analysis
- Chapter 44 § 53 E ½ Revolving Funds
- Capital Projects status – FY19 – FY25

Feel free to contact me, should you have any questions regarding the reports.

The attached reports of the Town Accountant summarize FY 2025 revenues and expenditures for the General Fund, Enterprise Funds, Reserve Fund, Revolving Funds and Capital Projects through December 31, 2024.

General Fund

The total general fund receipts of all sources collected through December 31, 2024 are greater than the annual projections through the first half of the year. FY 2025 local receipts are \$82,753 less than FY 2024 collections through the same period of time. This is primarily due to the decrease in investment income, some of which is offset by an increase in motor vehicle excise taxes and licenses and permits. Off-set receipts collections are \$362,331 greater than FY2024 collections through the same period, due to increases in ambulance and recreation receipts. General fund personal services are lower than projections and other expenses are in line with FY 2025 projections through December 2024. Encumbrances are adjusted throughout the year.

Water Enterprise Fund

The total water enterprise fund collections are greater than the annual projections through December 2024. The user charges receipts are \$1,960,256 more than FY24 through the same period, due to increased rates and consumption during a dryer summer. Water personal services are in line with projections and other expenses are lower than FY 2025 projections through the first half of the year.

Sewer Enterprise Fund

The total sewer enterprise fund collections are consistent with projections through December 2024 and user charges receipts are \$555,350 more than prior year receipts through the same period. Sewer personal services are lower than projections and other expenses are greater than the FY 2025 projections through December 2024.

Reserve Fund

Town Meeting approved a reserve fund balance of \$321,323. This money has not been used through December 2024.

Revolving Accounts

Town Meeting voted to approve 17 revolving funds with a total spending limit of \$3,305,000.

Capital Projects

These projects are part of the Town's capital improvement plan voted at Town Meeting from taxation. There is a balance of \$3,614,281 available for the most recent seven years of approved projects.

Town of Andover
FY 2025 General Fund Year-To-Date Revenue Report
Budgeted vs. Actuals 12/31/2024 and 12/31/2023

	FY 25 Budgeted	FY 25 YTD	%	FY 24 Budgeted	FY 24 YTD	%	Change in	Change in
Local Receipts	Receipts	Revenues	Collected	Receipts	Revenues	Collected	Budgets	YTD Receipts
Motor Vehicle Excise	5,822,660	1,134,478	19.5%	5,708,009	770,617	13.5%	114,651	363,861
Hotel/Motel/Meals	1,869,326	1,861,090	99.6%	1,841,700	1,958,012	106.3%	27,626	(96,921)
Penalties and Interest on Taxes and Excises	480,000	295,152	61.5%	405,000	297,932	73.6%	75,000	(2,781)
Fees	61,000	11,745	19.3%	38,000	39,800	104.7%	23,000	(28,055)
Payments in Lieu of Taxes	479,150	-	0.0%	467,463	-	0.0%	11,687	-
Other Departmental Revenues	276,586	49,485	17.9%	234,586	53,896	23.0%	42,000	(4,411)
Other Departmental Revenues - School Medicare	200,000	94,789	47.4%	275,000	151,488	55.1%	(75,000)	(56,699)
Non-Recurring Revenues	-	-	N/A	-	4,389	N/A	-	(4,389)
Licenses and Permits	2,391,502	1,681,416	70.3%	2,401,315	1,457,531	60.7%	(9,813)	223,885
Fines & Forfeits	118,766	142,914	120.3%	132,500	85,665	64.7%	(13,734)	57,249
Investment Income	222,552	2,315,440	1040.4%	275,794	2,849,338	1033.1%	(53,242)	(533,898)
Special Assessments	-	-	N/A	-	594	N/A	-	(594)
Total Estimated Receipts	11,921,542	7,586,509	63.6%	11,779,367	7,669,262	65.1%	142,175	(82,753)
Off-Set Receipts	FY 25 Budgeted	FY 25 YTD	%	FY 24 Budgeted	FY 24 YTD	%	Change in	Change in
	Receipts	Revenues	Collected	Receipts	Revenues	Collected	Budgets	YTD Receipts
Recreation	498,531	191,477	38.4%	556,531	69,918	12.6%	(58,000)	121,559
Elder Services	120,000	62,439	52.0%	106,000	56,267	53.1%	14,000	6,172
Public Facilities - Rental Receipts	105,000	57,129	54.4%	60,000	59,285	98.8%	45,000	(2,157)
Cemetery - Interment Fees	76,000	35,370	46.5%	60,000	32,841	54.7%	16,000	2,529
Public Safety - Police Detail Fees	55,000	41,301	75.1%	70,000	33,268	47.5%	(15,000)	8,034
Public Safety / Fire - Ambulance Receipts	1,768,000	1,102,232	62.3%	1,750,000	876,039	50.1%	18,000	226,194
Total Off-Set Receipts	2,622,531	1,489,949	56.8%	2,602,531	1,127,618	43.3%	20,000	362,331
Other Revenues	FY 25 Budgeted	FY 25 YTD	%	FY 24 Budgeted	FY 24 YTD	%	Change in	Change in
	Receipts	Revenues	Collected	Receipts	Revenues	Collected	Budgets	YTD Receipts
Property Taxes (inc. Tax Titles)	191,784,798	91,366,082	47.6%	182,687,607	87,394,353	47.8%	9,097,191	3,971,729
State Aid	17,181,263	8,598,834	50.0%	16,716,855	8,388,910	50.2%	464,408	209,924
Total Other Revenues	208,966,061	99,964,916	47.8%	199,404,462	95,783,263	48.0%	9,561,599	4,181,653
Total Revenues	223,510,134	109,041,373	48.8%	213,786,360	104,580,143	48.9%	9,723,774	4,461,231

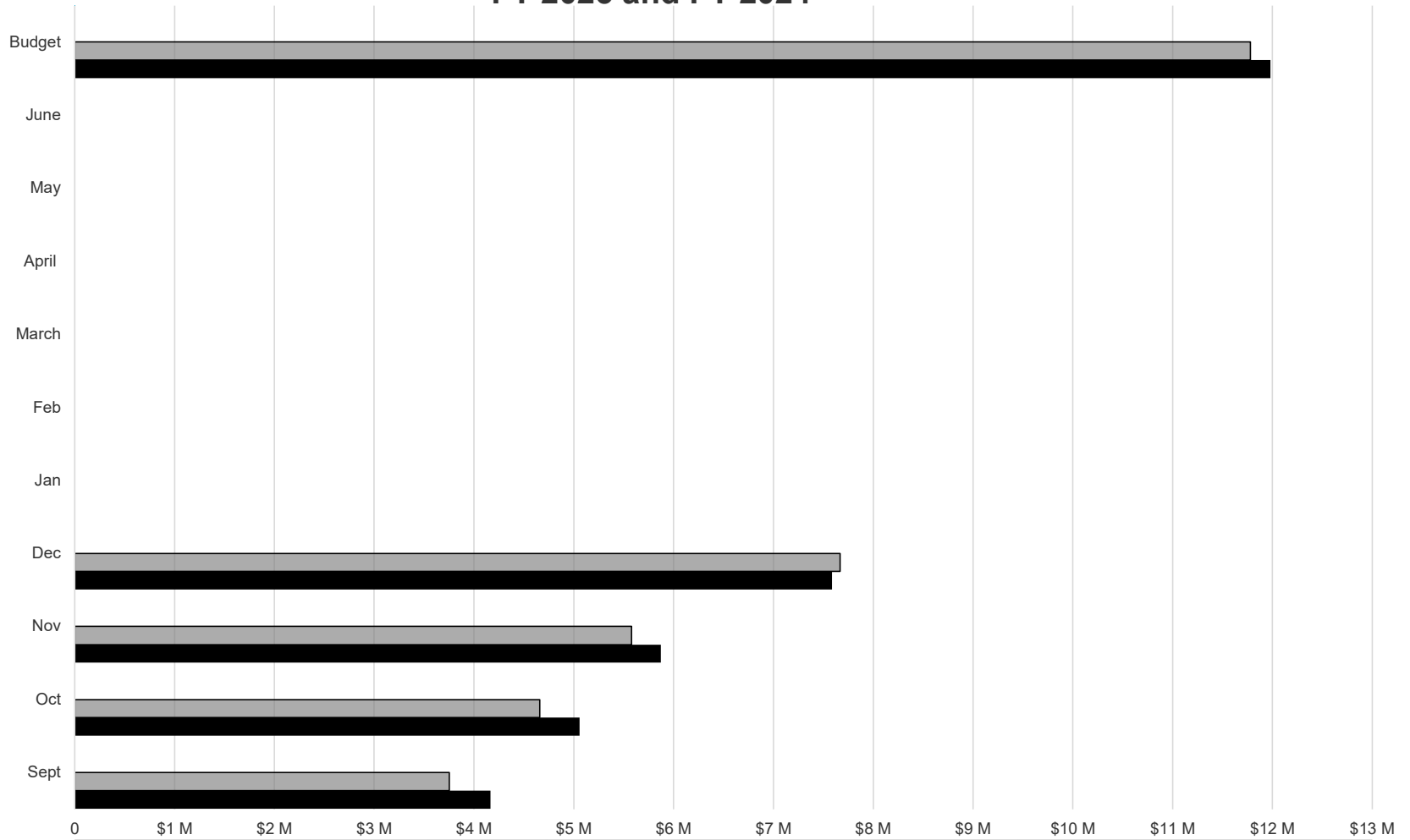
Town of Andover
FY 2025 Enterprise Funds Year-To-Date Revenue Report
Budgeted vs. Actuals 12/31/2024 and 12/31/2023

Water Fund	FY 25 Budgeted Receipts	FY 25 YTD Revenues	% Collected	FY 24 Budgeted Receipts	FY 24 YTD Revenues	% Collected	Change in Budgets	Change in YTD Receipts
User Charges	12,074,218	7,842,184	64.9%	12,777,571	5,881,928	46.0%	(703,353)	1,960,256
Water Connection	15,000	8,177	54.5%	5,000	6,919	138.4%	10,000	1,258
Water Testing Fees	20,000	7,231	36.2%	5,000	17,920	358.4%	15,000	(10,689)
Meter Installations	9,000	4,050	45.0%	10,000	3,750	37.5%	(1,000)	300
Fire Flow Test	6,000	4,273	71.2%	5,000	3,500	70.0%	1,000	773
Special/Final Reads	25,000	10,086	40.3%	15,000	8,983	59.9%	10,000	1,103
Backflow/Cross Connection Fees	55,000	37,870	68.9%	80,000	35,825	44.8%	(25,000)	2,045
Water Tap	-	600	N/A	-	650	N/A	-	(50)
Liens	80,000	8,081	10.1%	70,000	6,511	9.3%	10,000	1,570
Fire Services	290,000	307,382	106.0%	250,000	109,559	43.8%	40,000	197,823
Interest /Misc Revenue	-	397	N/A	-	3,118	N/A	-	(2,721)
Non-Revenue Interest	26,445	20,021	75.7%	26,445	4,726	17.9%	-	15,295
Total Water Receipts	12,600,663	8,250,351	65.5%	13,244,016	6,083,389	45.9%	(643,353)	2,166,962

Sewer Fund	FY 25 Budgeted Receipts	FY 25 YTD Revenues	% Collected	FY 24 Budgeted Receipts	FY 24 YTD Revenues	% Collected	Change in Budgets	Change in YTD Receipts
User Charges	5,061,671	2,865,879	56.6%	5,354,484	2,310,530	43.2%	(292,813)	555,350
Committed Interest/Income	80,000	1,629	2.0%	130,000	4,328	3.3%	(50,000)	(2,699)
Liens	65,000	7,705	11.9%	50,000	3,066	6.1%	15,000	4,639
Apport Assmnts	300,000	22,230	7.4%	400,000	50,384	12.6%	(100,000)	(28,154)
Interest /Misc Revenue	-	445	N/A	-	473	N/A	-	(28)
Non-Revenue Interest	20,000	31,088	155.4%	25,000	31,035	124.1%	(5,000)	53
Total Sewer Receipts	5,526,671	2,928,977	53.0%	5,959,484	2,399,816	40.3%	(432,813)	529,161

Total Enterprise Revenues	18,127,334	11,179,327	61.7%	19,203,500	8,483,205	44.18%	(1,076,166)	2,696,123
----------------------------------	-------------------	-------------------	--------------	-------------------	------------------	---------------	--------------------	------------------

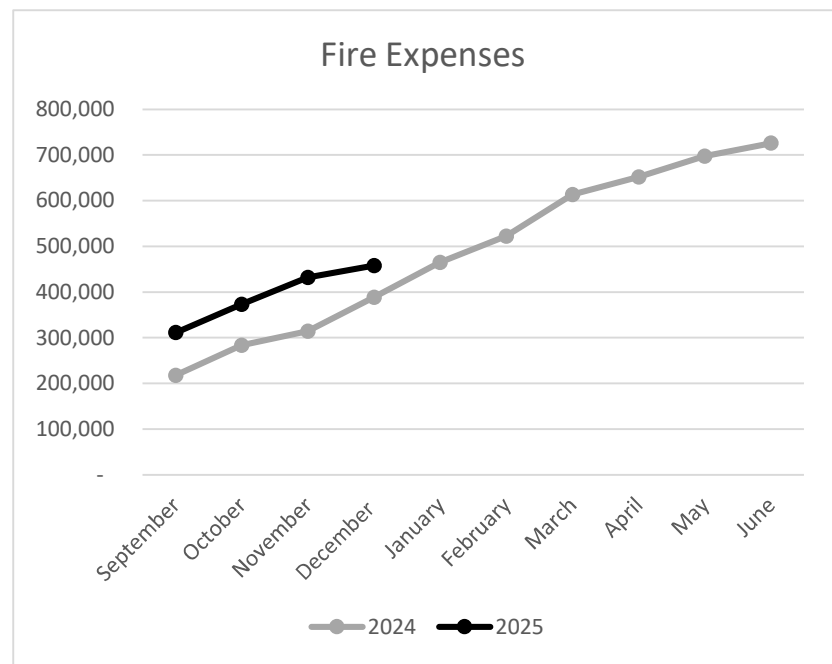
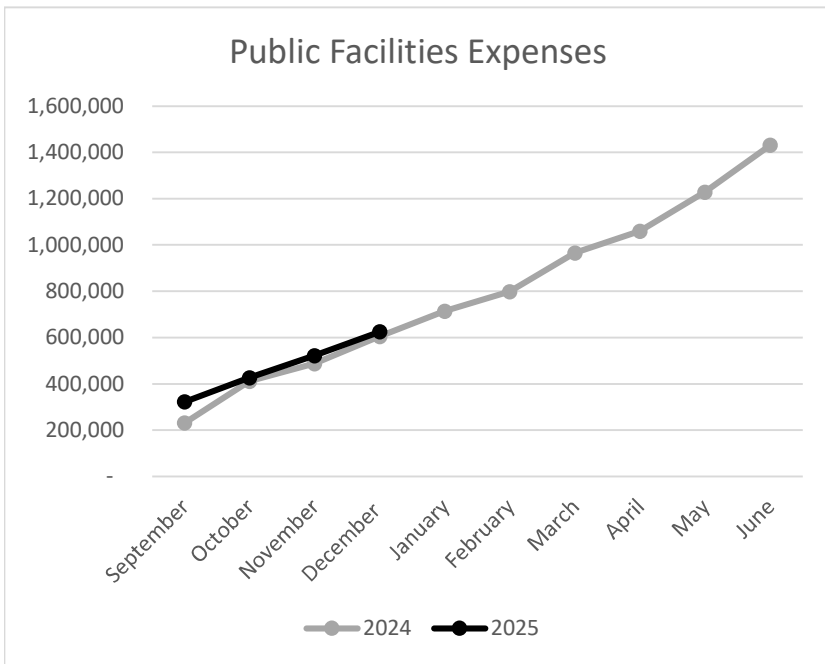
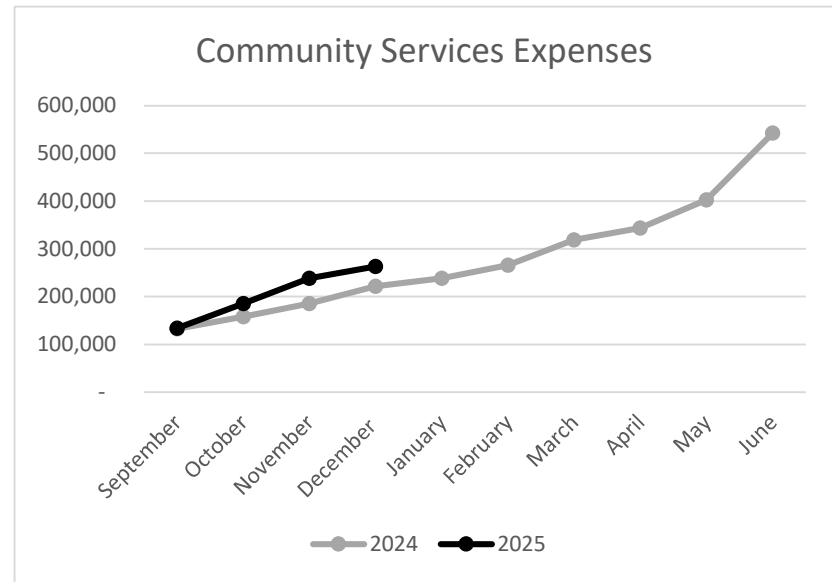
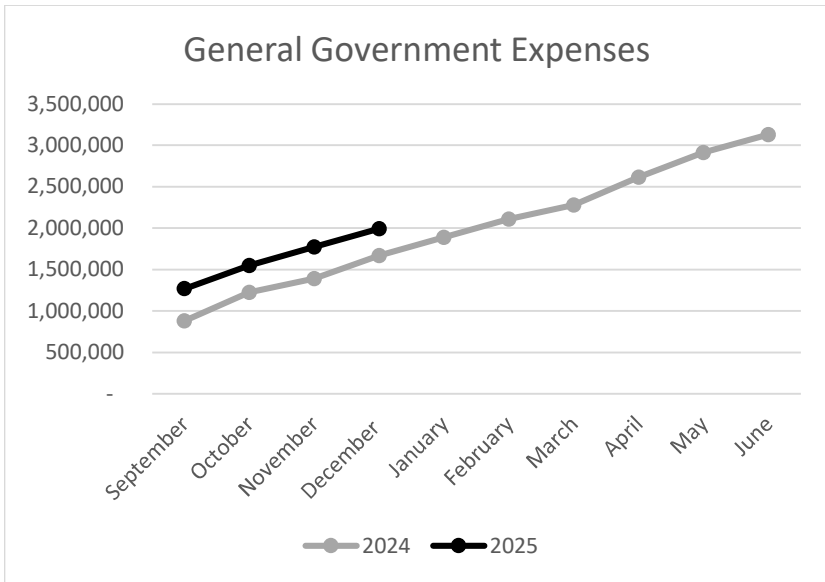
Town of Andover Local Receipts FY 2025 and FY 2024



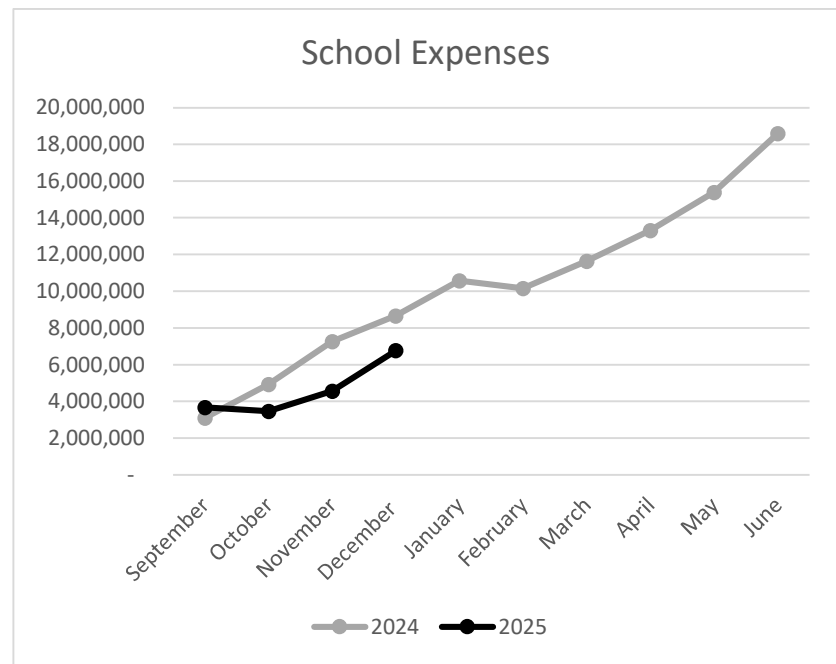
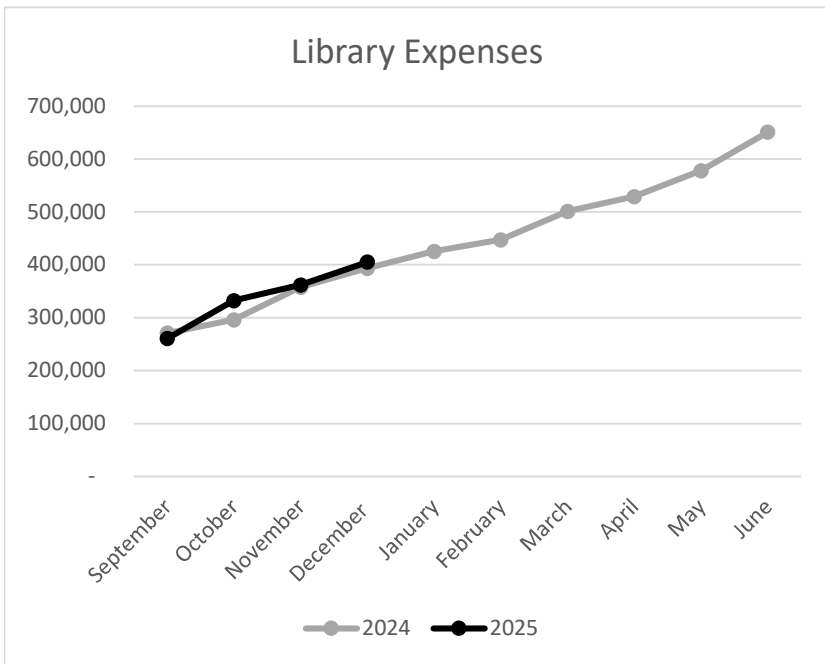
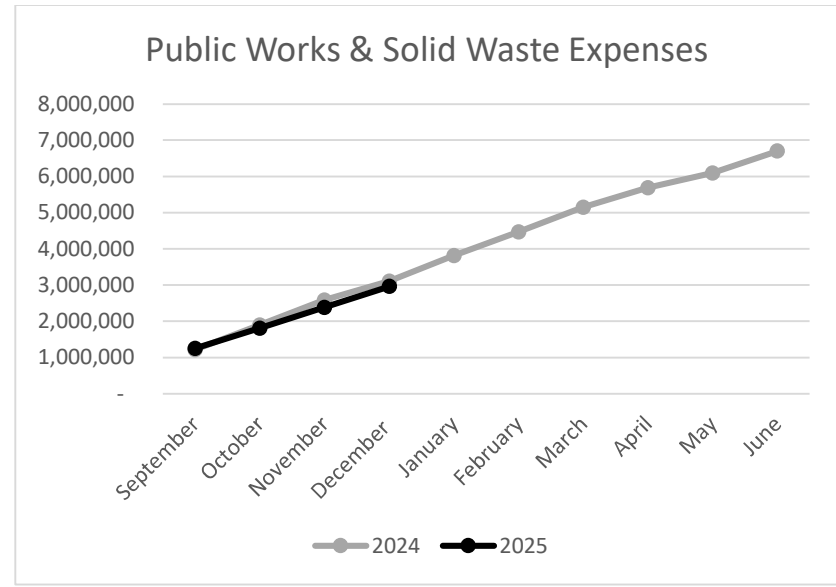
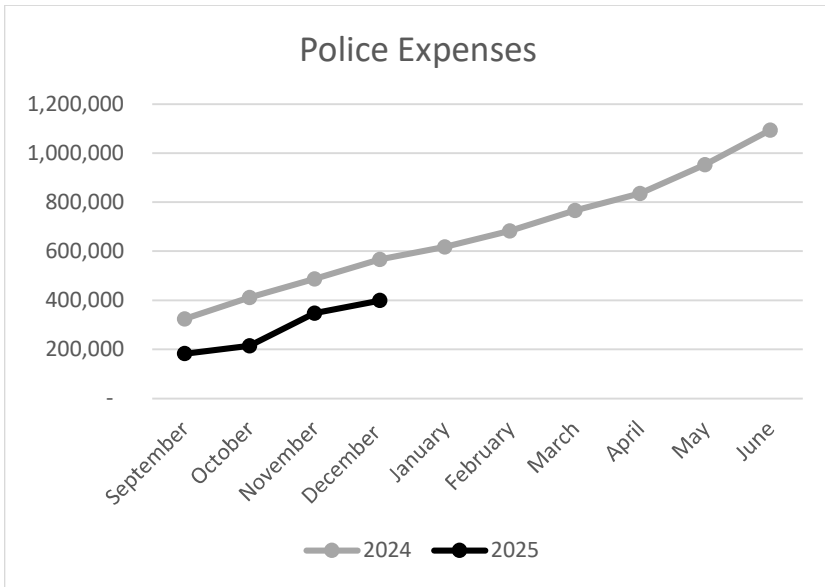
	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Budget
■ FY 2024 % of Budget	31.9%	39.6%	47.4%	65.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
■ FY 2025 % of Budget	34.8%	42.2%	49.0%	63.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
■ FY 2024 Receipts	\$3,752,141	\$4,659,961	\$5,577,813	\$7,669,262	\$0	\$0	\$0	\$0	\$0	\$0	\$11,779,367
■ FY 2025 Receipts	\$4,165,383	\$5,057,731	\$5,872,141	\$7,586,509	\$0	\$0	\$0	\$0	\$0	\$0	\$11,981,109

Town of Andover
FY 2025 Year-To-Date Budget Report
Personal Services and Other Expenditures thru 12/31/2024

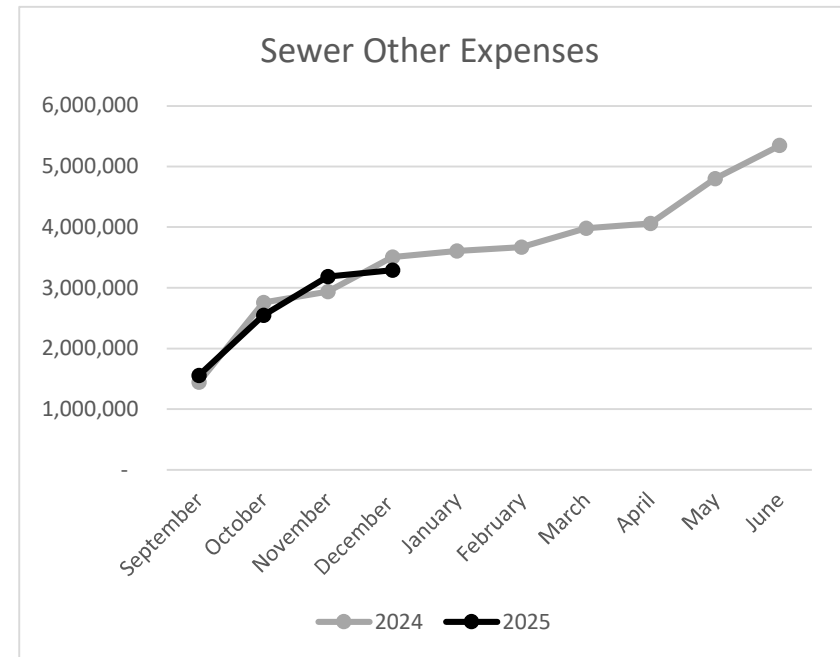
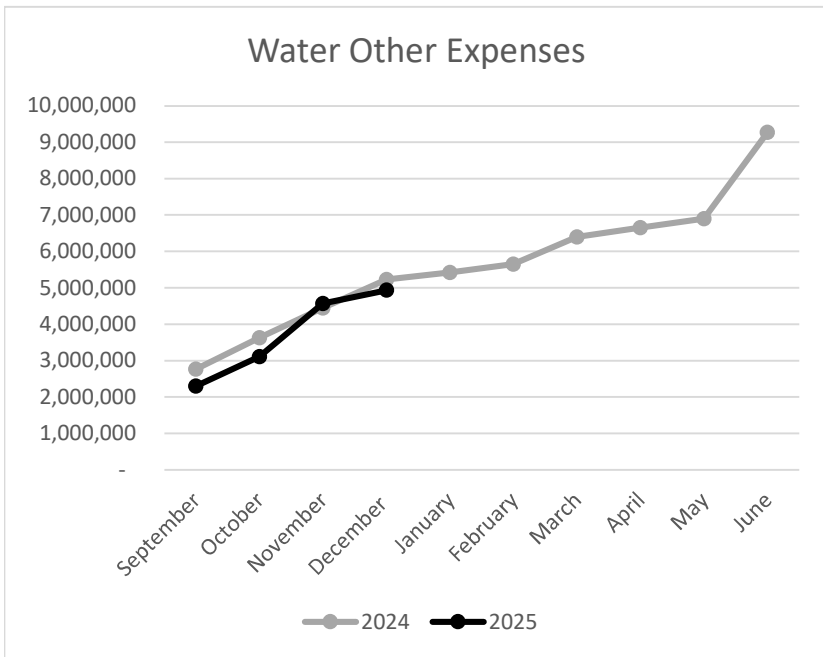
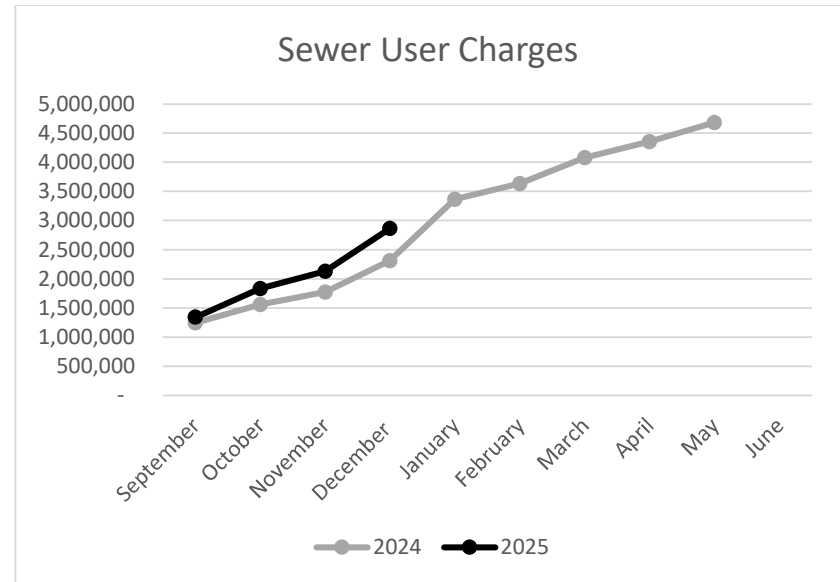
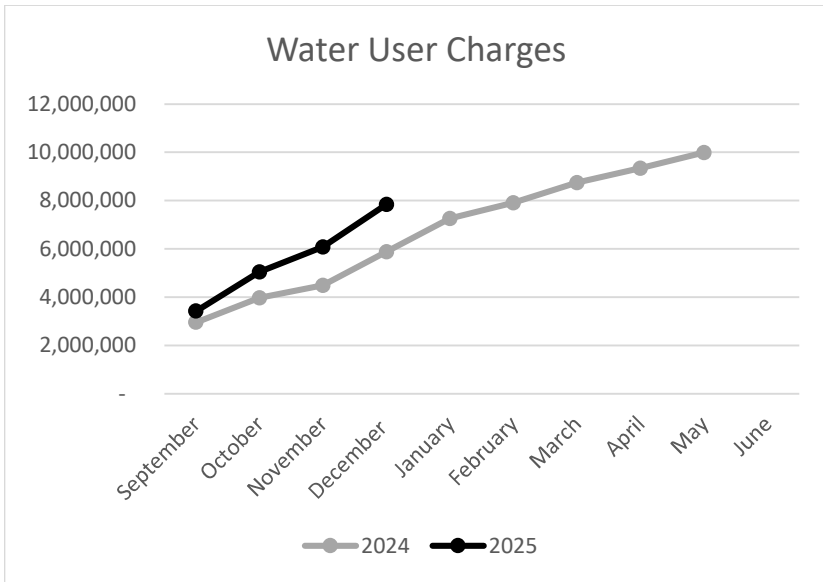
	Original Appropriation	Transfers/ Adjustments	Revised Budget	YTD Expended	Encumbrances	Available Balance	% Expended & Encumbered	% Expended
Personal Services								
General Government	8,523,760	-	8,523,760	3,717,749	-	4,806,011	43.6%	43.6%
Community Services	1,811,840	-	1,811,840	910,566	-	901,274	50.3%	50.3%
Public Facilities	2,826,220	-	2,826,220	1,359,131	-	1,467,089	48.1%	48.1%
Public Safety - Fire	9,644,286	-	9,644,286	4,907,454	-	4,736,832	50.9%	50.9%
Public Safety - Police	8,856,002	-	8,856,002	4,393,223	-	4,462,779	49.6%	49.6%
Public Works	3,809,170	-	3,809,170	1,902,444	-	1,906,726	49.9%	49.9%
Library	2,414,256	-	2,414,256	1,144,940	-	1,269,316	47.4%	47.4%
Solid Waste	80,362	-	80,362	36,054	-	44,308	44.9%	44.9%
School	82,640,530	-	82,640,530	32,159,026	48,052,127	2,429,377	97.1%	38.9%
Total Personal Services - General Fund	120,606,426	-	120,606,426	50,530,587	48,052,127	22,023,712	81.7%	41.9%
Water Enterprise	2,339,562	-	2,339,562	1,127,867	-	1,211,695	48.2%	48.2%
Sewer Enterprise	388,877	-	388,877	182,071	-	206,806	46.8%	46.8%
Total Personal Services - Enterprise Funds	2,728,439	-	2,728,439	1,309,938	-	1,418,501	48.0%	48.0%
Other Expenses								
General Government	2,905,279	489,513	3,394,792	1,994,206	484,369	916,216	73.0%	58.7%
Community Services	649,000	147,046	796,046	263,249	166,444	366,353	54.0%	33.1%
Public Facilities	1,461,400	90,759	1,552,159	625,305	598,754	328,099	78.9%	40.3%
Public Safety - Fire	691,504	180,335	871,839	457,965	208,482	205,392	76.4%	52.5%
Public Safety - Police	1,002,800	49,149	1,051,949	399,731	352,588	299,631	71.5%	38.0%
Public Works	2,589,879	511,137	3,101,016	837,879	884,632	1,378,505	55.5%	27.0%
Library	683,085	1,600	684,685	405,610	212,152	66,923	90.2%	59.2%
Solid Waste	4,059,770	-	4,059,770	2,127,535	105,574	1,826,661	55.0%	52.4%
School	20,120,891	1,295,333	21,416,224	6,777,211	12,796,399	1,842,614	91.4%	31.6%
Technical Schools	1,351,587	-	1,351,587	628,668	628,286	94,633	93.0%	46.5%
Debt Service	27,952,429	-	27,952,429	19,011,120	-	8,941,309	68.0%	68.0%
Insurance	1,549,284	9,086	1,558,370	1,288,537	17,636	252,197	83.8%	82.7%
Health Insurance	25,135,936	-	25,135,936	7,296,446	-	17,839,490	29.0%	29.0%
Unemployment	172,303	5,084	177,387	127,053	41,498	8,836	95.0%	71.6%
Retirement	7,481,089	-	7,481,089	7,481,086	-	3	100.0%	100.0%
Reserve Fund	200,000	121,323	321,323	-	-	321,323	0.0%	0.0%
OPEB Appropriation	1,874,364	-	1,874,364	1,874,364	-	-	100.0%	100.0%
Total Other Expenses - General Fund	99,880,600	2,900,364	102,780,964	51,595,964	16,496,815	34,688,185	66.3%	50.2%
Water Enterprise	10,567,288	381,183	10,948,471	4,938,201	1,610,401	4,399,870	59.8%	45.1%
Sewer Enterprise	5,112,039	931,538	6,043,577	3,290,190	1,732,986	1,020,402	83.1%	54.4%
Total Other Expenses - Enterprise Funds	15,679,327	1,312,721	16,992,048	8,228,390	3,343,387	5,420,272	68.1%	48.4%
Total - General Fund	220,487,026	2,900,364	223,387,390	102,126,551	64,548,942	56,711,897	74.6%	45.7%
Total - Enterprise Funds	18,407,766	1,312,721	19,720,487	9,538,328	3,343,387	6,838,772	65.3%	48.4%



*Expenses vary from year to year due to timing and departmental needs, but can still be on budget.



*Expenses vary from year to year due to timing and departmental needs, but can still be on budget.



*Expenses vary from year to year due to timing and departmental needs, but can still be on budget.

Town of Andover
FY 2025 Revolving Accounts
(M.G.L. CH. 44, § 53 E1/2)
As of 12/31/24

	CD & P Legal Notices	Library Lost/Damaged Materials	CD & P Health Services Clinics	Recreation Special Services	Youth Services	Facilities Field Maintenance	Elder Services	Police Antenna Uses	School Photocopy Fees	Facilities Compost Program	DPW Solid Waste Fees	CD & P Stormwater Management	Fire Emergency Billing	Health Services Inspections	School Professional Development	Student Technology Rentals	Public Space Rentals
	Acct 5550	Acct 5631	Acct 5557	Acct 5552	Acct 5553	Acct 5622	Acct 5554	Acct 5653	Acct 4510	Acct 5666	Acct 5667	Acct 5668	Acct 5669	Acct 5670	Acct 4500	Acct 4260	Acct 5546
Balance thru 6/30/2023	34,517	18,887	53,076	1,430,203	435,076	224,211	179,548.09	58,892	50,598	34,197	83,617.47	0	681	176,476	3,184	51,854	N/A
Receipts thru 6/30/2024	28,058	3,378	64,730	1,974,285	391,724	87,788	167,133.22	5,319	3,034	32,967	22,473	0	0	56,660	0	35,750	N/A
Expenditures thru 6/30/2024	28,412	1,797	3,637	1,713,458	186,942	156,636	116,437.17	0	0	45,423	38,696	0	0	25,473	0	20,390	0
Balance thru 6/30/2024	34,163	20,468	114,169	1,691,031	639,859	155,362	230,244	64,211	53,632	21,741	67,395	0	681	207,663	3,184	67,214	0
Receipts thru 12/31/2024	11,390	1,664	1,963	1,099,517	157,943	28,815	78,279.42	0	1,873	4,773	12,761	0	0	40,790	0	15,600	0
Expenditures thru 12/31/2024	11,532	82	25,006	1,077,747	183,298	53,351	51,895.54	0	0	18,168	5,270	0	0	998	0	38,130	0
Balance thru 12/31/2024	34,021	22,050	91,126	1,712,800	614,504	130,826	256,628.02	64,211	55,505	8,346	74,886	0	681	247,455	3,184	44,684	0
Spending Authorization	\$35,000	\$20,000	\$60,000	\$1,750,000	\$400,000	\$150,000	\$225,000	\$50,000	\$10,000	\$60,000	\$40,000	\$5,000	\$100,000	\$100,000	\$50,000	\$200,000	\$50,000
Y-T-D % Spent	32.95%	0.41%	41.68%	61.59%	45.82%	35.57%	23.06%	0.00%	0.00%	30.28%	13.18%	0.00%	0.00%	1.00%	0.00%	19.07%	0.00%

**Town of Andover
Capital Projects
12/31/2024**

	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>Total Available</u>	
Budget	1,040,000	1,011,600	1,150,000	1,185,000	1,271,500	1,338,000	1,210,000		
Expended	1,040,000	1,011,600	1,139,457	1,174,644	1,011,582	693,990	205,061		
Encumbered	-	-	2,520	10,356	47,450	132,591	94,348		
Total School	Available	-	-	8,023	-	212,469	511,419	910,591	1,642,503
Budget	487,000	1,069,098	902,108	137,000	150,000	95,000	60,000		
Expended	458,690	949,962	877,962	131,283	86,977	18,971	25,000		
Encumbered	3,517	5,275	24,146	130	3,900	30,371	-		
Total General Government	Available	24,793	113,860	-	5,587	59,123	45,658	35,000	284,022
Budget	-	10,000	50,000	-	-	-	-		
Expended	-	10,000	47,920	-	-	-	-		
Encumbered	-	-	-	-	-	-	-		
Total Library	Available	-	-	2,080	-	-	-	-	2,080
Budget	946,000	1,303,000	468,000	1,180,000	1,165,000	1,130,000	1,209,000		
Expended	946,000	1,303,000	428,531	1,133,786	971,134	687,643	142,443		
Encumbered	-	-	4,913	46,101	89,366	140,148	195,528		
Total Facilities	Available	-	-	34,556	113	104,500	302,210	871,029	1,312,407
Budget	250,077	195,000	195,000	255,000	-	40,000	65,000		
Expended	250,077	195,000	195,000	254,948	-	34,257	-		
Encumbered	-	-	-	52	-	-	-		
Total Police	Available	-	-	-	-	5,743	65,000	70,743	
Budget	214,000	-	96,000	88,000	-	185,000	-		
Expended	213,990	-	96,000	77,383	-	-	-		
Encumbered	-	-	-	10,617	-	-	-		
Total Fire	Available	10	-	-	-	185,000	-	185,010	
Budget	328,000	400,000	-	165,000	170,000	102,000	80,000		
Expended	328,000	399,119	-	145,000	63,393	-	-		
Encumbered	-	-	-	-	86,607	64,975	40,390		
Total DPW	Available	-	881	-	20,000	20,000	37,026	39,610	117,516
Budget	2,225,077	2,977,098	1,711,108	1,825,000	1,485,000	1,552,000	1,414,000		
Expended	2,196,757	2,857,081	1,645,413	1,742,401	1,121,505	740,871	167,443		
Encumbered	3,517	5,275	29,059	56,900	179,873	235,494	235,919		
Total Town	Available	24,804	114,741	36,636	25,700	183,623	575,636	1,010,639	1,971,778
Budget	3,265,077	3,988,698	2,861,108	3,010,000	2,756,500	2,890,000	2,624,000		
Expended	3,236,757	3,868,681	2,784,870	2,917,044	2,133,086	1,434,860	372,503		
Encumbered	3,517	5,275	31,579	67,256	227,322	368,085	330,267		
Grand Total	Available	24,804	114,741	44,659	25,700	396,091	1,087,055	1,921,230	3,614,281