



MEETING NOTICE

TOWN OF NORTH ANDOVER

Board/Committee Name:	<u>ZONING BOARD OF APPEALS</u>
Date:	Tuesday, October 13, 2026
Time of Meeting:	7:30 p.m.
Location:	Town Hall, 120 Main Street, North Andover, MA 01845

AGENDA

- 1. Call to Order**
Pledge of Allegiance
- 2. New Public Hearing of 2-4 Wilson Road – Special Permit**
The petition of Giselle Caraballo and Franklin Caraballo for property at 2-4 Wilson Road. The Applicant is requesting a **Special Permit** pursuant to Town of North Andover Zoning Bylaws Section 195-10.7 and Section 195-4.3(N)(3)(N)(4), Table 2 (Dimensional Requirements) to convert the existing two-family dwelling into a four-unit multifamily dwelling.
- 3. New Public Hearing of 2-4 Wilson Road – Variance**
The petition of Giselle Caraballo and Franklin Caraballo for property at 2-4 Wilson Road. The Applicant is requesting a **Variance** pursuant to Town of North Andover Zoning Bylaws Section 195-7.2 Table 2 (Dimensional Requirements) for one front setback in the R-4 Zoning District for the purposes of converting the existing two-family dwelling into a four-unit multifamily dwelling, specifically, Applicant has requested a front setback needing a relief of 16.46 feet.
- 4. New Public Hearing of 100 Willow Street, Unit 1**
The petition of Gourmet Specialty Foods, LLC for property at 100 Willow Street, Unit 1. The Applicant is requesting a **Variance** pursuant to Town of North Andover Zoning Bylaws Section 197-7.3, Table 2 (Dimensional Requirements) for one front setback in the I-1 Zoning District for the purposes of constructing a waste water treatment shed to additionally treat raw sewage prior to discharge; specifically, Applicant has requested a front setback needing a relief variance of 31.0 feet.



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5. **Administrative Appeal of 11 Marbleridge Road**

The petition of Matt and Julie Tyler, Tom and Nichol Friel, Nancy Leland, John Belko and Julian and Carol Santos for property at 11 Marbleridge Road. The Appellant is appealing a refusal of enforcement issued by Scott Vandewalle, Building Commissioner and Zoning Enforcement Officer on August 26, 2026 and Supplemental Determination dated October 2, 2025 regarding the subject property.

6. **Miscellaneous**

Review 2027 Calendar

7. **Adjournment**

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 are to be listed on the agenda. Note: Matters may be called out of order and not as they appear in the agenda.