

Approved 2-16-16

Town of North Andover  
PLANNING BOARD

John Simons, Chairman  
Lynne Rudnicki  
Peter Boynton



David Kellogg  
Lora McSherry  
Regina Kean (Associate)

Tuesday February 02, 2016 @ 7 p.m. Town Hall, 120 Main Street, North Andover, MA 01845

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

2 Staff Present: J. Enright, B. Wolstromer

3  
4 J. Simons, Chairman: The Planning Board meeting for Tuesday, February 2, 2016 was called to order at 7 p.m.

5  
6 **BOND RELEASE:**

7 Stanton Woods, Michael Green, Green & Co.: Requests \$100,000 roadway bond reduction, release of common  
8 driveway bond in the amount of \$5,000 and release of site opening bond in the amount of \$15,000.

9 J. Enright: The roadway and nine homes are fully constructed and the homes are occupied. T. Willett submitted a  
10 revised roadway bond sheet recommending a partial release in the amount of \$100K. I recommend the release of a  
11 common driveway and site opening bond. The Health Dept. has signed off on all septic systems, an engineer  
12 certification for each lot has been submitted, the street layout plan and as-built plan have also been submitted. The  
13 developer is moving forward with street acceptance requirements.

14 **MOTION:** D. Kellogg made a motion to release \$100K of the roadway bond for Stanton Woods. L. Rudnicki  
15 seconded the motion. The vote was 5-0, unanimous in favor.

16 **MOTION:** D. Kellogg made a motion to release the \$5K common driveway bond and accrued interest for Stanton  
17 Woods. L. Rudnicki seconded the motion. The vote was 5-0, unanimous in favor

18 **MOTION:** D. Kellogg made a motion to direct the interim Planner to release the \$15K Site Opening bond and  
19 accrued interest for Stanton Woods. L. Rudnicki seconded the motion. The vote was 5-0, unanimous in favor.

20  
21 **PUBLIC HEARINGS**

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

26 Stephen Haight, Engineer: Reviewed Eggleston Environmental comments, responses to those comments, and  
27 changes to the proposed site plan. The O&M plan will be updated to reflect all of the peer review comments. The  
28 6" drain referenced in the comment is located on this site and will be added to the O&M Plan and maintained by  
29 the owner.

30 Board: General discussion around signage that would help to restrict cars to be repaired from parking on the  
31 porous pavement. It was agreed that an "authorized vehicles only" sign should be installed.

32 J. Enright: L. Eggleston cautioned me to include a condition for an engineer certification letter stating that the  
33 stormwater management system complies with the site design plan and that it is functioning as designed in the  
34 Decision.

35 S. Haight: We need to file for a state access permit in order to abandon the existing water service on Rt. 114.  
36 Displayed a rendering of a possible type of monument sign. The signage will comply with zoning. There will be  
37 seating for 12 in the pizza shop. The building design has been changed per previous comments, eliminating the  
38 brick to the roofline and above the overhead door. Revised elevations will be submitted for the Board's review.  
39 Colors will be similar to the abutting property. Eggleston Environmental review response will be finalized this  
40 week.

41 J. Simons: We'll keep the hearing open and plan on voting next meeting 2/16/16.

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

46 [Applicant requests a continuance until March 1, 2016 meeting date.]  
47

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

51 [Applicant requests a continuance until March 1, 2016 meeting date.]  
52

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

56 J. Enright: The stormwater review is close to being complete. J. Sullivan is recalculating the 100 year storm  
57 requirements. At the last meeting there was discussion regarding the tandem driveway and the NFPA 1 code. T.  
58 Zahoruiko is here to provide an update on those two issues.

59 T. Zahoruiko: With regard to the design of the driveway access – it's a common curb cut that extends as a  
60 common roadway surface to the edge of the right of way and then splits off. There's no common driveway  
61 element. It simplifies and consolidates vehicle access points. NFPA 1 requires we provide enhanced access, or a  
62 20ft wide roadway access.

63 J. Simons: How do you design it?

64 T. Zahoruiko: We provide a wearing surface on either side of the paved driveway. There can be grass on top of it.  
65 We did this at Carter Field; provided a prepared processed gravel base, i.e. 6-8", with a layer of loam and grass  
66 over it.

67 L. Rudnicki: The new fire station used this design as well, utilizing structural grass pavers.

68 T. Zahoruiko: J. Sullivan has provided revised information to L. Eggleston for the 100 year storm event. The plans  
69 have incorporated her suggestions regarding erosion control. The Police Department's comments related to sight  
70 lines have been responded to and they have submitted a letter that the response was satisfactory. We have offered  
71 to provide construction signage as well. Of the two existing homes, one will remain as is and the other may be  
72 retained. It has not been decided yet.

73 J. Simons: If you are in compliance with NFPA 1 we shouldn't have a problem and we can vote at the next  
74 meeting.

75 J. Enright: We will require an engineer's certification that the construction is compliant with regard to NFPA 1  
76 prior to the Certification of Occupancy.

77 L. Rudnicki: Any gravel sub-base will need to occur in the Decision as being on record and may require a  
78 turnaround. It will have to be defined on the as-built in the event any future homeowner wanted to arbitrarily  
79 remove it.

80

81 **DISCUSSIONS:**

82 Draft Warrant Articles:

83 1679 Osgood Street, Chad Lawlor:

84 J. Enright: My sense from the Board at the last meeting was that you preferred the draft language that would  
85 require a Special Permit.

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86 K. Foley, Applicant's attorney: I'd ask the Board to sponsor Alternative 1 which proposed to allow this use by  
87 right, not by Special Permit. Stated there is no guarantee if this is allowed only by Special Permit.  
88 Board: General discussion as to why they felt the proposal should require a Special Permit.  
89 K. Foley: Strongly expressed his preference for a by right use, as there are landscapers existing today.  
90 L. McSherry: Remember we are referring to an entire Corridor not just this property.  
91 L. Rudnicki: Design standards take us 6 months to a year to develop. We don't make up design standards and  
92 change a bylaw in a matter of weeks.  
93 Chad Lawlor, Applicant: Stated he came before the Board two months ago.  
94 Corey Lawlor, Applicant's brother, 290 Stevens Street: How long will a Special Permit take? Would we have to  
95 submit a whole site plan?  
96 J. Simons: You would apply, there would be a public hearing; possibly two months. This Board is sympathetic to  
97 the request to revisit this issue. Stated he believed the applicant has a better chance of approval by following the  
98 suggestion of the Board. It's been a good discussion; we'll submit the article draft in support of the request by  
99 Special Permit as a reasonable compromise and I think you'll get the outcome you want.

100

575 Osgood Street, Edgewood Retirement Community, Bob Coppola

101 J. Simons: I received some of the trail plans for what exists through this parcel and the Edgewood property.  
102 Requested that the applicant submit a letter prior to Town Meeting stating that easement access for the trails will  
103 be provided to the town and also stating whether they believe the trails will stay in their current location or any  
104 will have to be relocated. Also, requested a letter from the applicant stating that the remaining, undeveloped  
105 portion of the land will be put under a Conservation Restriction.

106 P. Boynton: I agree, we need a letter stating we need an easement for the trails, but where is it enforced that the  
107 rest goes under a Conservation Restriction?

108 J. Simons: I think the way the bylaw is written is that that land has to go under a Conservation Restriction. Let's  
109 plan on getting the two items in writing, (1) the trail access easement and proposed locations and (2) they will  
110 provide a Conservation Restriction for the property.

111 P. Boynton: It's possible they may want to redirect trails around Edgewood's boat storage.

112

113 Street Acceptance, Hitching Post Road:

114 J. Enright: The proposed language has been reviewed by C. McGravey and T. Willet. (D. Kellogg excused  
115 himself)

116 The next agenda may include a request from a property owner to re-zone his property.

117

118 **MINUTES APPROVAL**

119 **MOTION**: L. Rudnicki made a motion to approve the January 19, 2016 minutes. L. McSherry seconded the  
120 motion. The vote was 5-0, unanimous in favor.

121

122 Watershed Informational Mailer: An informational mailer has been drafted. L. Rudnicki is reviewing the graphics.

123 Water Quality Research: P. Boynton provided an update. Stated that as part of this work, he uncovered a  
124 reproduction map of the lake dated from 1905 with tremendous detail. The historical society suggested he go to  
125 the Lowell Textile Museum where they located an original 4'x 5' copy by F. Stevens. He will try to have it  
126 digitized, so that reproductions can be made. The Lowell Textile Museum offered to contact the Boston Public  
127 Library to determine whether they can reproduce it with archival care.

128 **ADJOURNMENT**

129

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130 **MOTION:** L. Rudnicki made a motion to adjourn the meeting. The motion was seconded by P. Boynton. The  
131 vote was 5-0, unanimous in favor. Meeting adjourned @ 8:15 p.m.  
132

133 **MEETING MATERIALS:** Planning Board Meeting Agenda February 2, 2016; DRAFT Planning Board Minutes  
134 January 19, 2016; Stanton Woods: As Built Plan, Common Driveway Frontage Exception Decision, Definitive  
135 Subdivision Decision, DPW Bond Spreadsheet STANTON WAY BOND, Engineer Site Layout Certification  
136 Letters, Health Dept. Comments, Request for Bond Reduction, Street Layout Plan; 1812 Turnpike Street: 1812  
137 Barn Style Elevations with people (12-23-15), 160202 Applicant Response comments 2, elevations w-brick-  
138 GRAY (BACK-REAR), elevations w-brick-GRAY (FRONT-SIDE), Sign C\_C-Auto Sign, Eggleston Review 2  
139 and Response comments, 1812 Turnpike Full Plan Set (1-29-16), 1812 Turnpike Street, Strmwtr Inspect & Maint  
140 Plan (1-29-16), C&C Auto Drainage response letter (1-29-16); 101-115 Sutton Hill Road: Eggleston 101 Sutton  
141 Hill review letter #2, 160125 COVER1, 160125 Existing Conditions, 160125 Proof, 160127 Applicant Follow-Up  
142 Letter, 160127 Full Drainage Report, 160127 Site Construction, Applicant Resp. to PD Comments 101-115 Sutton  
143 Hill Rd., PD Comments 2; 575 Osgood Street: 160127 CCRC draft warrant article; 1679 Osgood Street: 160127  
144 CDD3draft Warrant Article; Street Acceptance Hitching Post Road: 160127 Street Acceptance Article draft  
145 160127 v2 C McGravey edits.  
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