



**North Andover  
OSGOD (Osgood Smart Growth Overlay District) Review Committee**

**Meeting Minutes  
Monday February 1, 2016 - 6:30 PM  
1475 Osgood Street, Police Communications Room**

**In Attendance**

Committee Members: Eric Kfoury, Ellen McIntyre, Jack Mabon, Dick Vaillancourt, and Lynne Rudnicki.

Staff: Merylle Chase- Community and Economic Development Assistant

Owner(s)/Representative(s): Orit Goldstein, Attorney Michael Rosen, and Ellen Keller

Residents/Public: Linda & Larry McHugh, and Lisa Kozol.

**Discussion Items:**

1. Purpose of Committee

The purpose of the Committee is to review, understand and, if possible, improve the current bylaw. The overlay has been in place since 2007 and nothing has come out of it. Focus will be on where there might be room for improvement to help make this a viable overlay district.

The purpose is not to focus on the past but to look forward to see how we can achieve the best use for the district, town and the property owners.

The Town is about to begin a review and update of its Master Plan. The efforts of the OSGOD Review Committee will compliment this effort.

Part of the Committee's task is to find outside resources to help review the Bylaws and determine the best use and how to achieve success.

The review process should include sufficient public input. This may be accomplished by conducting a couple public charrettes or forums.

Timeline: The goal is conclude the Committee's work in time for the May 2017 Town Meeting. This would mean that any recommendations should be defined and presented to the required Town boards for consideration by January 2017.

## 2. Intent of the Overlay

The current bylaw is a 40R Smart Growth Overlay District. It was put in place to expand economic development - to have a mixed-use of housing, commercial and retail - and to redevelop the site in a manner that improves infrastructure and protects the wetlands and open space. The future of the bylaw is to figure out if this still the intent of the bylaw or if the intent has changed.

The owner provided some understanding as to past and current interest in the site and indicated that while there has been interest there has been nothing solid.

## 3. Affordable Housing

When the overlay was proposed in 2007 there was a significant need for affordable housing units to attain the town's required 10%. The OSGOD total of 530 residential units was established to reach that 10% requirement.

Since 2007, a number of additional affordable housing units have been constructed in town and there is no longer a need for the 530 units to all be affordable. This raises questions as to whether the town really wants/needs that number of housing and whether the type of housing should be changed to make the development potential more viable - i.e., market rate may be easier to develop.

The State provided a \$600,000 incentive for the proposed 530 Units and if the zoning changes the money would have to be returned. Currently, the Town provides yearly updates to the State indicating a continued effort in trying to achieve the Smart Growth development goals.

## 4. Overlay Boundaries

Currently, the overlay includes parcels that total 169 acres. These parcels are part of a larger corridor that the town has looked to redevelop in a more coherent manner. Other sites in this corridor have similarly remained underutilized.

Serious consideration should be given by the Committee as to whether there is a need to extend the Overlay District further within this corridor.

## 5. Other Issues

The environmental issues within the overlay were pointed out. The indication is that, while they exist, they are limited and there is nothing that should stand in the way of achieving a Smart Growth development.

The idea of a Town survey regarding the 40R District and its Development, and the Master Plan was discussed. If a survey were to occur it would need to be focused, properly crafted and worded to obtain optimum results.

Owner indicated a need to include an overview of the Town's signage by-law to help support redevelopment of the site.

Potentially a market feasibility analysis is needed to advise, along with demographics and other data to make informed decisions.

**Action Items:**

- Determine the Current Number of Affordable units in the town and the total percentage applicable to the town's 10% requirement.
- Determine the Number of New Residential Units Constructed in 2015
- Determine Current Number of Total Homes in the Town and compare with 2010 total.
- Location and extent of Town Sewer lines in the Route 125 Corridor

**NEXT MEETING:** March 03, 2016 @ 6:30 p.m. 723 Osgood Street, Stevens Estate Function Room

**Meeting Materials**

- Meeting Notice/ Agenda dated 02/01/2016
- Community Opportunities Group, Inc. 40R Review Memo dated 05/31/2007
- Ozzy Properties Brochure
- Fiscal Impact Analysis - Redevelopment Master Plan under 40R Zoning, 1600 Osgood Street, North Andover Massachusetts prepared by Connery Associates for Ozzy Properties, Inc. dated 04/28/2007
- 1600 Osgood Commerce Center - Redevelopment Master Plan prepared by Huntress Associates, Inc. for 1600 Osgood Street, LLC dated 07/26/2005.