

Approved 10-4-16

Town of North Andover
PLANNING BOARD

John Simons, Chairman
Lynne Rudnicki
Peter Boynton



David Kellogg
Lora McSherry
Regina Kean (Associate)

Tuesday September 20, 2016 @ 7 p.m. 566 Main Street-School Administration Building, North Andover, MA 01845

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

2 Absent:

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

5 J. Simons, Chairman: The Planning Board meeting for Tuesday, September 20, 2016 was called to order at 7 p.m.

7 **NEW PUBLIC HEARINGS**

8 **CONTINUED PUBLIC HEARING: 1210 Osgood Street, Forgetta Development LLC, Robert Bohlen:** The
9 Applicant seeks a Site Plan Review Special Permit, a Common Driveway Special Permit and Parking Reduction
10 Special Permit for the construction of approximately 40,000 square feet of commercial space contained within five
11 (5) separate buildings, parking spaces, stormwater management facilities, landscaping, signage and other
12 improvements to be located on a 4.3-acre portion of currently vacant 13.8 acre parcel. This project is within the B-
13 2 Zoning District. *[Applicant requests continuance until October 4, 2016 meeting date.]*

15 **CONTINUED PUBLIC HEARING: 1210 Osgood Street, Princeton Development LLC, Andrew Chapin:**

16 The Applicant seeks a Site Plan Review Special Permit, a Multi-Family Use Special Permit, a Common Driveway
17 Special Permit, a Building Height Waiver Special Permit and a Parking Reduction Special Permit for the
18 construction of a market rate rental residential community to be known as Princeton at North Andover Apartment
19 Homes, consisting of a total of 192 one- and two-bedroom units to be contained within four (4) separate four-
20 story garden-style buildings each having a building footprint of 15,050 square feet, along with a clubhouse/leasing
21 management office, pool, parking spaces, stormwater management facilities, landscaping, signage and other
22 improvements to be located on approximately 9.5 acres of land on a currently vacant 13.8 acre parcel. This project
23 is located within the B-2 Zoning District. *[Applicant requests continuance until October 4, 2016 meeting date.]*

24 **MOTION:** D. Kellogg made a motion to accept the request for continuance for 1210 Osgood Street (Commercial
25 & Residential). L. Rudnicki seconded the motion. The vote was 5-0, unanimous in favor.

27 **NEW PUBLIC HEARING: 1570 Osgood Street, New England Tractor Trailer Training School (NETTTS),**

28 **Don Lane:** The Applicant seeks a Site Plan Review Special Permit to relocate an approximate four acre driver's
29 training course to adjacent, existing parking areas to the south and north of the main building. The project is within
30 the Industrial 2 Zoning District (I2) and in the Osgood Smart Growth Overlay District.

31 **J. Enright:** Reviewed the proposed relocation from the western area of the site to the north and south areas.
32 Moveable, rigid concrete safety blocks will be used to provide a separation from NETTTS active use area from the
33 ballfields and the driving school. The access way created to the west facing ballfield gate will be strictly for
34 emergency access to the fields, maintenance access to the fields, and ADA access to the fields. This access way is
35 not to be used for other pedestrian access. The ballfield's primary pedestrian access shall be via the south facing
36 gate. Pre-trip testing, straight-line backup training and parallel parking training will be taking place in the area
37 closest to the fields. The NAPD and NAFD have reviewed this proposal and have no concerns. L. Eggleston has
38 signed off on the project's stormwater management improvements. TEC has signed off on the engineering with
39 the exception of one item to be discussed tonight. The Inspector of Buildings has reviewed access to the ballfields
40 for appropriate ADA access and pedestrian access. The access has been deemed adequate with the exception of a
41 couple of conditions that are in the draft Decision.

42 **R. Kean:** Was concerned about the proximity of truck activity to the fence of the fields.

43 **D. Lane:** The trucks are performing straight line backing. We can extend the barriers in that area. It's
44 approximately 125 ft.

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45 L. McSherry: How do you implement the “Abandon the Ball” campaign?

46 Derek Wessel, North Andover Soccer Association: Explained that coaches, parents and children are educated on
47 this philosophy. If a ball goes over the fence the players and parents are told to “abandon the ball” inform a NASA
48 member and we will work with NETTTS to retrieve the ball or replace it. We may get one ball per week over the
49 fence.

50 J. Enright: Reviewed the south lot layout, NETTTS travel way onto/off the parcel, travel way to the north lot along
51 the western perimeter road, and the loading dock access route for other tractor trailers.

52 Richard Watt, Project Engineer: Confirmed that the stormwater management infrastructure could be located to
53 other areas on the site if necessary.

54 D. Kellogg: Is the long drive that runs along the property perimeter capable of carrying two trucks? How wide is
55 it?

56 D. Lane: Yes, it’s 25-30ft. wide.

57 **MOTION**: D. Kellogg made a motion to close the public hearing for the New England Tractor Training School
58 located at 1570 Osgood Street. L. Rudnicki seconded the motion. The vote was 5-0, unanimous in favor.

59 **MOTION**: L. Rudnicki made a motion to approve the Site Plan Review, as amended for New England Tractor
60 Trailer Training School of MA., Inc. located at 1570 Osgood Street (1600/0 Osgood St.). D. Kellogg seconded the
61 motion. The vote was 5-0, unanimous in favor.

62
63 **NEW PUBLIC HEARING: 575 Osgood Street, Edgewood Retirement Community, Bob Coppola and Ken**

64 **Costello**: The Applicant seeks a Modification to a Site Plan Review Special Permit, a Modification to a
65 Continuing Care Retirement Center (CCRC) Special Permit and a Watershed Protection District Special Permit for
66 the construction of a new 38, 760 SF CCRC with forty (40) units in the “Small Home” style. There will be an
67 access road and parking areas associated with the facility. The parcel is 20.29 acres in size, and the development
68 area is approximately 3.5 acres. This project is within the R-1 Zoning District.

69 R. Oldham: The Applicant is currently before the ZBA for a variance for a new structure in the Watershed
70 Protection District. The application has been reviewed by Town Departments and our peer review consultants. The
71 Applicant has provided response comments and we are waiting for updated site plans. We have also shared the
72 application with the Friends of NA Trails in order for them to be able to provide comments on the relocation of the
73 trails.

74 J. Enright: The project is not within Conservation jurisdiction although we have received comments from
75 Conservation and the Applicant has responded to those comments. This evening is a high level project description,
76 site plan overview with more detail to be presented at the next meeting.

77 B. Coppola, Edgewood Retirement Community: This project takes us full circle as we work with the seniors in our
78 community from independent living, to skilled nursing, to adding this specialized assisted living component. We
79 are working with the Inspector of Buildings, BOH and NAFD during the design phase.

80 Ken Costello, Project Landscape Architect, SMRT Architects & Engineers: The site is approximately 20.29 acres
81 of undeveloped land adjacent to Edgewood and Half Mile Hill. We have three abutters, including Edgewood.
82 There will be 3.5 acres of disturbance on the site. Due to the proximity to Weir Hill, we submitted a project
83 notification form to the MA Historical Commission. They requested a Phase I analysis which has been completed.
84 There have been no findings. We are inside a polygon for an endangered species. MESA has determined that this
85 project will not result in a prohibited “take” of state-listed rare species. Outstanding permits remain with the Town
86 and MA Historical Commission.

87 J. Simons: When will you be completing the ANR?

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- 88 K. Costello: Currently, the parcel is owned by an LLC; the intent is if all the permits are received, the parcel will
89 be merged with the overall Edgewood parcel. We would request it would be made a condition.
- 90 J. Simons: How far is the nearest point of the building from the lake?
- 91 K. Costello: It is approximately 700 ft. from the lake and vertically 50 ft. above the lake. The entire parcel slopes
92 down to the lake. The east slope is a 3:1 slope downward; with fill, to accommodate placement of the one story
93 building. The entire site is wooded with 60-80 ft. mature trees; the building height elevation (peak) is within 35 ft.
94 height.
- 95 J. Enright: Are there identified parking spaces for trails access? Half Mile Hill currently has 3-4 spaces.
- 96 B. Coppola: We left that piece of the project vague as we intend to work with the Town and Conservation
97 regarding this matter.
- 98 Melissa Flynn, Project Civil Engineer, SMRT: Reviewed utilities for the project. We received project comments
99 from Lisa Eggleston and TEC. We will be meeting all MA DEP stormwater standards as well as the Town's
100 stormwater and erosion control requirements.
- 101 B. Coppola: Provided we acquire all our permits, we are not looking to start the project until May of 2017 with a
102 potential completion of May of 2018.
- 103 Jessica Randolph, Project Architect: Showed the overall view entering the site. There are four individual buildings
104 with a New England vernacular feel. We show a neutral color palette and plan to reflect the cottages on site to
105 break up the mass of the building, etc. Displayed a model of view from the top of Half Mile Hill. The building is
106 under the 35 ft. maximum height allowance. The existing trees are 60-80 ft. tall. We are leaving a large buffer by
107 the building so that you will not see our building from Half Mile Hill. All mechanicals, with the exception of
108 condensers, will be disguised within building attic spaces.
- 109 P. Boynton: What is the height of the fill being added to the eastern side of the building?
- 110 K. Costello: The contour is 175, the bottom of the hill is 168; the finished floor elevation is 176. The intention is it
111 will be vegetated and stabilized. The hill beyond the grass walkway will go back to its natural state.
- 112 J. Randolph: The concept of the "small home plan" which this is based upon is to give the elderly a home-like
113 environment, independent style of living with care. They have their privacy and can interact in a safe environment.
114 We have ten residents per home. We decided on four homes of ten residents. They have tree visibility, garden
115 access. It is 38K sq. ft.; broken down to 8K sq. ft. homes. We are using peaked roofs, double hung windows, wood
116 siding, stone gas fireplaces in each home.
- 117 J. Simons: Scheduled a site visit for the Board, Trails, Conservation and public for October 1, 2016 @ 9 a.m.
118 [Continued to the Planning Board meeting October 4, 2016]
- 119
- 120 **NEW PUBLIC HEARING: 4 High Street, West Mill, RCG, LLC, Seth Zeren**: The Applicant seeks a
121 Modification to the Site Plan Review Special Permit for the construction of 108 parking spaces including curb
122 landscaping and stormwater improvements. This project expands upon the previously approved project to provide
123 vehicular and pedestrian connectivity to the center parking lot. The project is within the Industrial 2 Zone (I2) and
124 in the Downtown Overlay District.
- 125 R. Oldham: The project site is the previous location of Building 37 that was demolished as part of the modification
126 and was marked as "Area of Future Development". The application has been sent for Department Review and we
127 have received comments from Building, NAFD and engineering. We are currently waiting on stormwater review
128 comments.
- 129 David Steinbergh, RCG, LLC: In the modification to the original permit we labeled this site "Area of Future"
130 development because we weren't quite sure of our future plans. However, as we continue to lease space we are
131 getting a sense of where people want to park and where they want to park is the center lot. The intent of this

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132 project is to accommodate all the uses of the buildings and make sure we have adequate parking as we move
133 forward.

134 Phil Henry, Civil Design group: We are seeking this modification to introduce 108 parking spaces and some
135 additional landscaping. We are gaining some vehicular connection points. The area is 1.25 acres behind building
136 36. We propose 13 new trees and 73 shrubs and over 500 species of grass and perennials in the bio retention and
137 low lying landscaped areas. We are reducing impervious coverage by 300 sq. ft. from the previously approved
138 Phase I application. There were 7 bio retention areas and we've adopted the same stormwater methodology
139 previously approved.

140 J. Enright: When does your Conservation hearing open?

141 P. Henry: We met last week and sent plans to Lisa Eggleston September 2, 2016. We have yet to receive
142 comments and feedback and will need her input prior to moving forward. We need to consider some edge
143 protection along the parking row. There is a retaining wall with a wooden guardrail and we will introduce some
144 wheel stops.

145 [Continued to the Planning Board meeting October 4, 2016]

146

147 **DISCUSSIONS**

148 Watershed Informational Mailer: J. Enright updated the progress made on the second watershed mailer. It will be
149 shared with the local landscapers, lakeshore residents and abutters to direct tributaries.

150 Tree Removal Protocol: Water Quality Research

151 Planning Board Rules & Regulations

152

153 J. Simons: Gave a brief update on his comments and observations regarding his visit to the Princeton Properties,
154 Westford location.

155

156 **MINUTES APPROVAL**

157 **MOTION**: L. Rudnicki made a motion to approve the September 6, 2016 minutes, as amended. P. Boynton
158 seconded the motion. The vote was 5-0, unanimous in favor.

159

160 **ADJOURNMENT**

161 **MOTION**: L. Rudnicki made a motion to adjourn the meeting. The motion was seconded by P. Boynton. The
162 vote was 5-0, unanimous in favor. Meeting adjourned @ 8:50 p.m.

163

164 MEETING MATERIALS: Planning Board Meeting Agenda September 20, 2016; DRAFT Planning Board Minutes
165 September 6, 2016; NETTTS: Sign on Gate, Soccer Drop Off, Soccer Drop Off (2), Soccer Fence, 1600 Osgood
166 Street_SPR_NETTTS_Decision_Draft160920, Building Commissioner ADA_email, Concrete Block, Email_Lisa
167 Comments_160908, FINAL O&M_160916, FINAL Site Plan_160915, Removable Barrel, Response Comments
168 Civil#3_160915, Soccer Field Sketch_160901, TEC Comments_160916, Truck Activities_160919; Edgewood Pond Pasture:
169 **Applications**: Edgewood-15078-Special Permit-Site Plan Review Submission, Edgewood-Special Permit-CCRC
170 Submission_160819, Edgewood-Special Permit Watershed Protection Submission_160819, **Consultant Review**: Civil
171 Review#1_160912, Stormwater_Review#1_160908, **Department Review**: Building Comment_160915, Conservation
172 Comments_160901, DPW Comment_160909, Health Comments, Police Comments_160831, **Response Comments**:
173 ConCom_Response Comments_160919, Response Comments_Letter#1_160916, 15078-Edgewood Special Permit
174 Drawings_160819, Edgewood PB Plans_160920, Prior Edgewood Permits ; 4 High Street, West Mill Center Lot Project: 4
175 High Street DO Modification 150728, Decision_150106, RCG Planning Board Letter, West Mill Building Elevation, West
176 Mill Parking Lot Design_Phase 2_Site Plan Set, West Mill Parking Lot Design_Site Plan, West Mill_Overall Site Plan_Color.