


1999

## Town of Andover

UMass Amherst Center Economic Development

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# ANDOVER

Andover is a suburban community of 32 square miles with a population of 29,000. The Town is located just 20 miles south of Boston at the intersection of I-93 and I-495. With easy access to the city and Logan Airport, Andover is home to many of the largest high-technology firms such as Hewlett-Packard, Raytheon, Digital, Gillette, and Genetics Institute. In addition to an excellent public school system, Andover also offers the highest quality private schooling opportunities at Phillips Academy and the Pike School. Andover provides big-town service to its corporate residents in attractive campus settings, and a small-town atmosphere in high-quality residential neighborhoods to its family homeowners.

## Community Assets

The following assets were determined based on interviews with town residents, the 1998 Open Space and Recreation Plan, and the Greater Lawrence Chamber of Commerce.

- 1) An economy that supports both leading-edge firms and very small businesses.
- 2) Andover's public and private school systems are among the best in the State.
- 3) A shared commitment to open space, as evidenced by the amount of land that is protected by the Town, the state and non-profit organizations, and residents' willingness to invest in additional open space protection.
- 4) The town has a low crime rate.
- 5) A highly educated workforce that is attractive to new and expanding companies.
- 6) An overwhelming amount of cultural resources, such as the Memorial Hall Library, Addison Gallery of American Art at the Phillips Academy, and the J. Everett Collins Center for the Performing Arts (1200 seat theatre).
- 7) Andover has 15 state registered historic districts, including over 200 historic sites, which is the most of any community within the Merrimack Valley region.
- 8) The presence of two colleges (Merrimack College, MA School of Law) in the Town.

## General

Established:	1646
Type of Community:	Economic Depressed Suburb (DOR), Suburban Community (MVPC)
Total Land Area:	Approximately 31 square miles or 20,584 acres (MVPC)
Location:	10 miles east of Lowell, 22 miles north of Boston (DHCD)
Population per Square Mile:	993 (1999 DOR)
Population Projections:	1980 – 26,370 persons (MISER) 1990 – 29,151 persons (MISER) 2000 – 31,315 persons (MISER) 2010 – 32,753 persons (MISER)
Median Age:	36.4 (1990 US Census)

### Economic Data

As mentioned earlier Andover is home to many of the largest high-technology firms and therefore it is no surprise that manufacturing is its main economic activity. The town has planned for large commercial and industrial uses to be outside of the downtown core, in order to preserve its small town character. Commercial and industrial uses total 1,147 acres or approximately 5% of the town's current land use classification. The town continues to have a pro-business government and welcomes new industries and residents. More and more companies are moving into industrial parks along I-93 in West Andover and the Lowell Junction area, and into revitalized mill buildings in the Shawsheen section of town.

### Labor Force

1990 Average Time to Work: 23.7 minutes (1990 US Census)  
 1998 Labor Force: 16,686, 16,287 Employment (1999 DET)  
 1998 Unemployment Rate: 2.4%, State Average 3.3% (1999 DET)  
 1997 Wages: Total annual payroll \$1.4B, average annual payroll \$48,404 (DET)  
 1997 Employment: 940 establishments, employing 29,605 persons.

<u># of Persons</u>	<u>Type of Establishment</u>	<u>Percentage of Total</u>
112	Agriculture	0.38%
3,450	Government	11.64%
728	Construction	2.46%
10,938	Manufacturing	36.89%
1,234	TCPU (Transportation, Communication, Public Utilities)	4.16%
3,887	Trade	13.11%
1,193	FIRE (Finance, Insurance, Real Estate)	4.02%
8,108	Services	<u>27.35%</u>
	<b>Total:</b>	<b>100.00%</b>

### Largest Employers

1. Raytheon, 6,735+/- full/part-time persons (1993 DHCD)
2. IRS (seasonal), 3,566 full/part-time persons (1993 DHCD)
3. Digital Equipment, 1,950 full/part-time persons (1993 DHCD)
4. Dynamics Research, 1,200 full/part-time persons (1993 DHCD)
5. Hewlett-Packard, 1,000 full/part-time persons (1993 DHCD)

### 1990 Income (US Census)

Per Capita Income: \$26,327, State Rank 22  
 Median Household Income: \$61,070, State Rank 24

## FY 99 Tax Levy and Assessed Value (1999 DOR)

<u>Tax Classification</u>	<u>Tax Rate</u>	<u>Tax Levy</u>	<u>Assessed Value</u>	<u>Percentage of Total</u>
Residential	\$15.17	\$40,111,106	\$2,644,107,212	76.1%
Open Space	\$15.17	\$ 109,009	\$ 7,185,800	0.2%
Commercial	\$21.74	\$8,214,322	\$377,843,715	10.9%
Industrial	\$21.74	\$8,169,866	\$376,258,800	10.8%
Personal Property	\$21.74	<u>\$1,467,170</u>	<u>\$ 67,487,130</u>	<u>2.0%</u>
Total:		\$58,081,473	\$3,472,882,657	100.0%

## Education (DOE)

Educational Attainment:	90.8% High School Graduate or Higher (1990 US Census) 49.0% Bachelor's Degree or Higher (1990 US Census)	
Andover School District:		
- Elementary	Bancroft Elementary, grades K-5 Shawsheen Early Childhood, grades N- K Henry C Sanborn Elem, grades K-05 South Elementary, grades N-05 West Elementary, grades K-05	
- Middle	Doherty Middle, grades 6-8 Andover West Middle, grades 6-8	
- High School	Andover High School, grades 9-12	
Other (Public) High Schools:	Greater Lawrence Regional Voc Tech, grades 9-14 Essex Agricultural and Technical Institute, grades 9-14	
Statistic for Grades 9-12:	<u>District Average</u>	<u>State Average</u>
Number Students per Teacher (1996-7)	17.1	18.0
Percent Planning 4-year College (1996-7)	79.2%	53.4%
SAT Scores - Verbal (1998)	536	502
- Math (1998)	543	502
- Participation Rate (1998)	93%	86%
Drop-Out Rate (1996-7)	0.6%	3.4%
Colleges:	Merrimack College, Massachusetts School of Law	
Other:	New England Business Center	
Private Schools:	15 (12 Nursery, 2 Elementary/Middle, Phillips Academy)	

Metropolitan Statistical Area:	Lawrence
Tourist Facilities:	None
Hospitals:	Isham Infirmary, Academy Manor of Andover Nursing Home, Phillips Andover Nursing Home, Wingate At Andover, Rehab

## Housing

Andover contains 2,768 homes that predate World War I and another 798 that were constructed during the World War I and II era. From 1950-1979 about 6,000 more homes were constructed; therefore, creating a vast array of architectural design and character. In addition to housing, there are numerous buildings of distinctive design and historical value that have been well maintained through the years. Although newcomers are attracted by the wide variety of housing available, Andover has also become an important business center in the area.

Number of Housing Units:	12,188+/- (1990 US Census and MVPC Data)
Owner Occupied:	74.6% (1990 US Census)
Renter Occupied:	25.4% (1990 US Census)
Subsidized Housing Units:	855 units or 7.88% of all units in Town (1993 DHCD)
Public Housing Units:	286 Conventional State (1993 DHCD)
Rental Assistance:	13 State (MRVP) (1993 DHCD) 147 Federal (Section 8) (1993 DHCD)
1999 Tax Rate:	\$15.17 (Town Clerk) – 1998 State average \$16.96 (DOR)
1999 Avrg. Single-Family Tax Bill:	\$4,321 (1999 DOR)
1998 Median Sales Price:	(1999 Banker & Tradesman)
- Single-Family	\$293,000, 542 Single-Family Units
- Condominium	\$ 83,000, 109 Condominium Units
Jan-Feb 1999 Median Sales Price:	(1999 Banker & Tradesman)
- Single-Family	\$284,000, 71 Single-Family Units
- Condominium	\$ 90,000, 4 Condominium Units
House Lot Cost (1-acre):	\$ 57,000 ( <a href="http://www.boston.com/realestate">www.boston.com/realestate</a> )
Zoning:	15,000 sq.ft. minimum lot area (Zoning Bylaw)

## Transportation

Most of Andover's roadways are narrow and residential. Safety is a major concern and the downtown contains numerous traffic lights and crosswalks. All of the streets are lined with sidewalks and street trees, including the major state routes. The Town's Department of Public Works is in charge of all streets and sidewalks, with duties including plowing, sanding, and sweeping. Main Street is the heart of the town. Here, shoppers can find food and clothing stores, banks, restaurants, travel agencies and much more, all within walking distance.

Miles of Roadway:	Approximately 215 (1997 Massachusetts Highway Department)
Principle Highways:	Interstate 93, Interstate 495, State Route 125 and State Route 133
Rail Service:	Available from Andover Center (travel time 45 minutes) or Ballardvale (travel time 43-47 minutes). The Springfield Terminal Railway provides freight service in Andover. (DHCD)
Bus Service:	Andover is a member of the Merrimack Valley Regional Transit Authority (MVRTA), which provides fixed route service to Lawrence. Trombley Commuter Lines provides commuter service from Andover to Boston. (DHCD)
Air Service:	The Lawrence Municipal Airport located in North Andover is the closest facility. Flight line offers van service to Logan Airport and Manchester Airport in Manchester, NH.

## Natural Resources

The Conservation Commission, authorized by town meeting vote in 1961, works to acquire, prepare, maintain and manage Andover's land and water resources. The commission negotiates with landowners to purchase or obtain easements or restrictions on parcels of land within the town. More than 1,200 acres in Andover are currently under the control of the Conservation Commission. The commission administers the state Wetlands Protection Act. Most development plans require filing a Request for Determination or Notice of Intent, resulting in an Order of Conditions issued by the commission.

Rivers and Streams:	Merrimack River, Shawsheen River, Skug River, Fish Brook.
Water Supply:	Approximately 1/2 of the Town's water requirements come from the Merrimack River. The remaining requirements come from Haggetts Pond (218 acres) and Fish Brook (3,840 acres).
Sewer:	The industrial zones are serviced by municipal sewer systems. Otherwise there are on-site subsurface sewage disposal systems.
Ponds:	13 (Haggetts Pond, Hussey's Pond, Bakers Meadow Pond, Sanctuary Ponds, Rabbit Pond, Poms Pond, Fosters Pond, Bear Pond, Bracket Pond, Field Pond, and Collins Pond)
Other Waterbodies:	None
Watersheds:	Merrimack River Watershed
ACEC's:	None (DEM)

## Cultural Resources

In 1873, the first public library in Andover was dedicated in Elm Square. Constructed in honor of the Civil War dead, the library lists the Andover veterans' names on marble plaques in its Memorial Hall on the second floor. Many changes have been made to the original building. The façade has been remodeled and the facilities were expanded in 1927, 1961, 1966 and 1988. The original purpose of the library is still valid today: "To make the Library and Reading Room in the largest degree useful to the greatest number of living citizens of Andover, young and old." In addition, Andover's Old Town Hall has been a prominent feature of the downtown business district for more than 100 years serving as a site for town meetings, high school graduations, political rallies, concerts, plays and lectures.

Libraries:	Memorial Hall Library
Museums:	Addison Gallery of American Art at the Phillips Academy, Andover Historical Society, Robert S. Peabody Museum of Archaeology at the Phillips Academy
Other:	J. Everett Collins Center for the Performing Arts (1200 seat theatre), Performing Arts Series (Andover Endowment for the Arts), Old Town Hall, Andover Theatre Company, Merrimack Junior Theatre (children grades 3-9), Kaleidoscope (Creative Learning for Children Inc.), Art in the Park (fall outdoor fine art exhibit), Crafts in the Park (Mother's Day crafts sale in Central Park), Handsprings (spring artisan sale)
Historic Districts:	15 Districts (over 200 sites) Academy Hill Historic District, Andover Multiple Resource Area (7 districts, 42 individual properties), Andover Village Industrial District, Ballardvale Historic District, Ballardvale Historic District, Central Street Historic District, Main Street-Locke Street Historic District, Shawsheen Village Historic District, West Parish Center Historic District.
Historic Commission:	Assists in designating historic buildings and sites, and works on behalf of Historic District Commission.
Churches:	19 (3 Catholic, 1 Greek Orthodox, 1 Jewish, 12 Protestant, 2 Interdenominational)

**Open Space and Recreation** (1998 Open Space & Recreation Plan)

Andover's community services program was begun in 1972 to coordinate the town's enrichment, educational and recreational activities as well as the use of public school buildings and recreational parks. The department is responsible for scheduling the use of the public schools and town parks by all community groups. The department offers recreational programs and summer playground activities, as well as courses and enrichment activities for both children and adults. Today, Andover has over 6,000 acres of passive and active recreation areas.

<u>A. Protected Land:</u>	<u>Acres</u>	<u>% of Town</u>
1. Town of Andover	<u>2,028</u>	<u>9.9%</u>
a. Conservation Commission	1,547	
b. Water Department	481	
2. Other Public Agencies or Land Trusts	<u>2,219</u>	<u>10.8%</u>
a. Harold Parker State Forest	888	
b. Charles W. Ward Reservation	341	
c. Andover Village Improvement Society (AVIS)	990	
3. Privately Owned	<u>85</u>	<u>0.4%</u>
a. APR's	32	
b. CR's held by Conservation Commission	53	
<b>Sub-Total : Protected Land</b>	<b><u>4,332</u></b>	<b><u>21.1%</u></b>
<u>B. Unprotected Land:</u>		
1. Town of Andover	<u>541</u>	<u>2.6%</u>
a. School Department	353	
b. Community Services	97	
c. Other Town Departments	91	
2. Other Publicly Owned Facilities	<u>55</u>	<u>0.3%</u>
a. Greater Lawrence Technical School	55	
3. Privately Owned Facilities	<u>1,271</u>	<u>6.2%</u>
a. Country Clubs	277	
b. Schools	746	
c. Other	248	
4. Chapter 61A Land (Agricultural Use)	<u>107</u>	<u>0.5%</u>
5. Agricultural Land (Non-61A)	<u>12</u>	<u>.06%</u>
6. Chapter 61 Land (Forestry Use)	<u>94</u>	<u>0.5%</u>
<b>Sub-Total : Unprotected Land</b>	<b><u>2,080</u></b>	<b><u>10.2%</u></b>
<b>GRAND TOTAL</b>	<b><u>6,412</u></b>	<b><u>31.3%</u></b>



### Other Town-Supported Services

Board of Health:	3 member board (assigned by town manager) to assess, plan, administer, and evaluate programs to meet community health needs.
Council on Aging:	Established in 1966 by the town to coordinate programs and services for Andover residents 60 years of age and older. Provides programs for social and recreation, meals on wheels, transportation, and health services.
Fire and Ambulance:	Full-time staff
Police:	Full-time staff
Solid Waste:	Curbside collection (Private firm)
Recycling:	Once a month collection (near Town Offices)
Cemeteries:	8
Veterans' Services:	Veteran's services agent, appointed by town manager.

### Other Community Services

Newspaper:	Lawrence Eagle-Tribune, Andover Townsman
Radio:	WCCM and WNNW
Cable TV:	MediaOne Cablevision
Visiting Nurses Association:	Non-profit home care hospice
Greater Lawrence Psychological Center:	Private, multi-service, comprehensive mental health agency
Greater Lawrence Mental Health Center:	Non-profit community mental health agency
Women's Resource Center:	Female-run organization that provides shelter, legal advice, and support to battered women and their children
Child Care Circuit:	Non-profit resource, training, and referral service for parents and care providers
YMCA:	Merrimack Valley YMCA
Hotels:	Andover Inn, Andover Marriott Hotel, Ramada Hotel Rolling Green, Tage Inn

## Land Use (MVPC, 1991 MassGIS)

**ANDOVER**

Land Use Code	Land Use Category	Acres	%
0	Undetermined	1	0.00%
1	Cropland	482	2.34%
2	Pasture	296	1.44%
3	Forest	8,319	40.41%
4	Wetland	645	3.13%
5	Mining	20	0.10%
6	Open Land	524	2.55%
7	Participation - Recreation	323	1.57%
8	Spectator - Recreation	190	0.92%
9	Water based recreation	4	0.02%
10	Residential Multi-Family	107	0.52%
11	Residential (< 1/4 acre lots)	641	3.11%
12	Residential (1/4 to 1/2 acre lots)	3,921	19.05%
13	Residential (>1/2 acre lots)	2,159	10.49%
14	Salt Wetland	0	0.00%
15	Commercial	400	1.94%
16	Industrial	747	3.63%
17	Urban Open (Parks, Cemetery)	560	2.72%
18	Transportation	499	2.42%
19	Waste Disp (landfill & sewage)	25	0.12%
20	Water	686	3.33%
21	Woody Perennial	36	0.17%
	<b>Total Area (Acres)</b>	<b>20,585</b>	

Total Number of Parcels: 10,596 +/- (1999, Assessor)  
 Number of Parcels used for Residential Purposes: 10,105 +/- (1999, Assessor)

**Public Safety** (Massachusetts State Police, Crime Reporting Unit)

Andover					
	1993	1994	1995	1996	1997
<b>Total Crimes</b>	881	802	914	861	567
<b>Violent Crimes</b>	32	26	30	14	19
<b>Property Crimes</b>	849	776	884	847	548

## References

Contacts included the Town Assessor's Administrative Assistant, Nancy Scott (978) 623-8265 and several of the town librarians. Document sources included the 1989 Town Handbook, the 1998 Open Space & Recreation Plan, the Greater Lawrence Chamber of Commerce, DHCD Andover Community Profile, Town Stats by Banker & Tradesman, State Aid-Cherry Sheet FY 1999, At-A-Glance Report (3/1/99) DOR-DLS, Employment and Wages & Laborforce, Employment and Unemployment (DET), and Site Visits.