

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

PUBLIC HEARING MINUTES

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.

A.Osgood noted he purchased the 161 Lake Rd property last summer. The existing shed is small and right behind the house on a rock ledge. He gathered insight from Precision Land & Drain LLC on how to build on the rock ledge. The Eastern Highlands Health District conducted soil testing and they permitted the project as long as he abides by the septic requirements. The septic was installed 3 months ago in front of the house, and is in compliance with the 25-foot buffer from the shed building site. A.Osgood stated he'd like to have two sheds, one on either side of the property; he needs more storage since his family is downsizing, and he needs relief from the ZBA. He notified the five abutters via certified mail, and there have been no comments. A.Osgood stated he has a two-lot property. W.Munroe asked what sizes the sheds are. A.Osgood stated they are 10' x 20' and 10' x 8'. 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 17th.

- 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.

The Town is seeking two variances, one variance for front and side yard setback restrictions in the ARD zone, and a use variance for parking of public vehicles and ancillary storage in a residential zone. Since there is no house attached, this is not a use of right for the property.

E.Anderson provided background on the building, the lot's wedge shape, and the building's current setbacks. The new building will conform more closely with the regulations than the current building. E.Anderson shared the design of the proposed building, its location on the lot, and the other lots in town that were considered for the project.

E.Anderson reported the Town will apply for a STEAP grant to pay for the project. E.Anderson stated the original building was 71.5' x 51.5', and the new building will be built on leveled ground.

Y.Anson asked about site contaminates, E.Anderson confirmed asbestos and lead were identified onsite in the roof flashing, tiles, windows in the basement, and the popcorn ceiling.

E.Anderson stated the abatement is estimated to be \$15-17k, and the demolition will be roughly \$25k. With the STEAP grant, the town will need to fund 20% of the project, close to \$50k.

E.Anderson added that the site has 3-phase power, and since the state is pushing for towns to electrify their fleets, this provides the potential to accommodate a DC fast charger. Eversource has generous grants that will cover DC fast charger installation costs.

George Knox asked where the vehicles will be stored during construction. E.Anderson stated they will likely go by town hall.

K.Skorka asked if the Town needs an electric vehicle in order to be eligible for an Eversource grant for a DC fast charger. E.Anderson stated they do not, the charger would be publicly available so members of the public can charge their EVs for a standard rate.

W.Munroe asked what the 2nd floor will be used for. E.Anderson reported the 2nd floor will function for storage. There will not be a bathroom for the bus drivers, the septic and the well onsite will not be used.

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

REGULAR MEETING MINUTES/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 see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.