

Town of North Andover  
PLANNING BOARD

Approved 4-5-16

John Simons, Chairman  
Lynne Rudnicki  
Peter Boynton



David Kellogg  
Lora McSherry  
Regina Kean (Associate)

Wednesday March 2, 2016 @ 7 p.m. Town Hall, 120 Main Street, North Andover, MA 01845

1 Present: J. Simons, L. Rudnicki, L. McSherry, D. Kellogg, R. Kean

2 Absent: P. Boynton

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

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5 J. Simons, Chairman: The Planning Board meeting for Wednesday, March 2, 2016 was called to order at 7 p.m.

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7 **LOT RELEASE:**

8 101+115 Sutton Hill Road "Capstone", Tom Zahoruiko: Request for release of lots and establishment of roadway

9 bond.  
10 J. Enright: This Definitive Subdivision plan was approved at our last meeting. Tom Zahoruiko has requested to  
11 administratively approve a Form J Lot release due to an upcoming financing closing obligation which occurs prior  
12 to our next hearing date. All criteria required "prior to endorsement of plans" and "prior to release from the  
13 covenant" has been satisfied. The appeal period ends at midnight March 8<sup>th</sup>. **MOTION:** D. Kellogg made a motion  
14 to direct the Planner to sign the Form J Lot Release for the lots for 101+115 Sutton Hill Road "Capstone" and  
15 accept the bonds. L. McSherry seconded the motion. The vote was 5-0, unanimous in favor.

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17 **PUBLIC HEARINGS**

18 Continued: 2302 Turnpike Street-Earthworks, Inc. Danny Gill: Applicant seeks a Site Plan Review Special Permit  
19 to develop the property as a mixed use retail and business office commercial complex with accessory indoor  
20 storage and parking.

21 Jill Mann, Applicant Attorney: We are transitioning architects therefore the design and architectural plans are  
22 unresolved. We anticipate having the drawings for the April 5<sup>th</sup> meeting. We received comments from  
23 Conservation, DPW and L. Eggleston and have incorporated those changes on the site plan. Chris Sparages,  
24 Project Engineer: Reviewed stormwater changes made to the plan incorporating comments from L. Eggleston. Per  
25 J. Hughes, incorporated low impact techniques and created a rain garden along Sharpners Pond Road. G. Willis,  
26 DPW, comments will be addressed. Our plan for washing vehicles is to include a dedicated bay in the back  
27 building with a drain which will collect the residue and continue into the sewer system. A grate will collect any  
28 heavy material.

29 J. Simons: So, you would be agreeable to the prohibition of the external washing of vehicles on site?

30 C. Sparages: We had not discussed this with the owner. However, we do not think he would be opposed.

31 D. Kellogg: What kind of materials will be delivered and stored?

32 J. Mann: A variety of landscape materials – sand, stone, mulch, block. No fertilizers or chemicals.

33 Danny Gill, Applicant: We are not licensed for pesticides. We do more landscape construction.

34 J. Enright: At the TRC the fire department questioned codes surrounding storing mulch inside.

35 J. Mann: We intend to comply with the fire code standards regulating safe storage of materials.

36 L. Rudnicki: Is there a photometric plan?

37 C. Sparages: Reviewed the Photometric Plan.

38 J. Mann: The front will feature subtle (low impact/low voltage), decorative, accent lighting i.e. to upright trees, &  
39 emphasize landscaping.

40 [Continued to April 5, 2016 Planning Board meeting]

41  
42 Continued: 1665 Great Pond Road, Technical Training Foundation Trust: Applicant seeks a Watershed Special  
43 Permit to demolish existing single family dwelling and construction of a new single family dwelling with  
44 improvements to existing driveway and connection to existing utility services.

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45 J. Enright: This public hearing was opened on January 5<sup>th</sup> and it was continued without any evidence heard. The  
46 lot was created in 1966 by an ANR plan, predating the Conservation Zone established in 1994. The applicant  
47 proposes to raze the existing structure and construct a new single-family structure. They received a Variance from  
48 the ZBA for construction of a new structure within the Non-Disturbance Zone. The Variance included a condition  
49 that the structure must stay in the boundaries as shown on the Plan of Land, Showing Lot A, (Map 62 Lot 19),  
50 prepared by Andover Consultants, Inc., dated January 13, 2016.

51 Bill MacLeod, Project Engineer: The current plan demonstrates the existing conditions. The proposed house  
52 complies with zoning setbacks. The entire lot is within the 325' Non-Discharge Zone from the lake. All the work  
53 will take place within the 250' No Disturb Zone and the 100' buffer zone is delineated. We designed the site  
54 purposely to avoid the Conservation Commission. We are doing this by utilizing the existing sewer and water  
55 service off of Great Pond Road and connecting it outside the buffer zone and leaving the existing driveway in-tact.  
56 There will be a reduction in impervious area by 1,200 sq. ft..

57 J. Enright: Will 100% of the roof runoff will make it to this infiltration trench? My understanding is that the rate of  
58 capture is the ½" storm. How are you handling the overflow?

59 B. MacLeod: Yes, a gutter has been added to the front of the roof and directed to the infiltration trench. According  
60 to the MA Storm water Handbook – at a minimum, “the annual recharge from a post development site shall  
61 approximate the annual recharge from pre-development conditions based on soil types”; we have a soil type of C  
62 on this site; not very pervious soil, requiring .25" of rainfall over the impervious area for recharge. We are doing  
63 .50", doubling the stormwater handling requirements. The overflow will be directed to pervious lawn area.

64 B. MacLeod: Stated he disagreed with comments submitted by G. Willis and will contact him to discuss prior to  
65 the next meeting. Read the Driveway Policy and Procedures posted on the town's website.

66 Board: General discussion over stability of existing driveway, length/width of proposed driveway, residential  
67 sprinkler system requirements, and distance of proposed dwelling from the lake v. current structure.

68 J. Simons: Tell us again how you are going to direct water so it doesn't have any adverse effect on the lake?

69 B. MacLeod: The reconstructed portion of the driveway will be graded so that water is directed toward the lawn  
70 and roof runoff will be directed to a roof drain infiltration trench. We will have less water flowing onto Great Pond  
71 Road than there is currently.

72 J. Simon: How many engineering review items are open?

73 J. Enright: Although the Watershed requirements do not require it; L. Eggleston's preference would be to design  
74 the infiltration system for a 1" storm event. That would be consistent with what we have designed in the past. G.  
75 Willis' comments need to be addressed. J. Hughes response comments indicated the Bordering Vegetative  
76 Wetland along the lake has not been delineated as stated in the response letter to L. Eggleston's comments. Only  
77 the Edge of Water has been verified as the Annual High Water Mark (at 114') by the Director of DPW. ; She had  
78 also verified that the bordering vegetative wetland on the adjacent lot had been delineated but the 325' delineation  
79 shown on the proposed plan appears to be an estimate.

80 B. MacLeod: The 325' line is accurate and stated he will contact J. Hughes to respond to her comments.

81 L. Rudnicki: Why not do a 1" storm as best management practices due to the proximity to the lake? “All  
82 construction within the watershed shall comply with best management practices -1" storm”

83 J. Simons: This is literally 200' or less from the lake, possibly the closest home to the lake?

84 B. MacLeod: Best management practices in the handbook states stormwater, based on this soil type. If you want  
85 1", I can double the size of the infiltration system. We have already doubled the requirements based on the  
86 handbook.

87 J. Enright: A draft Decision will be presented at the next hearing. G. Willis and J. Hughes comments will need to  
88 be addressed in the interim.

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89 [Continued to March 15, 2016 Planning Board meeting]

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91 **MINUTES APPROVAL**

92 **MOTION:** L. Rudnicki made a motion to approve the February 16, 2016 minutes, as amended. D. Kellogg  
93 seconded the motion. The vote was 5-0, unanimous in favor.

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95 **EXECUTIVE SESSION** (8:00 p.m.) Executive Session to review and approve meeting minutes.

96 **MOTION:** L. Rudnicki made a motion that the Board go into Executive Session for confidential communications  
97 to discuss Executive Session meeting minutes and not to return to open session. L. McSherry seconded the motion.

98 **Roll Call vote:** Regina Kean voted to go into Executive Session. Lynne Rudnicki voted to go into Executive  
99 Session. John Simons voted to go into Executive Session. David Kellogg voted to go into Executive Session. Lora  
100 McSherry voted to go into Executive Session.

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103 **MEETING MATERIALS:** Planning Board Meeting Agenda March 2, 2016 Revised, March 2, 2016 Agenda;  
104 DRAFT Planning Board Minutes February 16, 2016; 101+115 Sutton Hill Road "Capstone": Sidewalk Fund and  
105 Roadway Bond recommendation from T. Willet 2-26-16, "Capstone" Subdivision Site Construction Plan revised  
106 2-5-16; 1665 Great Pond Road: 1665 Site Plan Geat Pond Road 3-28-13(Adjacent), 1966 ANR Plan, 160224 REV  
107 Great Pond Road\_Rev-2016-02-24 (1), Applicant Response 2016-02-10\_Eggleston, B. Thibodeau lake elevation  
108 confirmation-email 2-26-16, 1665 GPR G. Willis Comments re: house reconstruction in watershed 3-1-16, Great  
109 Pond Road\_WSP\_Application, Great Pond Road\_WSP\_Project Description, J. Hughes-Response Memo-1665  
110 Great Pond Road 2-25-16, L. Eggleston Final Comments 2-22-16, Lake Cochichewick\_Water Elevation (1) (1) 2-  
111 18-1985, Locus 2-22-16, Memo from Brian Vaughan to Planning Board re TTF (1665 Great Pond  
112 Road)(00095526-2xBC4F6),T. Willett Comments 2-26-16, ZBA 1665 Great Pond Signed-Stamped Decision 2-  
113 23-16, ZBA Approved Plan 1665 Great Pond Road Owner Plot Plan 1-13-16; 2302 Turnpike: 160210 Site Plan  
114 Existing Conditions Watershed 11-4-2015, 160210 Site Plan Proposed Watershed 11-4-2015, 160210 Response to  
115 Eggleston, Details Plan\_6909, Details Plan\_6910, Details Plan 6911, Existing Conditions\_6900, Existing  
116 Conditions\_6901, G. Willis Comments, Grading and Drainage\_6902, Grading and Drainage\_6903, Landscape  
117 Plan\_6908, Location Plan\_6899, Locus 2302, Photometric Plan\_6907, Survey and Layout Plan\_6906, Survey and  
118 Layout Plan\_6905, Utility Plan\_6904, Site Development Plan-Grading & Drainage Plan 11-4-2015; Executive  
119 Session Motion.

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