

Town of North Andover  
PLANNING BOARD

Approved 10/18/2016

John Simons, Chairman  
Lynne Rudnicki  
Peter Boynton



David Kellogg  
Lora McSherry  
Regina Kean (Associate)

Tuesday October 4, 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

4  
5 J. Simons, Chairman: The Planning Board meeting for Tuesday, October 4, 2016 was called to order at 7 p.m.

6  
7 **ANR:**

8 **865 Johnson Street, Arthur Resca:** Applicant seeks to subdivide two lots into four lots.

9 J. Enright: This property is at the corner of Johnson Street and Mill Road; the Applicant is proposing to create 4  
10 lots from two in the R2 zoning district.

11 **MOTION:** L. McSherry made a motion to direct the Planning Director to approve the ANR provided the  
12 Applicant adds a note to the plan to provide a narrative explanation of the existing lots and the newly created lots  
13 and to identify the lot lines to be removed and proposed lot line to be created. Also, the Planner shall confirm the  
14 regulations concerning lot width and the existing driveway condition. D. Kellogg seconded the motion. The vote  
15 was 4-0, in favor. (L. Rudnicki abstained)

16  
17 **PUBLIC HEARINGS**

18 **CONTINUED PUBLIC HEARING: 1210 Osgood Street, Forgetta Development LLC, Robert Bohlen:** The  
19 Applicant seeks a Site Plan Review Special Permit, a Common Driveway Special Permit and Parking Reduction  
20 Special Permit for the construction of approximately 40,000 square feet of commercial space contained within five  
21 (5) separate buildings, parking spaces, stormwater management facilities, landscaping, signage and other  
22 improvements to be located on a 4.3-acre portion of currently vacant 13.8 acre parcel. This project is within the B-  
23 2 Zoning District.

24  
25 **CONTINUED PUBLIC HEARING: 1210 Osgood Street, Princeton Development LLC, Andrew Chapin:**

26 The Applicant seeks a Site Plan Review Special Permit, a Multi-Family Use Special Permit, a Common Driveway  
27 Special Permit, a Building Height Waiver Special Permit and a Parking Reduction Special Permit for the  
28 construction of a market rate rental residential community to be known as Princeton at North Andover Apartment  
29 Homes, consisting of a total of 192 one- and two-bedroom units to be contained within four (4) separate, four-  
30 story garden-style buildings, each having a building footprint of 15,050 square feet, along with a clubhouse/leasing  
31 management office, pool, parking spaces, stormwater management facilities, landscaping, signage and other  
32 improvements to be located on approximately 9.5 acres of land on a currently vacant 13.8 acre parcel. This project  
33 is located within the B-2 Zoning District.

34  
35 J. Enright: This evening we will review a revised landscape plan, renderings of the residential buildings, building  
36 materials and building layout. The Project Engineer, Joe Peznola will provide an update on peer review comments.  
37 Jeff Brown, Counsel for Princeton Properties, will review the height waiver memo requested at the last meeting.

38 Chris Huntress, Project Landscape Architect: Presented the revised landscaping plan.

39 J. Peznola: Presented architectural building perspectives and materials showing landscaping revisions intended to  
40 "green up" the space between the residential and commercial areas.

41 Claire Collins, Princeton Properties: Presented the proposed neutral gray palette of building materials.

42 R. Schaefer, Architect: The main residential entrances are located on the river side of the building. Vestibules and  
43 mailboxes will be located here. The side which faces the commercial buildings will provide for egress only. The  
44 main parking for these buildings is central to the four main residential buildings.

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- 45 BOARD: General discussion regarding the importance of ‘green space’ buffering between parking and walkways,  
46 visually appealing entrance ways, and landscape buffering.
- 47 J. Peznola: A portion of the first floor to the north is below grade at the end of Building B. We have introduced  
48 eight grassed peninsulas that jut out into the parking area to provide vertical “greenspace”. If you make that  
49 landscaped area too narrow the cars overhang. We felt the verticality of the eight treed landscaped peninsulas  
50 made more of an impact as a streetscape buffer.
- 51 P. Boynton: Can you make the grass buffer strip between the building and the parking lot on the Main Street side  
52 of the building similar in scale to the one placed to the rear of the building?
- 53 J. Peznola: We feel the vertical green buffers are more effective.
- 54 J. Simons: You want the residential and commercial to flow together? I understand the grassy peninsulas with  
55 vertical trees. Are you able to shift the building back for the amount of green buffer we are looking for? What is  
56 the distance from the edge of the parking lot to the building?
- 57 J. Peznola: It is 10 ft. to the closest point of the building from the parking lot to the building and the sidewalk is  
58 currently 5 ft. wide. The rear strip varies from 6-7 feet wide. The retaining wall comprises 2/3rds of Building B.  
59 The depression in grade is 2-3 feet at the north corner. We will take your comments into account and will try to  
60 create a more desirable green buffer on the retail side.
- 61 P. Boynton: Can you explain the “egress only” condition?
- 62 R. Schaefer, Architect: Due to the grading on the sidewalk, we need steps down into those “exits” facing the  
63 commercial buildings. Due to these steps it does not meet MA Access Board standards for an entrance because it  
64 is not handicap accessible.
- 65 J. Peznola: Updated the status of peer review. We agreed to perform additional soil testing, per L. Eggleston which  
66 will be resolved prior to the next meeting. TEC performed a second civil peer review. We will prepare revisions  
67 and a response letter. We received a DPW letter asking for a detailed design of the manhole with pumps servicing  
68 the sewer for the two back buildings. DPW would like this design be sent to Woodard & Curran in order to assess  
69 the project’s impact on the town’s existing sewer system. We are connecting to the municipal system with a  
70 gravity line; we haven’t changed the flow because we’re pumping. If we can resolve it we will and if we need to  
71 change things, we will advance the design.
- 72 J. Peznola: Presented view angle perspectives from Barker Street and French Farm Road. A description of the  
73 propose garages was also provided.
- 74 Jeff Brown, Princeton Properties: We prepared a memo regarding the height waiver. We can answer questions  
75 after your review at the next meeting.
- 76 [Continued to Planning Board meeting October 18, 2016]
- 77
- 78 **CONTINUED PUBLIC HEARING: Rear of 575 Osgood Street, Edgewood Retirement Community, Bob**  
79 **Coppola and Ken Costello:** The Applicant seeks a Modification to a Site Plan Review Special Permit, a  
80 Modification to a Continuing Care Retirement Center (CCRC) Special Permit and a Watershed Protection District  
81 Special Permit for the construction of a new 38, 760 SF CCRC with forty (40) units in the “Small Home” style.  
82 There will be an access road and parking areas associated with the facility. The parcel is 20.29 acres in size, and  
83 the development area is approximately 3.5 acres. This project is within the R-1 Zoning District.
- 84 R. Oldham: We are wrapping up Department Review and have received comments from Police, Fire, DPW and  
85 Health. Conservation submitted a follow-up memo stating they have met with the Applicant concerning the new  
86 proposed trail access. The Applicant has been working with the Trustees of the Reservation concerning the  
87 Conservation Restriction and we should receive a draft soon. At our site visit we reviewed the relocation and  
88 placement of the trail, we reviewed the building placement and the markers in comparison to the Watershed buffer  
89 zone and the 100 ft. CCRC buffer between the site, the lot and the proposed building; we also looked at the parking

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90 location for Half Mile Hill (5 designated spaces). The biggest concern was whether the building could possibly be  
91 rotated to close the gap between the proposed building area and the current placement of the Edgewood facility.  
92 Ken Costello, SMRT Architects: We have two major setback requirements to contend with; the 100 ft. CCRC  
93 from the property line and the 150 ft. Non-Disturbance Zone from the wetland. Those define our building corners.  
94 If we rotate the building we only gain approximately two feet.

95 P. Hedstrom: Edgewood is proposing a consolidation and clarification expressed as a grant of easement over the  
96 existing paved road; "Caroline Way". This terminates the rights the town currently has and grants a "specific"  
97 right on the paved roads up to Caroline Way and then to the gravel way that heads to Half Mile Hill. This would  
98 be the same access for the school.

99 J. Randolph: Previewed architectural concepts. Colors will be neutral with a pop of red from The Cottages. The  
100 buildings will have wood siding, chimneys, etc. Entryways are differentiated as front porches against the building.  
101 You cannot however drive underneath them.

102 P. Boynton: Edgewood currently maintains and empties the trash for Half Mile Hill will there be a similar  
103 arrangement with the new trails network?

104 B. Coppola: Yes.

105 R. Oldham: We have had conversations with the Friends of the North Andover Trails. They would like to speak on  
106 behalf of their group.

107 Glen Aspeslagh, Friends of the North Andover Trails: Our primary concern was parking; the new plan "addresses"  
108 this. I want to clarify the official easement is for cars, bikes, as well as pedestrians. Along Caroline Way the gravel  
109 road has many pot holes. If this road were paved, we could mark the parking spots. Can we make sure it gets  
110 regraded? Who handles the plowing of that access? Is a Conservation Restriction going to be granted for this  
111 project? The landscaping plan looks great, however there is a stone wall and arborvitae wall that doesn't feel very  
112 natural. I wondered would white pines be better.

113 B. Coppola: Last year DPW fixed those pot holes; Edgewood maintains and plows that gravel area.

114 J. Simons: Yes, the restriction is part of the zoning.

115 B. Coppola: We are only removing what we have to; preserving as many mature trees as possible.

116 K. Costello: We can consider a different shrub than the arborvitae which retain their vegetation; white pine won't  
117 give you the extended privacy screen we are looking for.

118 S. Limpert, Friends of North Andover Trails, 43 Stonecleave Road: I want to echo the comments regarding paving  
119 the parking spaces. What happens is that the public will park at Edgewood versus the muddy area; taking away  
120 spaces from the residents. It would make it more attractive for people to use that access and those spaces if it were  
121 paved. The other concern is that this project completely changes the aesthetics of the original trailhead vista. Part  
122 of that trail goes around the access road which is not very appealing. Can you route the trail not so close to the  
123 roadway?

124 R. Oldham: The Conservation Administrator has stated that the Conservation Commission would need to be  
125 consulted for the trail relocation shown on the plans.

126 K. Costello: We are scheduled for our variance hearing next Tuesday October 11, 2016.

127 [Continued to Planning Board meeting October 18, 2016]  
128

129 **CONTINUED PUBLIC HEARING: 4 High Street, West Mill, RCG, LLC, David Steinbergh:** The Applicant  
130 seeks a Modification to the Site Plan Review Special Permit for the construction of 108 parking spaces including  
131 curb landscaping and stormwater improvements. This project expands upon the previously approved project to  
132 provide vehicular and pedestrian connectivity to the center parking lot. The project is within the Industrial 2 Zone  
133 (I2) and in the Downtown Overlay District.

134 R. Oldham: Stormwater, DPW, NAFD, BOH and Building have all signed off on the project. The Applicant is  
135 currently before the Conservation Commission for an amendment to the Order of Conditions; they are also seeking

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136 a Certificate to Alter from the Machine Shop Village Neighborhood Commission; there is a Draft Decision in your  
137 packets.

138 Phil Henry, Civil Design Group: We received minor stormwater comments from L. Eggleston. DPW suggested the  
139 implementation of wheel stops, which we have incorporated. Conservation remains open until this Board closes.

140 **MOTION**: D. Kellogg made a motion to close the Public Hearing. P. Boynton seconded the motion. The vote was  
141 5-0, unanimous in favor.

142 **MOTION**: L. Rudnicki made a motion to approve the Modification to 4 High Street West Mill Downtown  
143 Overlay Special Permit, as amended. P. Boynton seconded the motion. The vote was 5-0, unanimous in favor.

144

145 **DISCUSSIONS:**

146 **Verizon, Christopher Swiniarski, Cloud Radio Access Network Antennae**: Requesting an Insubstantial  
147 Change concerning the CRAN canisters.

148 R. Oldham: Nine locations were originally approved September 6, 2016. There are discrepancies amongst the size  
149 of the antennae dimensions. Seven are actually 12 x 37 versus 15 x 24; two are 15 x 24. The sizes were incorrectly  
150 identified in the Decision. Additionally, some of the utility poles listed in both the June and September Decision  
151 were changed by the utility provider. The poles are no taller than an additional five feet. The Applicant reached  
152 out to their consultant and confirmed this won't change the compliance with the FCC emissions regulations. The  
153 Historical District Commission would like to be notified in the future of these locations as they occur in that  
154 district.

155 **MOTION**: D. Kellogg made a motion to accept the request for Insubstantial Change for Verizon Wireless-CRAN.  
156 L. Rudnicki seconded the motion. The vote was 5-0, unanimous in favor.

157

158 **MINUTES APPROVAL**

159 **MOTION**: L. Rudnicki made a motion to approve the September 20, 2016 minutes. P. Boynton seconded the  
160 motion. The vote was 5-0, unanimous in favor.

161

162 **ADJOURNMENT**

163 **MOTION**: D. Kellogg made a motion to adjourn the meeting. L. Rudnicki seconded the motion. The vote was 5-  
164 0, unanimous in favor. Meeting adjourned @ 9:00 p.m.

165

166 **MEETING MATERIALS**: Planning Board Meeting Agenda October 4, 2016; DRAFT Planning Board Minutes September  
167 20, 2016; ANR 865 Johnson Street, Arthur Resca: Application, Locus, Plan; 1210 Osgood Street (Commercial) &  
168 (Residential): Architectural: 9.15.16 Barker Street viewpoint, 9.15.16 Site Section\_Barker Street\_11x17 compressed, N  
169 Andover-Representative Carports (DM White), **Civil Plans**: Cover(1), DET(25), DT(16), DT(17), DT(18), DT(19), DT(24),  
170 ec(2), ESC(23), Grading(4), Landscape(5), Lighting & Landscape Detail(26), Lighting(6), LM(3), photometric(7), Sewer  
171 Profile(12), sewer(9), sewer(10), sewer(11), SW(13), SW(14), SW(15), SW(20), SW (21), SW(22), UT(8), Walls(27);  
172 **Stormwater Report**: 19770-Drainage Overview\_PRE, 19770-Drainage Overview\_Post, Stormwater Report\_9-17-16, 160922  
173 Hancock – Consolidated Review Response Letter, 160927\_DPW Comments, 160930 TEC Peer Review #2, Fire Comments  
174 #2\_161004, HAI-Forgetta LA 92716, Height Waiver Letter\_161004, Residential\_161004, Stormwater Review Letter #2;  
175 Rear 575 Osgood Street, Edgewood Retirement Community: Edgewood Color Studies 161004-Planning Board Sheet, 161001  
176 Site Walk Minutes, Edgewood Plans\_Rev 1\_160930, Town Comments\_SMRT Response\_160930, Trustee CR  
177 Email\_161004, Watershed Map; 4 High Street West Mill RCG: 4 High Street\_DO & SP Mod\_Center  
178 Lot\_Decision\_DRAFT160831, West Mill Parking Lot Design\_Phase 2\_Site Plan Set\_REVISED 160922, West Mill\_Overall  
179 Site Plan\_Color; Verizon, Chris Swiniarski, Cloud Radio Access Network Antennae: Consultant Verification Email\_161004,  
180 Insubstantial Change\_SitePlans\_160926, Request for Insubstantial Change\_160926,  
181 VerizonCRAN\_WirelessSP\_FINAL\_160906, VerizonCRAN\_WirelessSP\_FINAL\_160607