

ANDOVER PLANNING AND ZONING COMMISSION

Application For A Special Permit

The undersigned applicant hereby applies to the Town Planning and Zoning Commission for approval of a Special Permit under Section(s) 4.11.3 of the Andover Zoning Regulations for the following:

An accessory apartment will be allowed by special permit for a building detached from the principal dwelling

Address or location of subject parcel 84 Bear Swamp Road

Size of subject parcel: 6.96 acres Zone of subject parcel: ADR

Deed Reference: Vol. 134 Page 000006 Zone ADR

How will proposed Special Permit relate to the adopted Plan of Development:
It relates to both the stated desire for properties described in Chapter 7 ("...large lot residential development of five acres or more, particularly where such lots will be used for the raising of crops . . .and encourage Andover's rural character") and Chapter 12's "Aging in Place" ("creating a great place . . . that provides for 'Aging in Andover').

Allowing said Special Permit use will be of benefit to the Town of Andover for the following reason: It will satisfy the stated goal of supporting the town's aging population while increasing the tax base. It will also allow a new resident to add vegetable farming to the lot..

Applicant: If more than one list on a separate sheet

Name: William & Casey Devine Family Trust Signature: William Devine III

Address: 84 Bear Swamp Road

Telephone: 860-498-1231 Date: April 30, 2020

Cell # 207-692-4003 E-mail bill@newenglandprimitives.com

Check one: Owner () Optionee () Buyer () Agent

Owners of Record: (If other than applicant) If more than one list on separate sheet

Name: _____ Signature: _____

Address: _____

Telephone: _____ Date: _____

Cell # _____ E-mail _____

Section 4.11.3
Standards for Approval of
A Detached Accessory Apartment

1. Must meet all requirements of Section 4.11.2

The applicant certifies that the proposed detached accessory apartment for which this application for a special permit has been submitted meets the following requirements of Section 4.11.2:

- a. *Proposed apartment exceeds ARD space requirements of Section 11.2*
 - b. *Proposed apartment has a gross floor area of 792 sq ft, inclusive of a covered porch*
 - c. *Proposed apartment includes kitchen, sanitary facilities and living quarters*
 - d. *Proposed apartment and principal dwelling will remain under common ownership*
 - e. *Certification that a suitable area has been tested and is available on the property to satisfy applicable health codes*
 - f. *Architectural plans, drawn by a registered architect, are attached*
 - g. *On site existing off-street parking includes at least three spaces*
 - h. *One driveway will service both dwellings*
 - i. *Proposed accessory apartment will not alter the basic character of the dwelling as a single family residence*
2. Architectural plans and renderings required per Section 4.11.3b are attached
 3. As required by Section 4.11.3e, a site plan per Section 23.2B, sufficient for the Commission "to determine compliance with the criteria set forth in Section 23" is attached.



William Devine III, Trustee
William & Casey Devine Family Trust

5-12-2020

Date Signed