

Approved 11-1-2016

Town of North Andover
PLANNING BOARD

John Simons, Chairman
Lynne
Lora McSherry
Regina Kean (Associate)



David Kellogg
Rudnicki
Peter Boynton

Tuesday October 18, 2016 @ 7 p.m. 566 Main Street-School Administration Building, North Andover, MA 01845

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

2 Absent:

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

5 J. Simons, Chairman: The Planning Board meeting for Tuesday, October 18, 2016 was called to order at 7 p.m.

7 **BOND RELEASE:**

8 140 Academy Road:

9 R. Oldham: A Land Disturbance permit was issued for 140 Academy Road on August 2, 2011 to allow for the
10 construction of five single family residences. As part of the Decision, the Board conditioned a \$10K Slope
11 Stabilization Bond. In order to release the bond, the Applicant was required to wait three years from the date of
12 completion of slope construction and the environmental monitor was to certify the slopes and retaining walls were
13 constructed in accordance with the approved plan. This has been satisfactorily completed.

14 **MOTION:** D. Kellogg made a motion to approve the bond release for 140 Academy Road. L. Rudnicki seconded
15 the motion. The vote was 5-0, unanimous in favor.

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

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

33 R. Oldham: The stormwater review is pending soil testing results; civil review comments have been submitted and
34 we are waiting on the Applicant's response comments. A DPW escrow fund has been established for review of
35 the pump station. We received a neighborhood petition that was sent to MassDOT in regards to extending
36 sidewalks down Route 125, adding bicycle lanes, etc. The Applicant has submitted an updated landscaping plan
37 based on the discussion at the last meeting. Lastly, after an overview of the civil and stormwater review the
38 Applicant would like to discuss the height waiver memo that was submitted at the last meeting.

39 J. Peznola, Hancock Associates: We are in the process of a doing a comparative soils analysis on pre and post site
40 development for L. Eggleston and are waiting on those results. TEC and their civil review comments will be
41 responded to in one comprehensive letter once we receive the soil data testing. We "picked up" buildings B & C,
42 and the parking lot behind them and relocated them five feet to the west and as a result have gained a five foot

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43 landscaping strip between the parking lot, the residential building and retaining wall. We further developed the
44 main connecting spine with additional landscape features on a five foot lawn area.

45 DISCUSSION: Height waiver memo, connectivity between the residential and commercial site, ADA
46 requirements.

47 Jeff Brown, Princeton Properties: (Reviewed height waiver memo) We came before this Board in April saying we
48 would incorporate the topography which slopes 30 ft. from Osgood St. to the back of the site. We intended to
49 incorporate this entire slope however our due diligence resulted in challenges regarding soils and water tables. We
50 now need to bring the soil up to accommodate the stormwater system. We have created one unified development
51 and addressed the ADA issues related to retaining connectivity to "Main Street". (Building B is 14 ft. below grade,
52 Building C is 11 ft. below grade, D is 23 ft. below the grade of Osgood St. and E is 17 ft. below grade; 65 % of the
53 elevation drop has been incorporated.) By raising the height of the commercial buildings we have masked the
54 height of the residential.

55 T. Dawley, Abutter 95 Hickory Hill Road: Can you reduce the amount of 190 units as presented at town meeting
56 and lower the front residential buildings to three floors v. four? The neighbors were here and realized this was
57 going to happen.

58 J. Brown: If you want us to step the buildings down to the original elevation we can; you sacrifice connectivity.

59 J. Simons: This is all in line with the zoning requirements.

60 J. Brown: Regarding the citizens petition, it is directed to MassDOT representing 220 households who are
61 requesting your Board impose mitigation to sidewalks and bike lanes from this site to Great Pond Road.

62 J. Simons: We cannot condition this; it is outside of our control.

63 J. Smolak: We hope to wrap up the outstanding matters with L. Eggleston and the pump station by the next
64 meeting. We won't have the Conservation piece until thereafter, we may request to continue to the December 6th
65 meeting after Conservation's November hearing.

66 J. Enright: We may need the November 15th meeting to discuss peer review comments that may be deferred to the
67 Board for input.

68 [Continued to Planning Board meeting November 1, 2016]

69

70 **CONTINUED PUBLIC HEARING: Rear of 575 Osgood Street, Edgewood Retirement Community, Bob**
71 **Coppola and Ken Costello:** The Applicant seeks a Modification to a Site Plan Review Special Permit, a

72 Modification to a Continuing Care Retirement Center (CCRC) Special Permit and a Watershed Protection District
73 Special Permit for the construction of a new 38, 760 SF CCRC with forty (40) units in the "Small Home" style.
74 There will be an access road and parking areas associated with the facility. The parcel is 20.29 acres in size, and
75 the development area is approximately 3.5 acres. This project is within the R-1 Zoning District.

76 R. Oldham: The Applicant is before the ZBA for a variance for a new structure in the Watershed. They continued
77 to November 1st and will be placed first on the agenda. We received the draft easement and confirmation from the
78 Inspector of Buildings that the frontage is legal non-conforming therefore meeting the requirements, we also
79 received the drafted Conservation Restriction. Staff will forward both legal documents to Town Counsel for
80 review. We received civil review comments and the Applicant responded to stormwater comments; currently they
81 are looking into recent soil tests. Conservation met with the Applicant on site to review proposed parking changes
82 for Half Mile Hill - the prior access and parking was part of an approved Order of Conditions so the Applicant will
83 need Conservation approval prior to construction. We are still waiting on comments from DPW. We will have a
84 draft Decision for our next meeting.

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85 K. Costello, SMRT Architects: We made minor modifications to the plan. We have relocated the parking spaces
86 for Half Mile Hill and have dedicated three spots in the gravel lot and another two in the existing Edgewood
87 parking lot.

88 J. Enright: These have been reviewed with the Friends of NA Trails.

89 Melissa Flynn, SMRT: We had two rounds of detailed responses and comments regarding stormwater. We are
90 waiting on additional testing at the infiltration structure. We are in the process of confirming the groundwater and
91 soil analysis for L. Eggleston.

92 DISCUSSION: The proposed easement location and the need for acceptance by the Board of Selectmen.

93 P. Hedstrom: We are abandoning the lower portion which the town would vacate. It is half on Edgewood and half
94 on the school property. We understand Conservation's question but this project is under your purview not
95 Conservation. This does not impinge on their jurisdiction.

96 [Continued to Planning Board meeting November 1, 2016]

97

98 **DISCUSSION:**

99 Lake Clean Up: The Annual Lake Cochichewick cleanup date is scheduled for Saturday November 5, 2016 from 8
100 a.m. to 1 p.m.

101

102 **MINUTES APPROVAL**

103 MOTION: L. Rudnicki made a motion to approve the October 4, 2016 minutes. D. Kellogg seconded the motion.
104 The vote was 5-0, unanimous in favor.

105

106 **ADJOURNMENT**

107 MOTION: P. Boynton made a motion to adjourn the meeting. The motion was seconded by D. Kellogg. The vote
108 was 5-0, unanimous in favor. Meeting adjourned @ 8:30 p.m.

109

110 **MEETING MATERIALS**: Planning Board Meeting Agenda October 18, 2016; DRAFT Planning Board Minutes October 4,
111 2016; 140 Academy Road: 20110802 AS-BUILT PLAN-2013, Certified Letter_160919, Recorded Decision and Insubstantial
112 Change 140 Academy; 1210 Osgood Street: (Commercial & Residential) 1210 Osgood Street Development Neighborhood
113 Petition Binder, 160930 TEC Peer Review #2, HAI Forgetta L5c 101716, Height Waiver Letter_161004, Layout & Materials
114 Plan_160922; Edgewood: Conservation Comments #4_161018, Conservation Restriction Draft_20161018, EASEMENT
115 TERMINATION AND RELOCATION AGREEMENT #1 56022909, Fire Comment_161011, Response Comments_Letter
116 #2_191018, SKC-03, SKC-04