

Memorandum to: The Andover Planning and Zoning Commission

From: Eric Anderson Andover Town Administrator

RE: CGS chapter 26 Section 8-24 Statutory referral on Behalf of the Board of Selectman for a Municipal improvement at 15 Center St.

The town of Andover owns property and an existing structure at 15 Center St. The original structure was built around 1900, and has been expanded 3 times since then. The town purchased the property in 1938 and used it as a fire house until the early 1990's. From that time until 2018 it was used as a senior center. In 2018 the Board of Selectman stopped allowing use of the building for meetings due to excessive mold spores. However the basement has remained in use for storing the vehicles used for Senior Transportation. At this point part of the structure is deteriorated to the point that storing vehicles will not longer be possible without a major rebuild. It is aesthetically very ugly and detracts from the neighborhood.

The Board of Selectman has approved a grant submission to demolish the existing structure at 15 Center St and Build a new 4 bay vehicle Storage Facility at the same location. As this qualifies as a significant improvement, it requires review by the Planning and Zoning Commission to insure that it is consistent with the Plan of Conservation and Development.

The structure that is there now is non compliant with current zoning because it does not have the required front and side yard setbacks. The structure as it exists is approximately 42 ft from the centerline of the road and 27 ft from the street edge. This is in keeping with the neighborhood where many of the buildings on the road predate the setback requirements and are close to the road.

The goal of this project is build a smaller structure than what is there now that will decrease but not eliminate the nonconformity in front and side yard setbacks. The building, will be designed to blend in with the eclectic mix of buildings that are there now.

The proposal is for a building that is 36 ft deep and 60 ft wide (current footprint is 49 X71 ft) while retaining the upper portion of the site for events and trail overflow parking.

While it will not be possible to hide the fact that this is a garage, the intent is to use a roofline similar to a "cape" with multiple dormers on the front façade. It will certainly be more aesthetically pleasing than the existing building and will be built with storage space in the loft area. This will be accessible from the gable end.

POCD Notes

On Page 10 of the POCD it is noted that the median age for residents will be over 50 years old by 2025. Because of this there will be a significant increase in need for senior transportation. Because of this the town is anticipating needing 2 small busses and 2 smaller vehicles to meet the community needs.

On page 30 the POC notes that the town has very little business and industrial zoned land 9% and is predominantly residential. This makes it more likely that any spot for senior transportation is likely to be in a residential area

Chapter 12 makes the case for the aging population and the need to be able to provide transport services for them

This is a generic rendering of a 4 bay garage with a vinyl sided front façade Note that in our case the sides would be be partially buried in the hillside



The other Option would be to make it look more like an old carriage house with a cupola.

