



Select Board Meeting

Monday, March 16, 2026 at 6:30 PM

Town Offices, Select Board Room

36 Bartlet Street, Andover, MA 01810

Meetings are televised on Comcast Channel 22 and Verizon Channel 45

I. Call to Order – 6:30 P.M.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

B. Recognition of Dorothy DeLorenzo

III. Town Manager Report

IV. Communications/Announcements/Liaison Reports

V. Public Comment

VI. Regular Business

A. MBTA – Burnham Road

Board to receive a presentation by MBTA on upcoming bridge repair and closure on Burnham Road.

B. Grant of Easement

Board to consider voting to approve and execute grant of access easement for 264 Andover Street.

C. Annual Town Meeting Articles

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

| | |
|-----|--|
| P4 | Fiscal Year 2027 Budget |
| P5 | Fiscal Year 2027 Capital Projects Fund |
| P6 | Capital Projects from General Fund Borrowing |
| P7 | Capital Projects from Free Cash |
| P8 | Capital Projects from Water and Sewer Enterprise Funds |
| P22 | Bylaw Amendment – Ballardvale Historic District |
| P33 | Chandler Road Recreation Area |
| P41 | Bylaw Amendment Ambulance Revolving Fund |

VII. Adjourn

Summary of Town Manager Staff Appointments

The Town Manager is pleased to announce the following appointments:

| Department | Name | Position | Date of Hire | Rate/Term |
|----------------------------------|------------------------------------|--------------------------|--------------|----------------|
| Community Development & Planning | Benjamin Meade (Robert Douglas) | Director of Conservation | 03/11/2026 | \$127,000/year |

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

MBTA STRUCTURES PRESERVATION & MAINTENANCE PROGRAM

WEST ROUTE OVER BURNHAM RD

Andover, MA

Bridge No. A-09-013

Bin No. A92

Mile Post 23.55

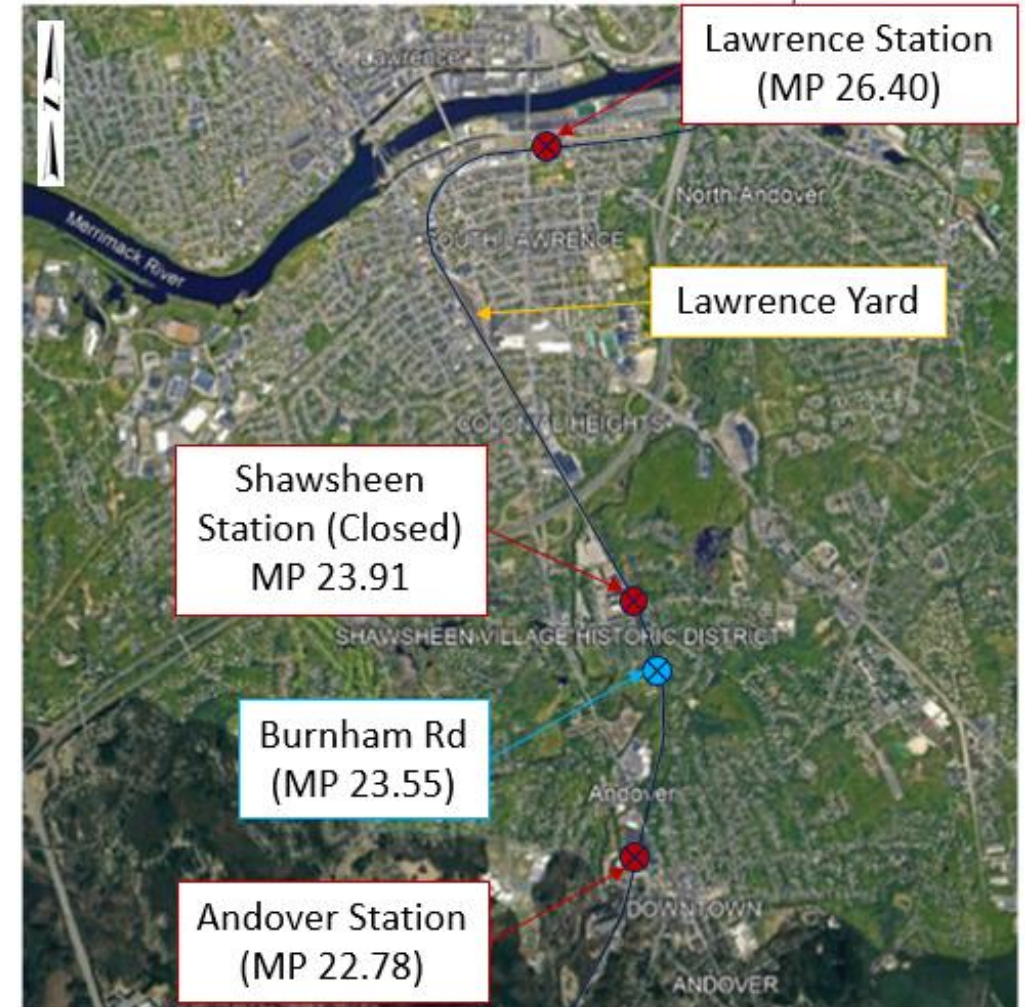
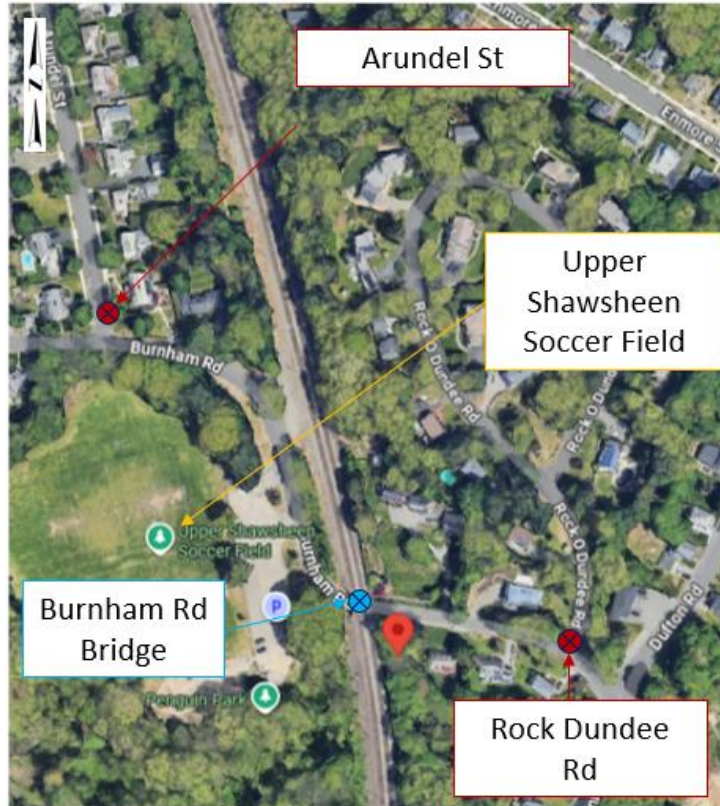
- Introductions
- Location Plan
- Existing Bridge Condition
- Proposed Preservation & Maintenance
- Anticipated Schedule
- Traffic Control – Road Closure & Detour Plan
- Outreach
- Questions

Location Plan

Town: Andover, MA

Track: MBTA Haverhill Line (double-track)

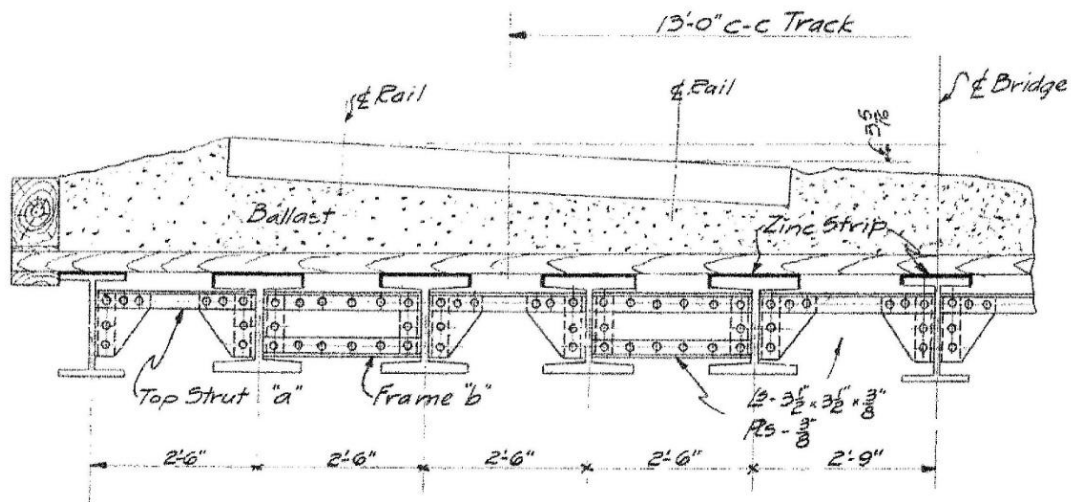
- 40 MPH (freight - CSX)
- 60 MPH (passenger – MBTA & Amtrak)



Existing Bridge Condition

24'-0" x 28'-6" Single-Span:

- *Steel Deck Girders (11)*
- *Masonry Substructure*
- *Roadway width – 18'-8"*

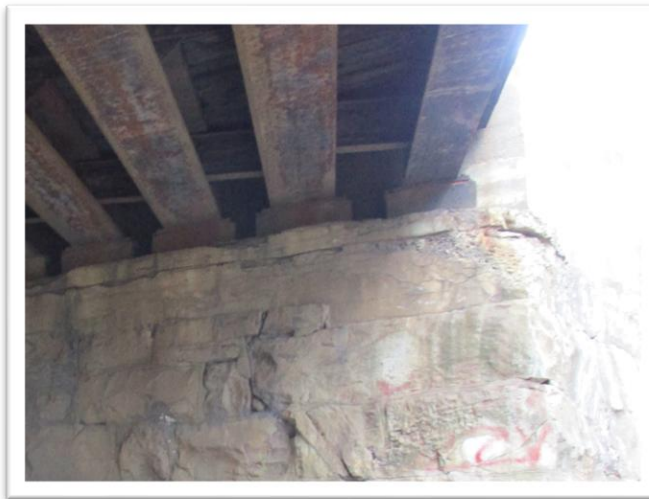
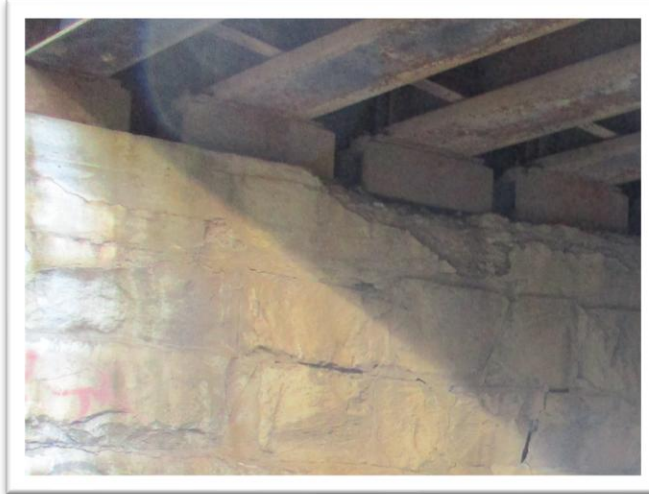
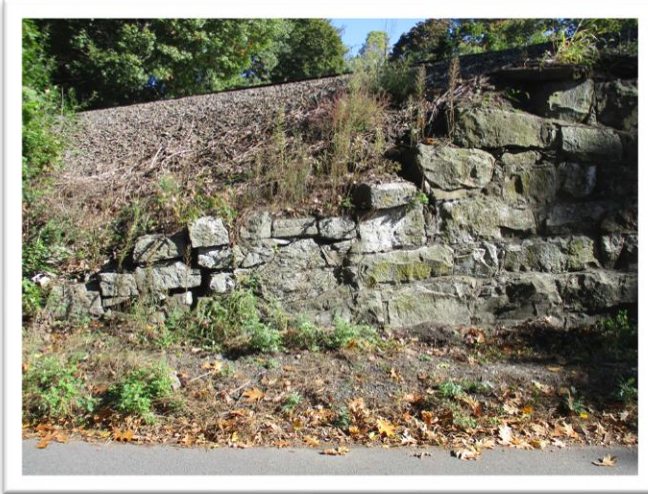


Bridge Cross-Section (As-Built)



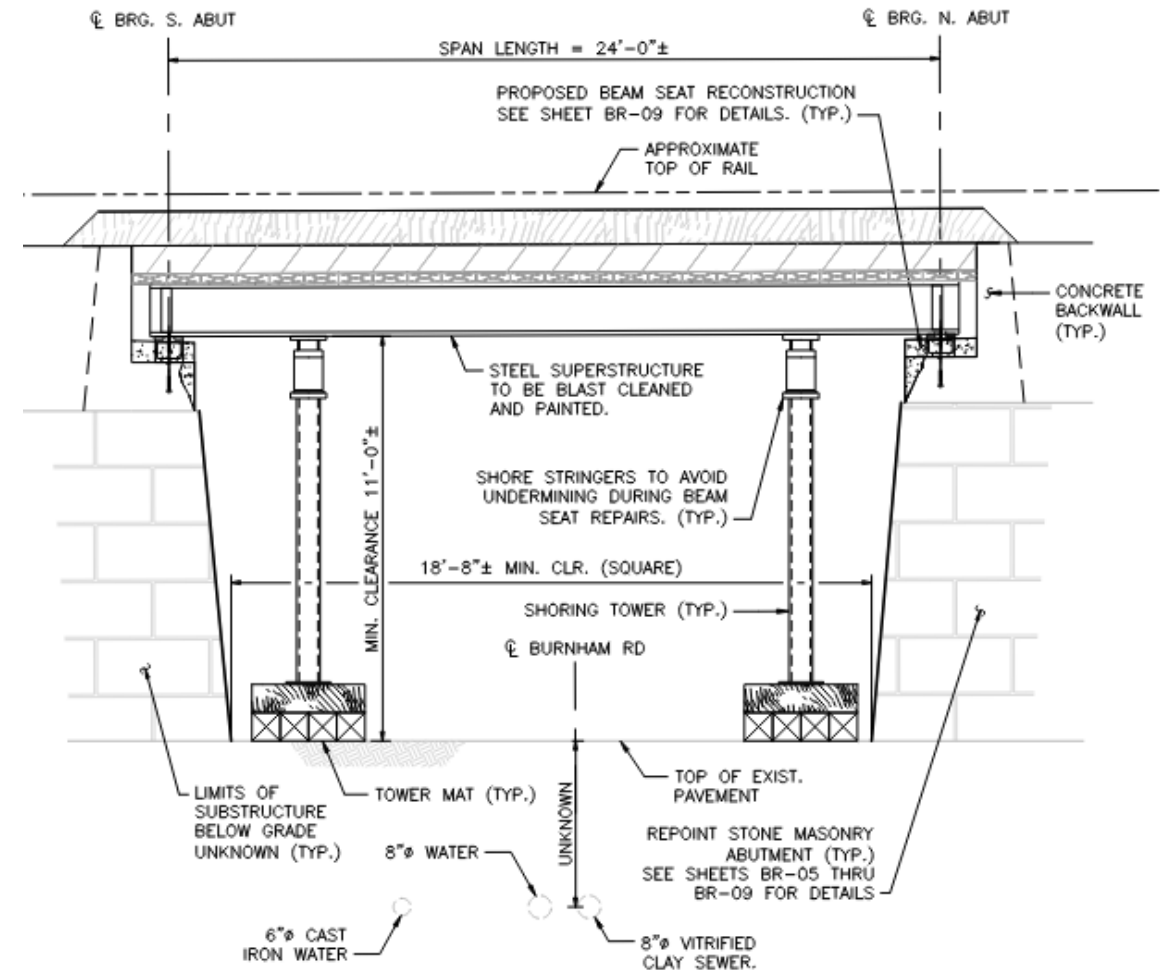
Bridge Elevation (Looking East)

Existing Bridge Condition



Proposed Preservation & Maintenance

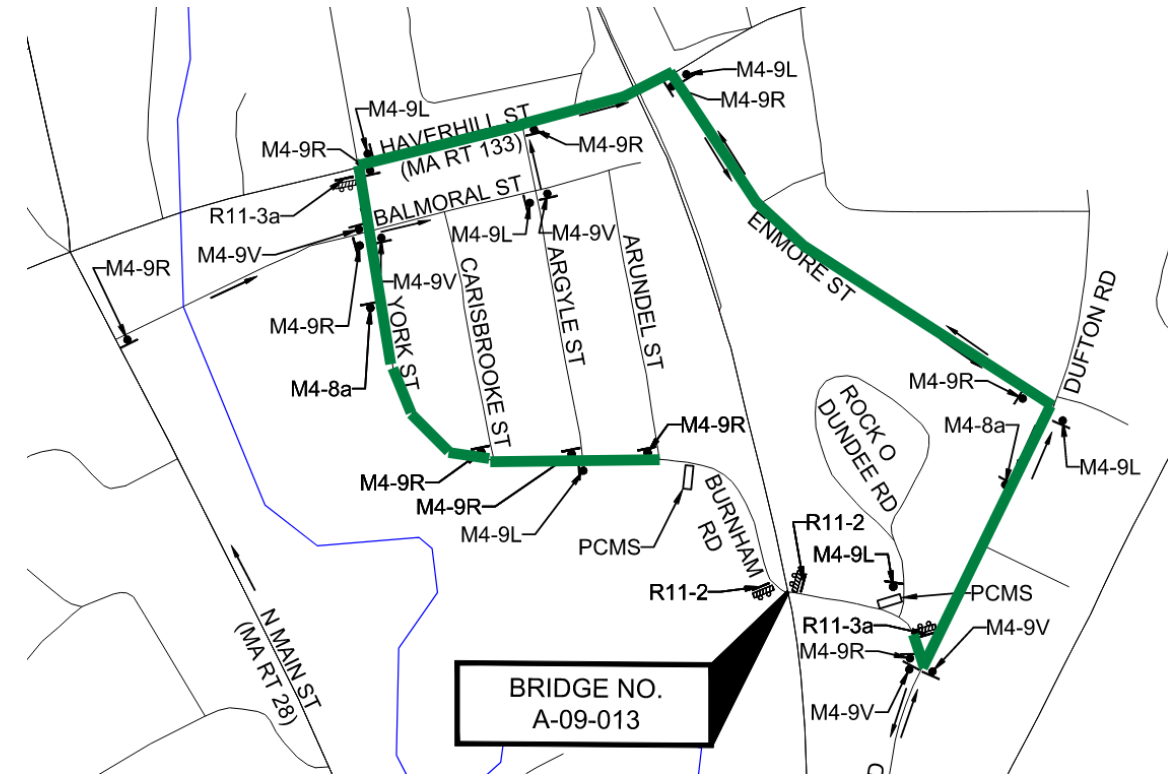
1. Bearing Seat Reconstruction
 - Jacking/Shoring Bridge
2. Stone Masonry Repointing
3. Bridge Steel Blast & Paint



Anticipated Schedule

- Anticipated Duration: 8 months
- Anticipated Start: End of March 2026
- Anticipated Complete: End of Fall 2026
- Full roadway closure required

Traffic Control – Road Closure & Detour Plan



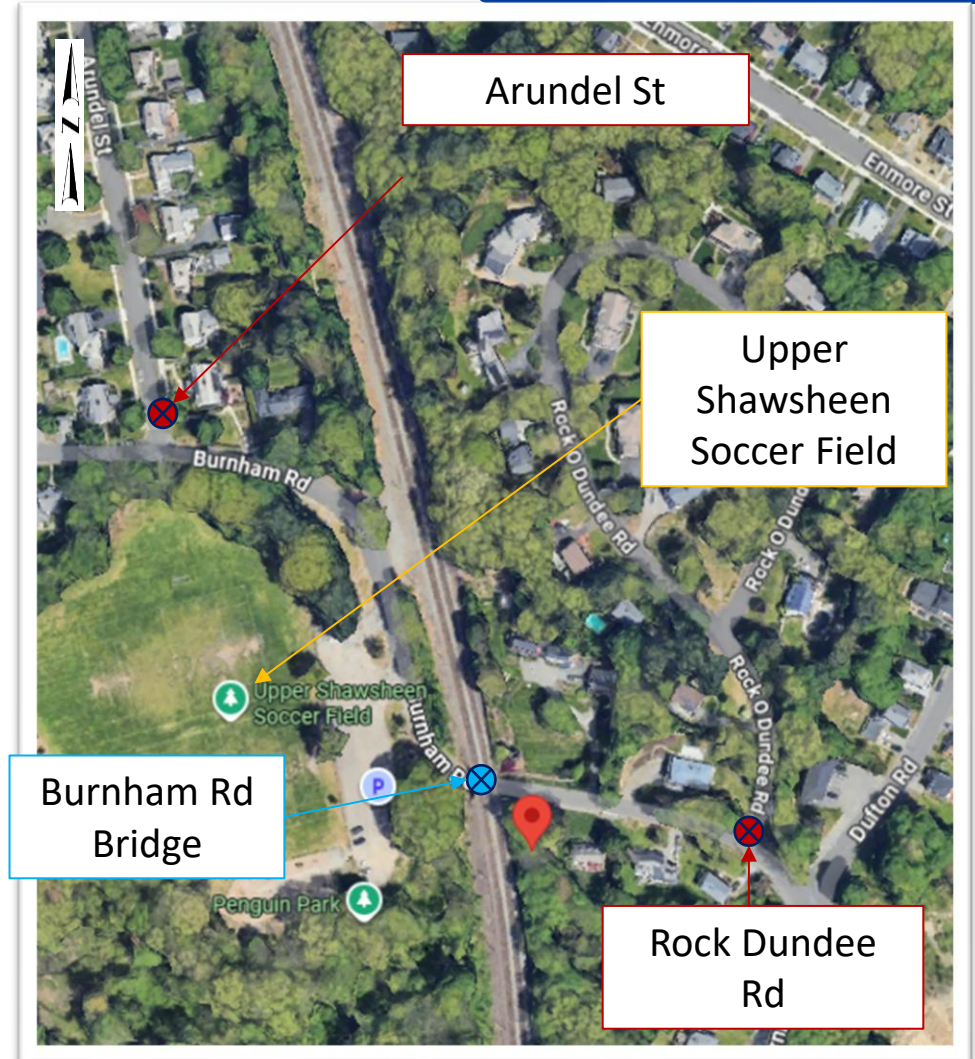
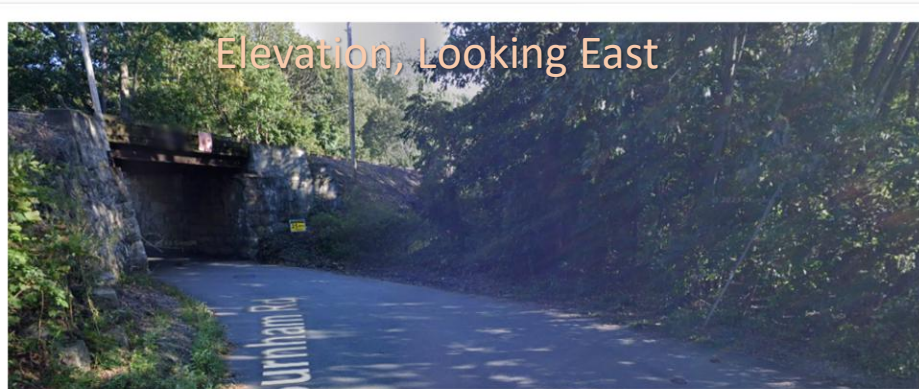
- Flyers to be Provided for Local Abutters
- Public engagement
 - Email: StructuresMaint@mbta.com

Questions?

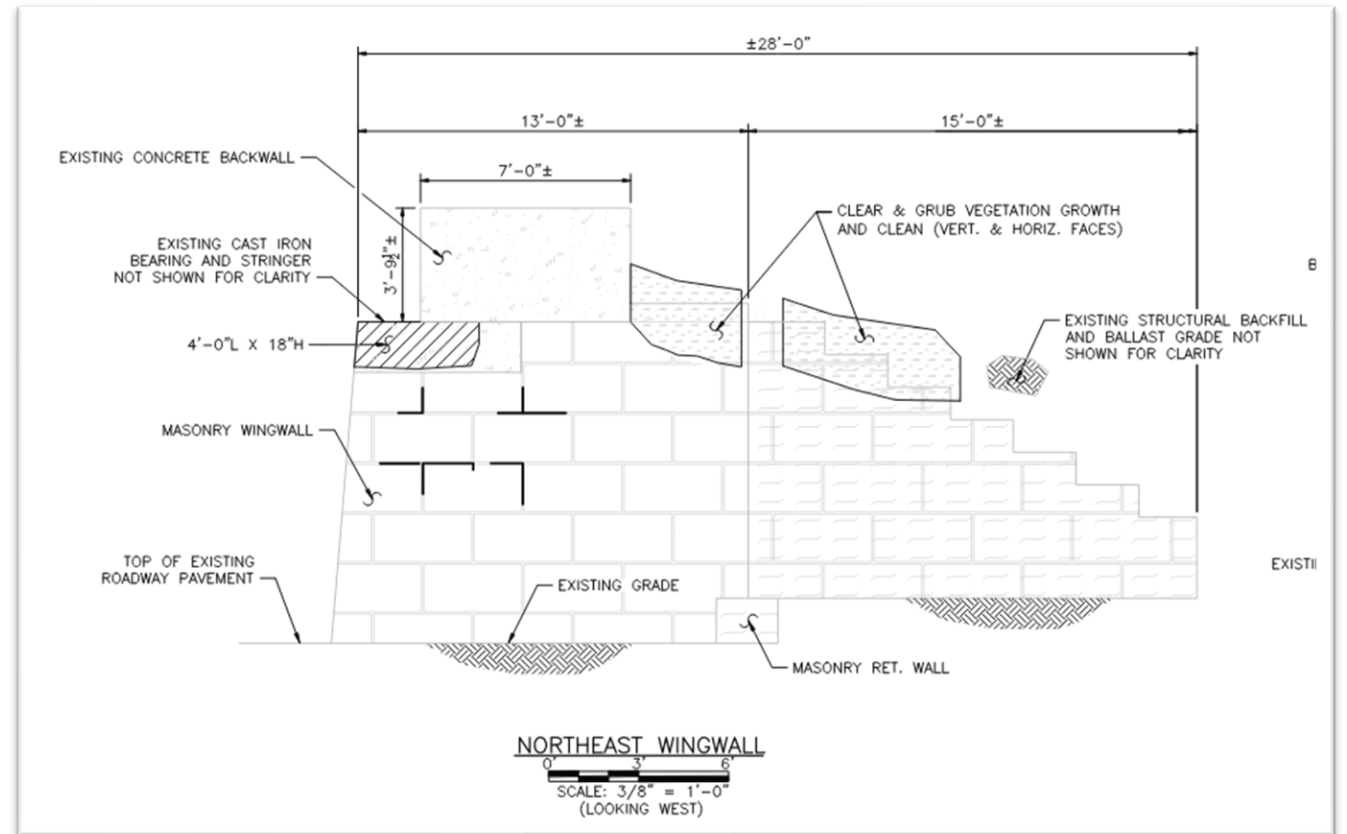
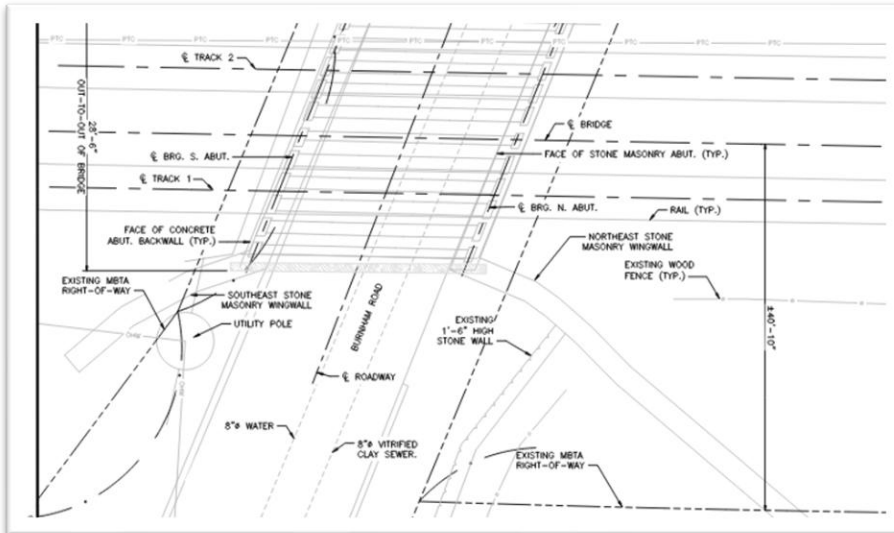
Appendix Slides

Site Plan

Approach Elevations



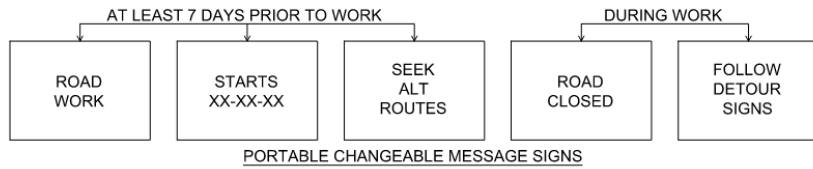
Proposed Rehabilitations



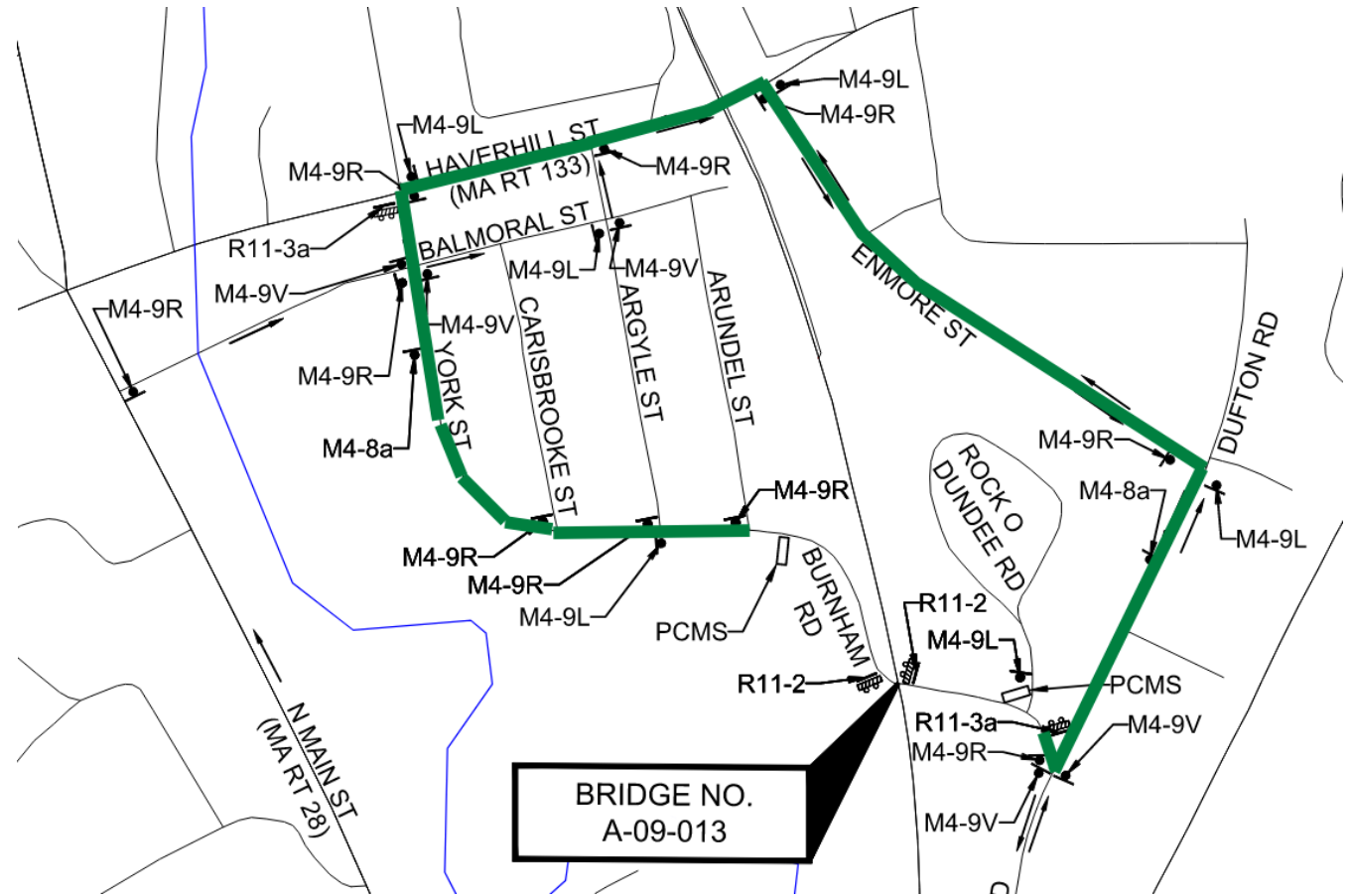
Traffic Control – Detour Route

NOTES:

1. ALL DETOURS ARE LOCATED WITHIN THE PUBLIC LAYOUTS.
2. ALL TEMPORARY TRAFFIC CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, AND THE MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, UNLESS SUPERCEDED BY THESE PLANS.
3. ALL SIGN LEGENDS, BORDERS, AND MOUNTINGS SHALL BE IN ACCORDANCE WITH THE MUTCD.
4. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
5. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE ROADWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
6. PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) SHALL BE INSTALLED AT LEAST ONE (1) WEEK PRIOR TO THE START OF WORK.



7. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
8. ALL PROPOSED WORK, INCLUDING PLACEMENT OF TEMPORARY TRAFFIC CONTROL DEVICES, SHALL BE WITHIN THE EXISTING RIGHT-OF-WAY.
9. A MASSDOT DETOUR PERMIT WILL BE REQUIRED.



JOHNSON &
BORENSTEIN, LLC

ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jblclaw.com
mark@jblclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel

Robert W. Lavoie (MA, NH)

Paralegals

Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

March 11, 2026.

Hand Delivered

Andrew Flanagan, Town Manager
Town of Andover
36 Bartlet Street
Andover, MA 01810

Re: 268 Andover Street, Andover, MA

Dear Andrew:

Enclosed you will find the **original** Grant of Access Easement and Agreement signed by Kathleen and Remi Machet as well as the Conservation Commission, regarding the above-captioned property. You will also find enclosed a check in the amount of \$1,500.00.

I would appreciate you placing this on the next Select Board agenda.

Should you have any questions, please feel free to contact me.

Very truly yours,

JOHNSON & BORENSTEIN, LLC



Mark B. Johnson

MBJ~klb
Enclosures

GRANT OF ACCESS EASEMENT AND AGREEMENT

This Grant of Easement and Agreement (“Agreement”) is dated as of this _____ day of _____, 2026, from the Town of Andover Conservation Commission (“Commission” or “Grantor”), a duly authorized commission under G.L. c. 40 section 8C of Massachusetts municipal corporation, having its principal place of business 36 Bartlet Street, Andover MA 01810 to Kathleen and Remi Machet of 264 Andover Street, Andover MA 01810 (“Grantees”)

WHEREAS, the Commission is the owner of a 11.6 acre parcel of land located at 268 Andover Street in Andover as shown on Andover Assessor’s Map 117 Lot 15 and described in the deed Recorded with the Northern Essex Registry of Deeds in Book 1141 Page 353 -355 (hereinafter the “Property”); and

WHEREAS, the Grantee is the owner of the land, known as 264 Andover Street, Andover, MA, fully described in the Deed recorded with said Registry in Book 12926 Page 231 and reflected on Andover Assessor’s Map 117 Lot 14 (“264 Andover Street”); and

WHEREAS, the gravel driveway located on the Property, is beneficial to 264 Andover Street, providing access to and from Andover Street to 264 Andover Street (the “Driveway”); and

WHEREAS, said Driveway is depicted as “Existing Gravel Driveway/Proposed Access/Egress Easement” containing 3,242 sq ft of land as shown on the attached Plan entitled ““Plan of Land in Andover, prepared for Kathleen & Remi Machet, 264 Andover Street, Andover, MA and Inhabitants of the Town of Andover, 268 Andover Street, Andover, MA”, prepared by John Abagis & Associates, Professional Land Surveyors and dated April 19, 2023 attached hereto as Exhibit A (hereinafter the "Access Easement"); and

WHEREAS, the Grantees desire to use the Access Easement to maintain historic access over the Property through the Driveway for the purpose of accessing 264 Andover Street from Andover Street; and

WHEREAS, the Property is protected under Article 97 of the Massachusetts Constitution; and

WHEREAS, under Article 33 of the 2024 Andover Town Meeting, the Andover Town Meeting voted to approve the submission of legislation to permit the Conservation Commission to approve the Access Easement; and

WHEREAS, on August 7, 2024 the Commonwealth enacted Chapter 154 of the Acts of 2024 “AN ACT AUTHORIZING THE TOWN OF ANDOVER TO CONVEY A NON-EXCLUSIVE ACCESS EASEMENT OVER A CERTAIN PARCEL OF LAND” authorizing the conveyance of the Access Easement via an Access Agreement; and

WHEREAS, any Access Agreement on Article 97 land is further contingent upon approval or waiver by the Executive Office of Energy and Environmental Affairs ("EOEEA"), which has been obtained;

AGREEMENTS

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. *Access Easement Appurtenant to 264 Andover Street*

1.1 Easement: The Grantor hereby grants to the Grantees a non-exclusive easement for the purpose of passing and repassing over the Access Easement for pedestrian and motor vehicle access to 264 Andover Street from the public way (the Access Easement).

Grantees agree that they shall not do anything which materially inhibits or interferes with, or prevents the residents of the Town of Andover, or any other parties to whom the Town may subsequently grant easement rights over the Property, from utilizing the Access Easement Area for the purposes of pedestrian or vehicular access to conservation areas or other adjacent public parcels to the Property.

The Access Easement shall not however confer the right to maintain, operate, improve or repair the Property or the Access Easement Area, except as authorized in writing by the Conservation Commission or its duly authorized designee in advance of any such work or as allowed pursuant to section 1.2.

The Town along with the public and its licensees shall be permitted to use the Access Easement to access the Property. No party shall obstruct any portion of the Access Easement or interfere with its use, or prevent ingress and egress of persons and motor vehicles over the same. The parking of motor vehicles upon the area of the Access Easement needed for access by Grantees shall be prohibited. The public may park on areas of the Access Easement, but not in a manner that prevents access or egress to and from 264 Andover Street.

1.2 Easement Maintenance: The Grantor through the Town of Andover shall be responsible for the maintenance and repair (including snow removal) of the gravel drive within the Access Easement except the Grantee shall be permitted to engage in snow removal for the limited purposes of necessary for egress and ingress with the limitation that salt or other snowmelt materials shall not be utilized without the consent of Grantor or their agents..

1.3 Indemnity: The Grantee, and/or its successors and assigns, shall agree to indemnify and hold harmless the Town from any and all claims arising from the Grantee's (and its successors and assigns') use of the Access Easement.

1.4 Assignability: That the foregoing right and easement is appurtenant to and for the benefit of "264 Andover Street" and the residents of 264 Andover Street only, and the Grantee's successors and assigns and future owners of said property, subject to the conditions hereof.

1.5 Recording and Effective Date: The Access Easement and Agreement shall be effective upon recording, which the Grantor shall not unreasonably delay.

WITNESS the execution hereof under seal this 27th day of February, 2026

By: K Machel
Kathleen Machel

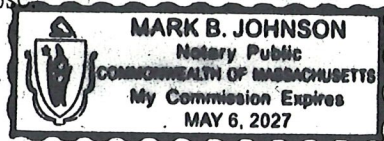
By: [Signature]
Remi Machel

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

February 27, 2026

On this 27th day of February, 2026, before me, the undersigned notary public, personally appeared Kathleen Machel, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding document in my presence and acknowledged to me that he/she signed it voluntarily for its stated purpose.



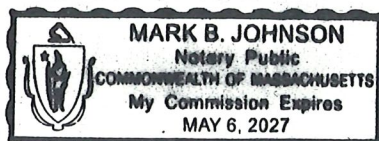
[Signature]
Notary Public Mark B. Johnson
My Commission Expires: 5/6/2027

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

February 27, 2026

On this 27th day of February, 2026, before me, the undersigned notary public, personally appeared Remi Machel, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document in my presence and acknowledged to me that he/she signed it voluntarily for its stated purpose.



[Signature]
Notary Public Mark B. Johnson
My Commission Expires: 5/6/2027

APPROVAL BY CONSERVATION COMMISSION

We, the undersigned members of the Conservation Commission of the Town of Andover, hereby grant the foregoing Grant of Access Easement to Remi and Kathleen Machet and their successors and assigns as described.

David D. Lopez

Alayandra Driscoll

[Signature]

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 17th day of February, 2026, before me, the undersigned notary public, personally appeared Members of the Andover Conservation Commission proved to me through satisfactory evidence of identification, which was known to me, to be the persons whose names are signed on the preceding document in my presence and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My Commission Expires 10/8/2032

APPROVAL BY THE ANDOVER SELECT BOARD

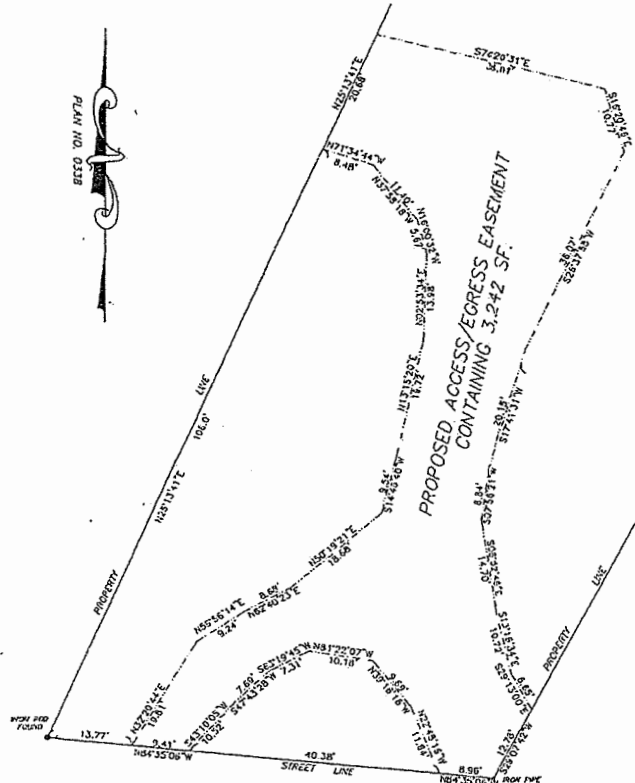
We, the undersigned Select Board of the Town of Andover, Massachusetts, approve the foregoing Grant of Access Easement to the Remi and Kathleen Machet on property held under the care, custody and control of the Conservation Commission of the Town of Andover.

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared Members of the Andover Select Board proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document in my presence and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires



ANDOVER STREET

DETAIL
SCALE: 1"=10'

ASSESSOR'S REFERENCE:

AS NOTED

ZONING:

SRA

DEED REFERENCE:

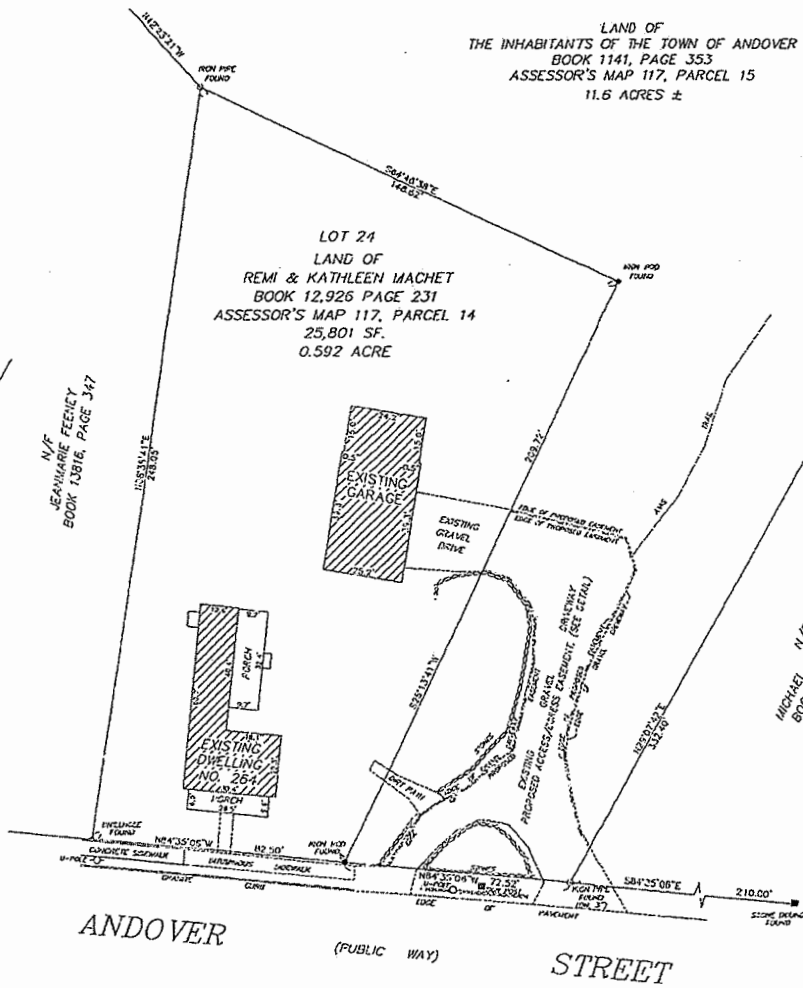
AS NOTED

PLAN REFERENCE:

NO. 0338
NO. 00
NO. 6974

NOTES:

THE PURPOSE OF THIS PLAN IS TO CREATE AN ACCESS/EGRESS EASEMENT CONTAINING 3,242 SF. TO BENEFIT THE OWNERS AND OCCUPANTS OF NO. 264 ANDOVER STREET OVER THE EXISTING GRAVEL DRIVEWAY LOCATED ON THE LAND OF THE INHABITANTS OF THE TOWN OF ANDOVER, WITH THE ADDRESS OF 268 ANDOVER STREET, SHOWN AS LOT 15 ON ASSESSOR'S MAP 117.



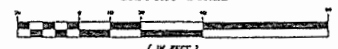
LAND OF
THE INHABITANTS OF THE TOWN OF ANDOVER
BOOK 1141, PAGE 353
ASSESSOR'S MAP 117, PARCEL 15
11.6 ACRES ±

LOT 24
LAND OF
REMI & KATHLEEN MACHET
BOOK 12,926 PAGE 231
ASSESSOR'S MAP 117, PARCEL 14
25,801 SF.
0.592 ACRE

N/V
JEAN-MARIE FEENEY
BOOK 12816, PAGE 347

N/V
MICHAEL & SUSAN GRADY
BOOK 13222, PAGE 302

ANDOVER STREET (PUBLIC WAY)



PREPARED BY:
JOHN ABAGIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS
9 BARTLETT STREET, NO. 252, ANDOVER, MA. 01810
110704 (201) 665-4299
JOB NO. 60654

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF COMMONWEALTH OF MASSACHUSETTS.



04-19-2023
DATE
John M. Abagis
JOHN M. ABAGIS
P.L.S. # 35773

M.G.L. CHAPTER 41, SECTION 81X

THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE WAYS OR STREETS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS ARE SHOWN.

04-19-2023
DATE
John M. Abagis
JOHN M. ABAGIS
P.L.S. # 35773

PLAN OF LAND
IN
ANDOVER, MASS.

PREPARED FOR:
KATHLEEN & REMI MACHET
264 ANDOVER STREET
ANDOVER, MA.
OR
INHABITANTS OF THE TOWN OF ANDOVER
268 ANDOVER STREET
ANDOVER, MA.

SCALE: 1"=20' DATE: APRIL 19, 2023
GRAPHIC SCALE