

Town of North Andover  
PLANNING BOARD

Approved 3.2.16

John Simons, Chairman  
Lynne Rudnicki  
Peter Boynton



David Kellogg  
Lora McSherry  
Regina Kean (Associate)

Tuesday February 16, 2016 @ 7 p.m. School Administration Building, 566 Main Street, North Andover, MA 01845

1 Present: L. Rudnicki, L. McSherry, D. Kellogg, P. Boynton,

2 Absent: J. Simons, R. Kean

3 Staff Present: J. Enright, R. Oldham, B. Wolstromer

4  
5 L. Rudnicki: The Planning Board meeting for Tuesday, February 16, 2016 was called to order at 7 p.m.

6  
7 **BOND RELEASE:**

8 129 Winter Street, Salvatore & Laurie Messina: Request for release of a \$4,000 performance bond associated with  
9 a Watershed Special Permit.

10 J. Enright: This Watershed Special Permit was issued in July, 2014 for a 416 sq. ft. extension to the existing  
11 garage. An as-built and an engineer certification letter have been submitted.

12 MOTION: D. Kellogg made a motion to release the performance bond for the WSP at 129 Winter Street. L.  
13 McSherry seconded the motion. The vote was 4-0, unanimous in favor.

14  
15 Merrimack College, Felipe Schwartz: Request for release of a \$15,000 performance bond associated with a Site  
16 Plan Review Special Permit.

17 J. Enright: This permit was associated with the expansion to the Volpe complex. All work has been completed.  
18 We received an as-built and an engineer and architect certification letter. Conservation has released their bond and  
19 issued a certificate of completion.

20 MOTION: D. Kellogg made a motion to release the \$15,000 performance bond for Merrimack College-Volpe  
21 Center Expansion. P. Boynton seconded the motion. The vote was 4-0, unanimous in favor.

22  
23 J. Enright: Introduced the new Staff Planner, Rebecca Oldham. Rebecca most recently worked in the City of  
24 Methuen as the Program Coordinator for the Community and Economic Development office and she will provide  
25 additional support to the Planning Department and Planning Board.

26  
27 **PUBLIC HEARINGS:**

28 Continued: 1812 Turnpike Street, George Atallah (C&C Auto Corp.): Applicant seeks a Site Plan Review Special  
29 Permit in order to raze an existing building and construct a 1 ½ story, 5,000 +/- SF building for an automobile  
30 repair facility with an attached pizza/sub restaurant. The existing parking areas are to remain and additional areas  
31 to be added.

32 J. Enright: L. Eggleston has reviewed the revised O&M plan and signed off that her concerns have been met. The  
33 drafted Decision does not include any conditions for other uses such as auto sales. The owner has not indicated  
34 any plans to entertain adding additional uses; however the Board may want to have a condition related to auto  
35 sales as this use has not been discussed as part of this review.

36 L. Rudnicki: We should include it in the Decision, particularly as it relates to parking.

37 J. Enright: I will include in the Decision that if the owner were to consider other uses, i.e. used car sales, the owner  
38 would be required to seek approval from the Planning Board for a Modification.

39 S. Haight, project engineer: Provided a brief summary of the revisions made to the plans since the last meeting.

40 MOTION: D. Kellogg made a motion to close the public hearing for 1812 Turnpike Street. P. Boynton seconded  
41 the motion. The vote was 4-0, unanimous in favor.

42 Board: Reviewed the draft Decision.

43 MOTION: L. McSherry made a motion to approve the Decision, as amended. D. Kellogg seconded the motion.  
44 The vote was 4-0, unanimous in favor.

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45

46 Continued: 2302 Turnpike Street-Earthworks, Inc., Danny Gill: Applicant seeks a Site plan Review Special Permit  
47 in order to develop the property as a mixed-use retail and business office commercial complex with accessory  
48 indoor storage and parking.

49 [Applicant requests a continuance until March 2, 2016 meeting date.]  
50

51 Continued: 1665 Great Pond Road, Technical Training Foundation Trust: Applicant seeks a Watershed Special  
52 Permit to demolish existing single family dwelling and construction of a new single family dwelling with  
53 improvements to existing driveway and connection to existing utility services.

54 [Applicant requests a continuance until March 2, 2016 meeting date.]  
55

56 Continued: 101 – 115 Sutton Hill Road, TKZ, LLC: Application for a proposed 4-lot Definitive Subdivision Plan  
57 with associated site grading, driveways and connections to town water and sewer to be located at 115 Sutton Hill  
58 Road. Two of the four lots contain an existing home.

59 J. Enright: The project engineer provided revised calculations that now account for the 100 year storm event. L.  
60 Eggleston approved the calculations and all of her concerns have been addressed. There is a drafted Decision in  
61 your packets for review.

62 MOTION: D. Kellogg made a motion to close the public hearing for 101+115 Sutton Hill Road. P. Boynton  
63 seconded the motion. The vote was 4-0, unanimous in favor.

64 Board: Reviewed the draft Decision.

65 MOTION: D. Kellogg made a motion to approve the Decision, as amended. L. McSherry seconded the motion.  
66 The vote was 4-0, unanimous in favor.  
67

68 **DISCUSSIONS:**

69 1429 Osgood Street: After the agenda was posted Planning received an inquiry on this address and a request to  
70 have a discussion with the Board related to potential permitting requirements. The applicant is proposing to  
71 purchase the building and to open a self-storage facility at this location. The area is zoned CDD3 and the Building  
72 Commissioner has yet to make a determination on the allowed use for this property.

73 L. Rudnicki: Technically, we can discuss this, but nothing is binding.

74 J. Enright: Once the use is determined, parking and loading bylaw criteria (Section 8.1) would need to be met.  
75 There is 3K sq. ft. of office space currently utilized within the building. The building is not abandoned; there is  
76 another 18K sq. ft. available in the building that is currently being used for limited storage. Currently there are no  
77 lined spaces or delineated travel lanes. Landscaping and loading bay requirements are outlined under Section 8 in  
78 our bylaw and if it doesn't meet the bylaw, the Planning Board is the Special Permit granting authority for those  
79 criteria.

80 P. Boynton: What percent "additional" area (beyond the 18K sq. ft.) is the existing concrete foundation?

81 Bill MacLeod, Andover Consultants: It is approximately 25%. Mr. Roper (applicant) is proposing to install  
82 partitions or cubicles for self-storage areas inside the building. We understand if you have an addition of 2K sq. ft.  
83 or larger that would trigger Site Plan Review. We recognize the parking areas would need to be demarcated.  
84 Personal property would be stored. Traffic generated would be minimal. It would not be considered commercial  
85 warehousing. Pavement may need repair. We are asking for a sense from the Board without the Building  
86 Commissioner's determination.

87 J. Enright: The current use is office space.

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88 L. Rudnicki: Parking is certainly affected which includes-HC parking, loading, curbing, lining, catch basins,  
89 runoff, screening & landscaping. We don't have enough information yet.  
90 Board: General discussion and agreement that a use determination is needed and then a discussion with the Board  
91 could be had at that point, if necessary.  
92

93 Warrant Article-Site Plan Review Modification: In review of 1812 Turnpike Street, L. Eggleston noted she had  
94 previously worked on a revision to the Site Plan Review (SPR) bylaw requirements that have not been  
95 implemented. This revision proposed to reference the Stormwater and Erosion Control regulations (Chapter 160)  
96 in SPR. This would provide consistency in stormwater management review requirements. Conservation is taking  
97 the same approach to update their regulations. The proposed revisions will require a warrant article.  
98 Board: Requested that a warrant article be drafted and reviewed by Counsel.  
99

100 Watershed Informational Mailer: Board reviewed the draft postcard. A few minor modifications were  
101 recommended. It was recommended that a second mailer that targets lake shore residents and direct abutters to the  
102 tributaries to the lake be pursued after the initial mailing. L. Rudnicki noted the website could use some  
103 improvements and P. Boynton agreed to work on some content for the website.  
104

105 **MINUTES APPROVAL**

106 MOTION: D. Kellogg made a motion to approve the February 02, 2016 minutes, as amended. P. Boynton  
107 seconded the motion. The vote was 4-0, unanimous in favor.  
108

109 **ADJOURNMENT**

110 MOTION: P. Boynton made a motion to adjourn the meeting. D. Kellogg seconded the motion. The vote was 4-  
111 0, unanimous in favor. Meeting adjourned @ 8:15 p.m.  
112

113 MEETING MATERIALS: Planning Board Meeting Agenda February 16, 2016; DRAFT Planning Board Minutes  
114 February 02, 2015; 101+115 Sutton Hill Road: 160216 DRAFT Decision 101-115 Sutton Hill Road Capstone,  
115 COVER1, Existing Conditions, Proof, Re Eggleston Review Letter 2 – Capstone Subdivision, NA-Updated  
116 HydroCAD analysis, Site Construction; 129 Winter Street: 129 Winter St As-Built Plan, 160113 129 Winter St  
117 Engineer Certification Letter, Deed Restriction, WSP Notice of Decision; 1429 Osgood Street: Locus, Project  
118 Description, Self-Storage Industry Fact Sheet, Site Pictures 3; 1812 Turnpike Street: 1812 Building elevation  
119 FINAL (1-6-16), 1812 Turnpike GRADING PLAN REV (2-8-16), 1812 Turnpike SITE PLAN REV (2-8-16),  
120 1812 Turnpike Street Stormwater Inspection & Maintenance Plan (2-8-16), 160216 1812 Turnpike Street Draft  
121 Decision Auto repair sub shop; MC Volpe Expansion: MC Certification Letters, MC Insubstantial Change, MC  
122 SPR Decision; North Andover Watershed Protection District Post Card V2 improved image; Proposed Site Plan  
123 Review Amendments  
124  
125  
126  
127  
128

