MEETING NOTICE
TOWN OF NORTH ANDOVER

Board/Committee Name: Planning Board
Date: February 4, 2020
Time of Meeting: 7:00 PM
Location: Town Hall, 120 Main Street, North Andover, MA 01845
Signature: Monica Gregoire

AGENDA

ANR
43 Linden Avenue, Zendko LLC: Applicant requests endorsement of Approval Not Required Plan dividing lot into two.

DISCUSSIONS

Master Plan Implementation Committee
Trustees of the Reservation: Prescribed Burning at Weir Hill.
315 Turnpike Street, Merrimack College: Request for Site Plan Review Waiver under section 195-8.11.C to allow for renovation of the existing 28,648 Sq.ft. Collegiate Church of Christ the Teacher and attached maintenance garage. The project will include a 2,288 sq.ft. addition.

NEW PUBLIC HEARINGS

633 Turnpike Street: Application for Special Permit - Site Plan Review under Section 195-8.11 Site Plan Review and 195-10.7 of the North Andover Zoning Bylaw. The Applicant proposes the construction of a 12’ paved drive wrapping around the existing building, four parking stalls and stormwater improvements. The project is located within the Corridor Development District 1 (CDD-1) Zoning District.

CONTINUED PUBLIC HEARINGS

4 High Street: 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 200 studio, one, two and three-bedroom units to be contained within three (3) separate 4 four & five (5) story buildings and clubhouse comprised of approximately 111,221 sq.ft., approximately 113,603 sq.ft. and 5,142 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).

1600 Osgood Street, 1600 Osgood Street, LLC: Application for Definitive Subdivision approval of a 1-lot Plan on parcel of land consisting of approximately 31.06 acres located on the west side of Osgood Street at what is known as 1600 Osgood Street. The Premises Affected is located within the I-2 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. The Applicant proposes to redevelop a 27.07-acre portion (proposed Lot A) of an approximate 167.8-acre site commonly

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

COMMUNICATIONS:
Stevens-Coolidge Place
Commission of Ability Assistance

MINUTES APPROVAL: Approval of January 21, 2020, Planning Board minutes.

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