

TOWN OF ANDOVER
PLANNING & ZONING COMMISSION
MONDAY, JUNE 21, 2021 at 7:00 P.M.
LOCATION: VIRTUAL MEETING VIA ZOOM

PUBLIC HEARING & REGULAR MEETING AGENDA

Join by Computer:
<https://us02web.zoom.us/j/81862821382>
Join by Phone: +1 646 558 8656
Meeting ID: 818 6282 1382, Passcode: 369185

PUBLIC HEARING

- 1) CALL TO ORDER
- 2) APPLICATION(S) PZC #21-03
Application of George Correia and Melissa/Erik Loteczka.
Property known as 26 Old Farms Road, aka Assessor's Map 28/Block 7/Lot 6-23.
Applicants seeking 1) a Special Permit for two rear lots in accordance with Section 4.9 of the Andover Zoning Regulations; AND
A two (2) lot Open Space/Cluster re-subdivision in accordance with Section 5.5 of the Andover Zoning Regulations and the Andover Subdivision Regulations in their entirety.
NOTE: As proposed, this re-subdivision consists of one lot with access off Old Farms Rd. via an easement and one lot off Pine Ridge Drive at the cul-de-sac.
- 3) PUBLIC COMMENT
- 4) CLOSE OR EXTEND PUBLIC HEARING
- 5) ADJOURNMENT

REGULAR MEETING

(Immediately Following Public Hearing)

- 1) CALL TO ORDER
- 2) ROLL CALL/SEATING OF ALTERNATES
- 3) ADDITIONS/CHANGES TO AGENDA
- 4) PUBLIC COMMENT
- 5) OLD BUSINESS
 - a) **Action Item(s)** – Application(s) of George Correia & Erik/Melissa Loteczka, 28 Old Farms Road, aka Assessor's Map 28/Block 7/Lot 6-23. Applicant is seeking;
 - 1) A Special Permit for one additional rear lot (two in total); **AND**
 - 2) An approval of a two lot Open Space Re-subdivision in accordance Section 5 with the Andover Subdivision Regulations in their entirety.

- b) **Action** – Request of Christopher Bell, Agent for William/Joe Genevese.
Applicant seeking and extension of an existing Special Permit to operate a Sand/Gravel Pit at 517 Route 6 (Section 16 of the Andover Zoning Regulations);
 - c) **Action Item** - Application of Adam Delventhal, 128 Wheeling Road.
Applicant seeking Site Plan approval for an attached Accessory Apartment in accordance with Section 4.11 of the Andover Zoning Regulations.
 - d) **Discussion/Action** - Previously Approved Special Permit for a Kennel operation at 241 Route 6
 - e) **Discussion** – Return to live Commission meetings;
 - f) **Discussion** – Parking/Picnic Area;
 - g) **Update** – Affordable Housing Plan;
 - h) **Update** – Sign Regulations.
- 6) NEW BUSINESS
- i) **Action Item** - Previously approved kennel operation at 241 Route 6 (Scott Beebe applicant).
 - j) **Action Item** - Election of Officers (Planning & Zoning Commission) in accordance with the Commission's By-laws (available on-line).
- 7) APPROVAL OF MINUTES
- a) Public Hearing April 19, 2021;
 - b) Regular Meeting April 19, 2021;
 - c) Regular Meeting of May 17, 2021;
 - d) Special Meeting/Site Walk of June 5, 2021.
- 8) CORRESPONDENCE
- 9) ADMINISTRATIVE REPORTS(S)
- 10) COMMISSION DISCUSSION MISCELLANEOUS
- 11) PUBLIC COMMENT
- 12) ADJOURNMENT

Respectfully Submitted,
Jim Hallisey
Zoning Agent