



**MEETING NOTICE**  
**TOWN OF NORTH ANDOVER**

**Town Clerk Date Stamp**

Board/Committee Name:	<b><u>Planning Board</u></b>
Date:	<b><u>October 15, 2019</u></b>
Time of Meeting:	<b><u>7:00 PM</u></b>
Location:	<b><u>Town Hall, 120 Main Street, North Andover, MA 01845</u></b>
Signature	<b><u>Monica Gregoire</u></b>

**AGENDA**

**EXECUTIVE SESSION**

M.G.L. Chapter 30A, §21(a)-reason #3 to discuss strategy with respect to litigation; Varsity Wireless v. North Andover Planning Board.

**ANR:**

**0 Salem Street, CMTF Limited Partnership:** Requests endorsement of the Approval Not Required Plan. The Applicant proposes to create two new lots.

**CONTINUED PUBLIC HEARINGS:**

**4 High Street, RCG West Mill NA LLC (Request for Continuance to November 5, 2019):** Application for Definitive Subdivision Approval in accordance with MGL Chapter 41, Section 81-O, 81-T and 81-U and North Andover Code Section 255-5.5 to subdivide Map 54, Lot 1 and Map 53, Lot 25 into three (3) lots and to create a new subdivision road. The proposed subdivision is located within the Downtown Overlay District A: Historic Mill Area (underlying Industrial – S (I-S), Residential 4 (R-4) and General Business (G-B) Zoning Districts). Application for Definitive Subdivision Approval in accordance with MGL Chapter 41, Section 81-O, 81-T and 81-U to subdivide Map 54, 53 Lots 1 & 25 into three (3) lots in the Downtown Overlay District A: Historic Mill Area (underlying Industrial –S (I-S) and Residential 4 (R-4) Zoning Districts.

**4 High Street, AvalonBay Communities, Inc.:** Application for Subdistrict A Definitive Master Plan Special Permit in accordance with The Town of North Andover Zoning bylaw Section 195-18.20. The Applicant proposes the construction of a market-rate rental multifamily residential community to be known as Avalon North Andover, consisting of a total of 250 studio, one, two and three-bedroom units to be contained within two (2) separate five (5) story buildings of approximately 103,897 sq.ft. and approximately 171,888 sq.ft. along with an outdoor pool, parking, stormwater management facilities, landscaping, signage and other improvements to be located on approximately 9.44 acres of land. This project is located within the Downtown Overlay District A: Historic Mill Area (underlying Industrial –S (I-S) and Residential 4 (R-4) Zoning Districts, with all buildings proposed within the boundaries of the underlying I-S District).

**0 Chickering Rd., 137 Andover St., The Trustees of Reservations (Request for Continuance to November 5, 2019):** Application for a Site Plan Review Special Permit under sections 195-8.11.A (3) and 10.7 of the North Andover Zoning Bylaw. The Applicant requests a Special Permit to allow for the repurposing of an existing 24'x 60' shed to become a Visitor Center, parking for 60 cars and associated landscaping. The property is located in the R-3 Zoning District.

**1600 Osgood Street, 1600 Osgood Street, LLC.:** Application for Site Plan Review (Article 8, Part 3), and Parking (Article 8, Part 1, § 195-8.8.) Special Permits; and, Article 10, § 195-10.7A of Chapter 195 -- North Andover Zoning Bylaw.

**note - Per changes to the Open Meeting Law effective 7/1/10:**

Notices and agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time.

\*A listing of topics the chair reasonably anticipates will be discussed at the meeting is to be listed on the agenda. **Amend as necessary, not to exceed one page.**

The Applicant proposes to redevelop a 27.07-acre portion (proposed Lot A) of an approximate 167.8-acre site commonly known as 1600 Osgood Street. The proposed project includes the rehabilitation of approximately 399,999 square feet of existing buildings known as both Building Nos. 20 and 21, along with 1,500 parking spaces and with upgrades to parking, access, utilities, stormwater management, lighting, landscaping, and other associated improvements. This project is located within the Industrial-2 (I-2) Zoning District.

**1600 Osgood Street, Hillwood Enterprises, L.P.:** Application for Site Plan Review (Article 8, Part 3), Parking (Article 8, Part 1, § 195-8.8.), Building Height (Article 7, § 195-7.4. and 195 Attachment 3, Town of North Andover, Table 2: Summary Of Dimensional Requirements, Footnote 18), and Floor Area Ratio (Article 7, § 195-7.6. and 195 Attachment 3, Town of North Andover, Table 2: Summary Of Dimensional Requirements, Footnote 19) Special Permits; and, Article 10, § 195-10.7A of Chapter 195 -- North Andover Zoning Bylaw.

The Applicant proposes the redevelopment of a 109.67 portion (proposed Lot B) of an approximate 167.8-acre site commonly known as 1600 Osgood Street, and intends to construct a proposed e-commerce storage, warehouse and distribution facility with accessory office and other uses, consisting of a 5-story building including approximately 3,773,997 square feet of gross floor area, with upgrades to parking, access, utilities, stormwater management, lighting, landscaping and other associated improvements. This project is located within the Industrial-2 (I-2) Zoning District.

**1600 Osgood Street, 1600 Osgood Street, LLC:** Application for Large-Scale Ground-Mounted Solar Energy Systems Site Plan Review (Article 8, Part 12); Setback Modification Special Permit (Article 8, Part 12, Section 195-8.88.D), and, Article 10, §195-10.7A of Chapter 195 -- North Andover Zoning Bylaw. The applicant proposes the redevelopment of a 30.00-acre portion (proposed Lot C) of an approximate 167.8-acre site commonly known as 1600 Osgood Street for a Large-Scale Ground-Mounted Solar Energy System. The proposed project will include the relocation and redevelopment of a portion of an existing 6MW Solar Energy System onto proposed Lot C for purposes of a Large-Scale Ground-Mounted Solar Energy System, including upgrades to access, utilities, stormwater management, lighting, landscaping, and other associated improvements. This project is located within the Industrial-2 (I-2) Zoning District.

#### **NEW PUBLIC HEARINGS:**

**41 Sail Way, Alice Biddle Dolben:** Application for a Watershed Special Permit under M.G.L. Chapter 40-A, Section 9, Part 5. Watershed Protection District and section 195-10.7 of the North Andover Zoning Bylaw. The Project involves the reconstruction of an already demolished deck within the Non-Disturbance Zone of the Watershed Protection District. The project is located within the Residential 1 (R-1) Zoning District.

#### **DISCUSSION:**

**Planning Board 2020 Calendar**  
**Draft Accessory Dwelling Unit Bylaw**  
**Draft Inclusionary Zoning Bylaw**

**MEETING MINUTES:** Approval of the September 17, 2019, & the October 1, 2019 meeting minutes.

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