

Town of Andover
Planning and Zoning Commission
Petition for Amendment to Regulations

1. Number and wording (in Entirety) of existing section proposed for Amendment

See sections 5,7,8,9,23,24

2. Proposed addition or change in wording (if necessary other sheets may be used):

- a. Add a definition in Section 24 as follows: "Municipal Land Uses: Buildings, Structures, and Uses of the Town of Andover or any regional public agency of which it is a member, but not including public uses by other agencies or entities. Compare to 'Public.'"
- b. Add a definition in Section 24 as follows: "Public: Buildings, Structures, or Uses which are open to the public and owned by, or under the exclusive control of, non-profit charitable or social entities. Compare to 'Municipal Land Uses.'"
- c. In Section 5.0.4, delete "Public parks, playgrounds and athletic fields." These facilities will either be "Municipal Land Uses" or "public," now defined as open to the public and non-profit. See below.
- d. In Section 5a.0.1, delete "Schools" and substitute "Municipal Land Uses" (as per Mr. Anderson's Memo).
- e. Delete the word "libraries" from Section 5a.0.2, and amend the remaining language to read, "Houses of Worship, cemeteries." A library will almost always be a Municipal Land Use.
- f. In Section 5a.0.11, delete "Private Recreational Areas" and substitute the language deleted from Section 5.0.4, "Public parks, playgrounds and athletic fields." That way, both municipal and non-profit uses are Special Permits, as they should be.
- g. In Section 7.05, delete "parks, playgrounds, and private beaches." See below.
- h. In Section 7.06 (which will become 7.05), delete "churches, community houses, and schools" and substitute, "Houses of Worship, cemeteries." The existing Section 7.07 becomes Section 7.06.
- i. Before the words "Special Permit Uses," insert "7a.0. For all subsequent uses, number them 7a.0.1 etc. This makes the numbering consistent between Section 5.
- j. In what will now be Section 7a.0.5, add "Municipal Land Uses."
- k. In what will now be Section 7a.0.6, add "Public Parks, playgrounds, athletic fields, and beaches."
- l. In Section 8, Business District, renumber Section 8.1 as Section 8a.0, and make the list of 12 Special Permit Uses Sections 8a.0.1 through 8a.0.12 to conform to the other zone numbering systems. Note that Section 8 already lists "Municipal Land Use" as a Special Permit use so we don't need to add it here.
- m. In Section 9, Industrial District, renumber Section 9.1 as Section 9a.0, and make the list of 17 Special Permit Uses as Section 9a.0.1 through 9a.0.17.

3. What circumstances justify the proposed amendment?

The town is attempting to build a community center which currently is not a use allowed in the ARD.

4. How will the proposed amendment clarify or improve the Zoning Regulations and or improve the development of the Town of Andover
- a. This will make the Andover Zoning regulations more consistent internally and with the Plan of Conservation and Development
 - b. This will maintain the zoning commission to regulate through the special permit process.
5. How will the proposed amendment effect the adopted Plan of Conservation and Development
- a. It will make the Zoning regulations more consistent with the plan

6. The applicant agrees to pay a fee to the Town of Andover

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Signature



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Date

11/01/2022