

Town of North Andover
ZONING BOARD OF APPEALS

Approved
May 1,
2012

Albert P. Manzi III, Esq. Chairman
Ellen P. McIntyre, Vice-Chairman
Richard J. Byers, Esq. Clerk
D. Paul Koch Jr.



Associate Member
Michael P. Liporto
Tyler Speck
Zoning Enforcement Officer
Gerald A. Brown

DRAFT MINUTES
Tuesday, April 10th, 2012 at 7:30 p.m.
Town Hall 120 Main Street, North Andover, Massachusetts

Members present: Albert Manzi III, Ellen McIntyre, Richard Byers
Associate Member: Michael Liporto
Also in attendance: Building Inspector, Brian Leathe
Excused absence: Paul Koch Jr. and Tyler Speck

Manzi called the meeting to order at 7:38

Pledge of Allegiance

Tyler sent an e-mail to the Zoning Assistant the day of the meeting stating that he had plans on attending the meeting, but will be arriving late.

Manzi talked of the Letter of resignation sent from Richard Vaillancourt. Vaillancourt was elected as a selectman for the Town and had to step down as a member of the Board of Appeals. Manzi wanted it to be known for the record that he will accept this resignation from Vaillancourt with regret. Manzi also went on to say that Vaillancourt served the Board very, very well during his time as a member and wished him the best as Selectman for the Town.

Committee Report

Housing Partnership Report, McIntyre stated that the committee did not meet this month so she has no report to present to the Board at this time. McIntyre states that the committee meets quarterly.

Discussion

Atty. Donald Borenstein-Proposed Form J Lot Release for Orchard Village

Manzi stated that Borenstein is here requesting another lot to be released for Orchard Village on behalf of his client.

With that being said Borenstein walked over to the podium and addressed the Board members. Borenstein was requesting to release one (1) lot (Lot 2 aka Land Court Lot 36). Borenstein stated that they have a buyer for this particular lot and is asking the Board to sign for its release. Manzi asked the Board if any further questions or discussions were needed on this Lot release.

McIntyre made a motion to approve the lot release.
Byers second the motion.

Town of North Andover
ZONING BOARD OF APPEALS

Albert P. Manzi III, Esq. Chairman
Ellen P. McIntyre, Vice-Chairman
Richard J. Byers, Esq. Clerk
D. Paul Koch Jr.



Associate Member
Michael P. Liporto
Tyler Speck
Zoning Enforcement Officer
Gerald A. Brown

All those in favor to release this lot were; Albert Manzi III, Ellen McIntyre, Richard Byers and Michael Liporto.

4-0

With that being said the Form J Lot release for the Orchard Village Project was signed by Manzi and the Board.

Miscellaneous Correspondence

All of the correspondences in the packets were discussed and included the following;

Two correspondences in the Board's packets were both from **CHAPA**.

The first letter was dated March 12, 2012 for property located at Oakridge Maplewood Reserve, 3 Harvest Drive, Unit 105.

The second letter from **CHAPA** was dated March 20, 2012, for property located at Kittredge Crossing, 190 Chickering Road, Unit 109D. Both letters from **CHAPA** were signed by Elizabeth Palma Diaz, Program Manager.

A letter from Curt Bellavance, "**Right of First Refusal**" dated April 3, 2012 was also submitted into the packet (this letter was regarding the two letters from CHAPA).

Another letter regarding Campion Estates, titled "**Determination of Affordability Requirement at Campion Estates**", from Metro West Collaborative Development, dated March 29, 2012 was also included in the Board's packets.

Also a booklet of the **2011 Annual Report from the Merrimack Valley Planning Commission** was also included in the Board's packets and time stamped April 3, 2012.

Manzi talked in length of the report and also stated that our very own Board Member, Richard Byers is on this Commission. Manzi stated Byers name is listed on page 2 of this report. Manzi was very impressed with the contents of the report. Manzi asked Byers if he had anything to add to the report. Byers stated that it was a very well done comprehensive report that includes a number of surrounding towns and cities. Most of the report revolves around transportation and environmental topics. Byers also talked of the training sessions that were offered especially to the Zoning Board and Planning Board Members.

Byers also spoke of the Executive Director of the MVPC, Dennis DiZoglio and that he does a great job with getting the areas mayors and town managers involved.

Byers also stated that the Town Planner, Judy Tymon also helped contribute to some of this report.

Manzi recused himself from the acceptance of the minutes and handed the gavel over to McIntyre.

Acceptance of Minutes
February 14, 2012 and March 13, 2012

Town of North Andover
ZONING BOARD OF APPEALS

Albert P. Manzi III, Esq. Chairman
Ellen P. McIntyre, Vice-Chairman
Richard J. Byers, Esq. Clerk
D. Paul Koch Jr.



Associate Member
Michael P. Liporto
Tyler Speck
Zoning Enforcement Officer
Gerald A. Brown

McIntyre talked of the 2 sets of Minutes that needed to be approved (February and March) along with the amendment that was written into the February Minutes.

Byers made a motion to approve the minutes for **February 14, 2012** and **March 13, 2012** as written, also including the amendment incorporated into the **February Minutes**

Liporto second the motion.

Those voting in favor to approve the minutes for February (including the amendment) and March were; Ellen McIntyre, Richard Byers and Michael Liporto.

3-0

Byers made a motion to adjourn

Liporto second the motion

Those voting in favor to adjourn were Ellen McIntyre, Richard Byers and Michael Liporto.

3-0

Adjournment: 7:50