



# TOWN OF TEWKSBURY ZONING BOARD OF APPEALS

1099 Main Street  
Tewksbury, MA 01876

Nancy Rego, Chair  
Rob Dugan, Vice-Chair  
Daniel Teixeira, Clerk  
**Associate Members:**  
Michael Farnum  
Joseph Cary

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### MEETING MINUTES July 27, 2023

#### Call The Meeting To Order

Chairman Nancy Rego called the meeting to order at 6:30 PM. Present at the start of the meeting were Robert Dugan, Michael Farnum & Joseph Cary. Daniel Teixeira was absent from the meeting.

#### Approval of Meeting Minutes – June 29, 2023

**MOTION** – Mr. Farnum made a motion to approve the 6/29/2023 minutes. The motion was seconded by Mr. Cary and unanimously voted 4-0

#### Continued Hearings

**1775 Andover St. RI, LLC, for a Comprehensive Permit under Massachusetts General Law, Chapter 40B, Para. 20-23 of the MGL for the purpose of rehabilitating/ converting an existing hotel complex into a 130-unit housing complex. Said property is located at 1775 Andover Street Assessor's Map 53, Lot 38, zoned Office/Research.**  
**Voting members: Nancy Rego, Michael Farnum & Joseph Cary**

Ms. Rego read the hearing notice aloud. Jeff Tocchio, Jessica Rosenberg, David Newhall & Kristen Braun appeared for the Comprehensive Permit for 1775 Andover St. Mr. Tocchio briefly went over what they have done since the last meeting including plan updates with hydrants & handicap signage. Mr. Tocchio stated Ms. Braun was here to go over the traffic study, Ms. Braun then went over the traffic study which was completed the previous week. Ms. Braun gave a summary of the findings of the traffic study stating they observed the traffic in and out of the current hotel during the weekday peak hours & that they expect about 30 additional trips during peak hours, having little impact on the general area & adjacent intersections.

Mr. Cary asked if they had any impact study on any of the bus routes, Ms. Braun stated they don't necessarily look at the impacts to the route itself, but it is essentially included in their analysis anyway as those bus trips are included in traffic counts. Mr. Cary then asked if she previously stated there would be a 29% increase, Ms. Braun clarified it's 29-30 additional trips entering and exiting.

Ms. Rego opened the hearing to the audience.

Bob O'Brien, 110 Cardigan Rd – Mr. O'Brien asked if the town had received everything that had been requested, Ms. Rego confirmed they had. Mr. O'Brien stated he was highly in favor of this conversion, he believes it will support town wide & regional efforts to expand affordable housing, provide more adequate, appropriate housing for existing & future residents without destroying existing woodlands or buildings. He doesn't see how there would be any objections from anyone in the room or town since this is basically a facelift of an existing structure.

**MOTION** – Mr. Farnum made a motion to close both parts of the hearing. The motion was seconded by Mr. Cary & unanimously voted 3-0.

**MOTION** – Mr. Farnum made a motion to approve 1775 Andover St. RI, LLC, for a Comprehensive Permit under Massachusetts General Law, Chapter 40B, Para. 20-23 of the MGL for the purpose of rehabilitating/ converting an existing hotel complex into a 130-unit housing complex. Said property is

located at 1775 Andover Street Assessor's Map 53, Lot 38, zoned Office/Research. The motion was seconded by Mr. Cary and unanimously voted 3-0.

**Correspondence**

**Other Business Not Known at the Time of Posting this Agenda**

**Adjournment**

**MOTION** – Mr. Farnum made a motion to adjourn the meeting at 6:42 PM. The motion was seconded by Mr. Cary and unanimously voted 4-0.

**Approved: August 31, 2023**

*List of documents for the 07.27.2023 meeting*

*Documents can be found in the Community Development Office*

**6:30 P.M.** Call meeting to order

**6:30 P.M.** Approval of Minutes: June 29, 2023  
• **June 29, 2023 minutes**

**CONTINUED HEARINGS**

6:30 **1775 Andover St. RI, LLC**, for a Comprehensive Permit under Massachusetts General Law, Chapter 40B, Para. 20-23 of the MGL for the purpose of rehabilitating/ converting an existing hotel complex into a 130-unit housing complex. Said property is located at **1775 Andover Street** Assessor's Map 53, Lot 38, zoned Office/Research.  
• **Applicant response letter& updated plan set dated July 24,2023**  
• **Updated comment letter from town engineer dated July 26,2023**  
• **Traffic impact report dated July 21, 2023**

**Correspondence**

**Other Business Not Known at the Time of Posting this Agenda**

**Adjournment**