

TOWN OF ANDOVER  
**ZONING BOARD OF APPEALS**  
WEDNESDAY, JULY 20, 2022 - 7:00 P.M.  
LOCATION: TOWN HALL COMMUNITY ROOM

**PUBLIC HEARING MOTIONS**

**Members Present:** William Desrosiers – Chair, Kathleen Skorka – Vice Chair, Walter Weir, William Munroe, and Ylo Anson

**Member Absent:** David Gostanian (alternate)

**Others Present:** Abbie Winter – Board Clerk, Jim Hallisey – Zoning Agent, Andrew Osgood, Eric Anderson, and George Knox

Chair W.Desrosiers called the public hearing to order at 7:15 pm.

- 1) CALL TO ORDER: CONTINUED FROM 6.29.22 – APPLICATION OF ANDREW OSGOOD, 161 LAKE ROAD. The applicant is seeking relief from 11.2 (dimensional requirements) so as to reduce setback requirements so as to allow for the construction of two utility sheds.

W.Desrosiers open the public hearing at 7:22 pm.

W.Desrosiers closed the public hearing at 7:26 pm.

- 2) APPLICATION OF MATT EUCALITTO - GARRETT HOMES, LLC/MCG ANDOVER, LLC, 580 LAKE ROAD. Applicant seeking relief from Section 23.4.D of the Andover Zoning Regulations so as to eliminate the requirement that the driveway off Lake Road be a single property (as opposed to a common driveway).

J.Hallisey reported he received a request to withdrawal the application tonight.

- 3) APPLICATION OF EDEN CONTRACTORS, LLC - PROPERTY LOCATED AT 12 CENTER STREET. Applicant seeking relief from Section 11.2 of the Andover Zoning Regulations so as to provide relief from front yard and side yard setbacks so as to construct a single family dwelling with a deck.

W.Desrosiers opened the hearing at 7:18 pm, and since the applicant was not present, the meeting with go to recess and will continue during the next regular meeting on August 17<sup>th</sup>.

- 4) APPLICATION OF TOWN OF ANDOVER - PROPERTY LOCATED AT 15 CENTER STREET. Applicant seeking relief from Section 1) 11.2 and 2) 5.0 of the Zoning Regulations so as to seek relief from the front and side yard requirements in order to replace the existing structure (Old Fire House) with a new structure (garage/storage facility) and so as to allow for the construction of a structure to allow for parking of public vehicles and ancillary storage. Applicant is also seeking approval to reconstruct a motor vehicle storage facility in accordance with Section 22.0.5 d of the Zoning Regulations.

On behalf of the town, E.Anderson was present.

W.Desrosiers closed the public hearing at 7:51 pm.

## REGULAR MEETING MOTIONS

**Members Present:** William Desrosiers – Chair, Kathleen Skorka – Vice Chair, Walter Weir, William Munroe, and Ylo Anson

**Member Absent:** David Gostanian (alternate)

**Others Present:** Abbie Winter – Board Clerk, Jim Hallisey – Zoning Agent, Andrew Osgood, Eric Anderson, and George Knox

- 1) CALL TO ORDER: Chair W. Desrosiers called the regular meeting to order at 7:51 p.m.
- 2) SEATING OF ALTERNATES: Ylo was seated as a permanent member.
- 3) ADDITIONS/CHANGES TO THE AGENDA:
  - Remove item 5b. Application of Matt Eucalitto - Garrett Homes, LLC/Mcg Andover, LLC, 580 Lake Road. Applicant withdrew the application.
  - Remove item 5c. Application of Eden Contractors, LLC - Property Located at 12 Center Street. Applicant is not present.
- 4) PUBLIC PARTICIPATION: None.
- 5) NEW BUSINESS
  - a. APPLICATION OF ANDREW OSGOOD, 161 LAKE ROAD. The applicant is seeking relief from 11.2 (dimensional requirements) so as to reduce setback requirements so as to allow for the construction of two utility sheds.

K.Skorka MOVED to accept the application, and reduce the side yard setbacks from 25 ft to 10 ft. W.Munroe SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
  - b. APPLICATION OF TOWN OF ANDOVER - PROPERTY LOCATED AT 15 CENTER STREET. Applicant seeking relief from Section 1) 11.2 and 2) 5.0 of the Zoning Regulations so as to seek relief from the front and side yard requirements in order to replace the existing structure (Old Fire House) with a new structure (garage/storage facility) and so as to allow for the construction of a structure to allow for parking of public vehicles and ancillary storage. Applicant is also seeking approval to reconstruct a motor vehicle storage facility in accordance with Section 22.0.5 d of the Zoning Regulations.

W.Weir MOVED to accept the application as proposed. W.Munroe SECONDED. By roll call vote, MOTION CARRIED 5:0:0.
- 6) ADOPTION OF MINUTES
  - a. June 29, 2022 Public Hearing
  - b. June 29, 2022 Special Meeting

W.Desrosiers MOVED to accept the minutes from the June 29, 2022 Public Hearing and the June 29, 2022 Special Meeting. W.Munroe SECONDED. By roll call vote, MOTION CARRIED.

- 7) PUBLIC COMMENTS (ISSUES/CONCERNS INVOLVING OTHER THAN ITEMS ON THE CURRENT AGENDA)
- 8) MISCELLANEOUS/ITEMS FROM THE BOARD
- 9) ADJOURNMENT

W.Derosiers MOVED to adjourn the meeting at 8:00 p.m. By unanimous consent, MOTION CARRIED unanimously.

Respectfully submitted by Abbie Winter,

*Abbie Winter*

PLEASE NOTE: The motions are not official until approved by ZBA at the next meeting. Please see the next ZBA meeting minutes for approval or changes to these motions.