



## Planning & Economic Development Division

# Permitting Update — February 2023

### Construction & Inspection Updates

- Maple Square - Demolition is almost complete and initial site work will commence soon.
- The zoning complaint filed against 6 S. Liberty Street for contractor yard operations and storage of commercial vehicles on a residentially zoned parcel has been resolved. The owner has agreed to have the area cleaned within 30 days.
- The owners of the two single family homes at 43-45 Dayton Street held a neighborhood meeting at the end of January to discuss potential project plans for combining the parcels and building a new multi-family apartment building.
- The New England Home for the Deaf (NEHD) held a neighborhood meeting this month to introduce their development plans to expand the existing campus by constructing a new residential apartment building.
- The owners of 17 Florence Street and 22 Hardy Street have notified the appropriate parties that they are prepared to start construction on their approved multi-family project. The project was appealed to MassDEP by neighbors in 2015 and the six year long MA Land Court process is now final. MassDEP ruled that the owner is permitted to construct two two-unit condo buildings on the two parcels in the riverfront area by April 2024. The owner will also be required to provide 7,000 +/- sq. ft. of riverfront mitigation plantings.

### **Planning Board — Next meetings: February 14th and February 28th**

#### Recently Approved

- Folly Hill Subdivision— The Town received the required payment of \$45,000 from North Shore Bank for the incomplete subdivision.

#### Filed Applications:

- 29 Andover Street - Special Permit - To operate a Motor Vehicle Service/Repair establishment within the existing building. (former Little Gym tenant space) **(2/14/2023 meeting)**
- Maple Square - Modification to Special Permit Decision - The total number of units is being reduced from 147 to 145 so the number of affordable unit is being reduced from 30 to 29. **(2/28/2023 meeting)**

### **Zoning Board of Appeals — Next meetings: February 13th and February 27th**

#### Recently Approved:

- 4 Coolidge Road and 11 Hanson Street received approval to construction accessory additions within the 15' side yard setback of the R-II zoning district.

#### Filed Applications (2/13 meeting)

- The Residence Inn Marriott located at 48 Crane Brook is requesting a use variance to renovate the hotel into a multi-family apartment development having 88 units, 11 of which will be designated as affordable.
- The gas station at 160 Andover Street is requesting an extension to their existing use variance which permits the owner to install a drive-thru lane.

### **Conservation Commission — Next meetings: February 9th and February 23rd**

#### Recently Approved:

- A utility upgrade project for the Greenleaf Drive/College Pond Road area was approved in January. This approval permits the Town to decommission the already failing sewer pump station on Greenleaf Drive and replace it with a forced gravity sewer main line. A component of this project includes the creation of 900 sq. ft. of new wetland at 15 Lobao Drive, behind the Smith School. Construction is set to start September 2023.
- Stormwater management maintenance work will be occurring at 153 Andover Street, behind the Lowes building, early this month. Large stormwater management systems like the one servicing the Lowes parking lot is required to be maintained at least twice a year.

#### Filed Applications (2/09/23 meeting)

- 59 Riverview is requesting to close out their garage addition project.
- 24 Princeton Street is requesting to install a barn in the 100' buffer zone to wetlands.