

**Call to Order:**

The Planning Board Meeting was called to order at 7:33PM on February 22, 2022 via Cisco Webex online video conferencing platform. Present were Chair Zachary Bergeron; Members Vincent Chiozzi, Jr., Ann Knowles, and associate Morgan von Prelle Pecelli. Also present were Jacki Byerley, Planner and Lisa Schwarz, Assistant Director of Planning.

**PUBLIC HEARINGS:****3000 Minuteman Road – Building 1, Lot 1: Special Permit for Major Non-Residential Project (SP22-01) and a Special Permit for a Reduction in Parking Spaces (SP22-02); Building 3, Lot 2: Special Permit for Major Non-Residential Project (SP22-03):**

Mr. Bergeron opened the public hearings for the abovementioned special permit applications submitted by ARE – MA Region No 93 Phase 2 Holding, LLC. The project team in attendance included representatives from Alexandria Real Estate Equities, Inc. (ARE), applicant and property owner; SMMA, Engineer and Architect; Sasaki Associates, Landscape Architect; Vanasse & Associates, Inc., Traffic Consultant; Beals Associates, Wetlands Consultant; and Genesis AEC, MEP/FP Engineer. Rickie Golden, Vice President of Real Estate Development at ARE, provided a background on the company and project which would reposition the existing campus into a life sciences “mega campus” focused on cell and gene therapies. She specified that they have filed applications for Buildings 1 and 3 first, as they already have tenants interested in these properties. Mark Johnson, Johnson & Borenstein, LLC, Attorney for the applicant, proceeded to review the agenda and application package. The proposal for Building 1 includes renovation of the existing building and a 100,000 square foot addition to be used for therapeutic drug development and cGMP compliant manufacturing, and related parking adjustments. The applicant has received a variance from the Zoning Board of Appeals (ZBA) to allow the Planning Board to review parking requirements without a reserve parking area. The proposal for Building 3 is to renovate the existing building with a change in use. Mr. Johnson indicated that the applicant would like Buildings 1 and 3 to be reviewed separately moving forward with Building 3 being fast tracked, as the project involves a renovation without a change in parking.

Brian Lawlor, PE, Executive Vice President at SMMA, provided an overview of the campus which was previously occupied by Philips Healthcare and includes 4 primary buildings, as well as an amenities building. He proceeded to discuss the proposal for Building 1 with accompanying presentation slides, reviewing the site plan, layout and materials, parking summary which includes 449 spaces (2.41 spaces/1,000 square feet), grading and utilities, and building elevations. Mr. Lawlor suggested that the proposed stormwater plan presents a significant improvement in quality in terms of discharge to the Merrimack River. He further noted that the site is proposed to be outside the buffer zone of the adjacent wetlands, and the applicant would be filing a Notice of Intent with the Conservation Commission.

Jeffrey Dirk, Managing Partner at Vanasse & Associates, is the traffic consultant for the applicant and presented his analysis of the traffic impact. He stated that the renovation and expansion of Building 1 would not result in increased traffic when considered in the context of the fully occupied Phillips Campus and added that a formal Transportation Impact Assessment for additional expansion of the campus would be forthcoming.

Mr. Lawlor proceeded to review cumulative water and sewer calculations for the campus and shifted the discussion to the proposed renovation of Building 3 to convert the use to cGMP manufacturing. He advised that they are not contemplating any significant site changes and noted the potential addition of electrical gear, rooftop equipment, and a mechanical penthouse. Mr. Lawlor added that the existing 362 parking

spaces (2.11 spaces/1,000 square feet) would be sufficient. Mr. Dirk presented his traffic analysis which would not result in a material increase in traffic over the former use that occupied the building; and therefore, would not cause additional impacts on the transportation infrastructure. Mr. Lawlor reviewed Phase A of the water and sewer demand, stating that Building 3 would be online before Building 1, and concluded the presentation.

Mr. Bergeron commented that Buildings 1 and 3 are being fast tracked and encouraged the applicant to provide a better understanding of the whole campus in subsequent hearings. He added that he does not think of Andover when hearing the term “mega campus” and asked how this development would fit in with the community. Ms. Golden stated that she would be happy to address these concerns moving forward.

Ms. Byerley provided an update on discussions held at the Interdepartmental Review (IDR) meeting on February 8, 2022. She stated that most departments requested information on the individual buildings, as well as cumulative information for the campus related to traffic and water and sewer usage to better anticipate phasing of the project. She added that the Department of Public Works (DPW) requested a peer review for water usage to assess capacity; Police Safety is awaiting a cumulative traffic assessment to provide their review; and the Health Department requested additional information on existing and future sanitary flows. Further, a stormwater peer review has been initiated with Horsley Witten Group and would move forward upon receipt of funding.

Mr. Chiozzi commented that the presentation seemed backwards and would like to understand the big picture of the proposed development which could then be broken down into manageable pieces. He also asked if the applicant was required to file an Environmental Notification Form (ENF) with the state. Dante Angelucci, Senior Vice President of Development at ARE, responded that an ENF was not required for Building 3; however, they plan to file an ENF and apply for a waiver with the Massachusetts Environmental Policy Act Office (MEPA). He added that any subsequent additions to the campus would trigger a requirement to go through the MEPA process.

Ms. Knowles inquired about whether the water and sewage calculations are consonant with the previous tenant and the possible impacts of the proposed development producing more water and sewage. Mr. Angelucci confirmed that the cGMP compliant manufacturing use would require more water and sewage. Ivan Kousidis, Senior Vice President of Capital Projects at ARE, added that the increase is due to the need for a large amount of cooling for cell and gene therapies. Per Ms. Byerley, DPW has cited concerns with the peak and fire flow and would be conducting a review, along with the peer reviewer. Mr. Kousidis stated that early discussions with DPW resulted in the consideration of installing a water buffer storage tank and they have provided DPW with a conceptual sketch for review. Mr. Angelucci added that they have also discussed possible financial contributions to the Town to upgrade the water main.

Ms. von Prella Pecelli requested more information on sustainability efforts and traffic, to be discussed at a future meeting.

James Landy, a resident at 72 Brundrett Avenue, stated that he is an abutter to the property; however, the residents of Brundrett Avenue did not receive a notice of the public hearing. He expressed concern with the proposed new entry/exit on 1776 Drive and the resulting traffic impacts during construction and long term. Mr. Bergeron encouraged Mr. Landy to submit his concerns in writing and that a discussion on traffic would be earmarked for a subsequent meeting.

The Planning Board proceeded to discuss topics for discussion at subsequent meetings, which would include updates on traffic, stormwater, water and sewer calculations, and the MEPA filing. Although the applicant expressed interest in discussing Buildings 1 and 3 separately moving forward, the Board requested a more comprehensive review of the campus, as well as a schedule for the project.

On a motion by Ms. Knowles, seconded by Mr. Chiozzi, the Planning Board unanimously voted to continue the public hearings for SP22-01, SP22-02, and SP22-03 to March 8, 2022 at 7:45PM and March 29, 2022 at 7:35PM. **Vote: (4-0)**

#### **CONTINUED PUBLIC MEETING:**

##### **58 Beacon Street – West Elementary School and Shawsheen Preschool – Site Plan Review (SPR21-01):**

Mr. Bergeron opened discussion on the continued public meeting of the abovementioned Site Plan Review application. The following project team members were present: Erin Prestileo and Jesse O'Donnell, Civil Engineers with SMMA; Lorraine Finnegan, Project Manager and Alan De Haan, Project Architect with SMMA; Megan Tomkins, CBA Land Architect; Joel Blumstein, School Building Committee Chair; Janet Nicosia, Director of Facilities; and Karina Pena, Project Manager and Brian DeFilippis, Director with PMA Consultants. Ms. Prestileo provided an update on the project, sharing that they had received a letter from Horsley Witten Group, the stormwater peer reviewer, that confirmed that all issues have been resolved. Ms. Byerley added that typically DPW would provide comments on the peer review with regards to utility connections, but they have not due to the size of the project. She stated that she is not concerned due to Ms. Nicosia sharing an office and working closely with DPW. Ms. Nicosia added that SMMA has fully complied with DPW's preferences, and she is pleased with the work conducted by Horsley Witten Group.

Ms. Byerley stated that a letter had been emailed to the Planning Board from James Delaney, a resident at 2 Spencer Court, requesting that the applicant construct a sidewalk along a portion of High Plain Road from the terminus of the existing "community path" to Juniper Road. In response, Ms. Nicosia explained that DPW has engaged in an upcoming sidewalk program, whereby a consultant was hired to conduct a pedestrian study to help prioritize sections of Town with the greatest need. Also, she noted that other residents have submitted the same request. She concluded by stating that sidewalks are on the top of the list and well-funded; however, she can not guarantee that this particular request will be fulfilled as the study is underway. Ms. Knowles commented that the original sidewalk plan included sidewalks within one half mile of all public schools. Ms. Nicosia responded that there was a short section of sidewalk that was built to answer that need; however, she reiterated that additional construction would be subject to the results of the study and funding.

Ms. Byerley advised that she had submitted a recommendation for the Planning Board and welcomed any questions. Mr. Chiozzi stated that he did not see a restriction for construction vehicle access in the conditions, which was a concern discussed at the first public meeting. Ms. Byerley responded that she would amend the recommendation by including condition #9 to satisfy his request. Mr. Chiozzi further requested that language related to dust control mitigation for stockpiles be added as a condition, which Ms. Byerley stated she would include as condition #10.

Mr. Blumstein commented that he would like to review the conditions prior to closing the public hearing. Ms. Byerley responded that they were standard conditions, and she would provide a final copy upon completion of the amendments discussed. She proceeded to provide a summary of the conditions per his request.

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to close the public meeting. **Vote: (4-0)**

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to approve the site plans along with the recommendations to the Inspector of Buildings contingent on adding Conditions #9 and #10 involving traffic routes and dust control. She moved that the application then be moved to the Select Board. **Vote: (4-0)**

#### **DISCUSSION ITEMS:**

##### **Minutes:**

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to approve the minutes for the December 14, 2021 and February 8, 2022 meetings. **Vote: (4-0)**

##### **Other Planning Related Topics:**

Ms. Byerley reminded the Planning Board that the meetings on March 8, 2022 and March 29, 2022 will begin at 7:00PM. Ms. Knowles requested that Ms. Byerley send a notice to the Board about the earlier start time prior to each meeting.

##### **Adjournment:**

On a motion by Ms. Knowles, seconded by Ms. von Prella Pecelli, the Planning Board unanimously voted to adjourn the meeting at 9:06PM. **Vote: (4-0)**

##### **Documents:**

#### **3000 Minuteman Road**

- Special Permit Application Binder Building 1 – 1.26.22
- Major Non-Residential Special Permit Building 1 – 1.27.22
- Reduction in Parking Special Permit Building 1 – 1.27.22
- Plan Set Building 1 – 1.26.22
- ARE – Sanitary Sewer GPD – Phase B – 2.17.22
- ARE – Water – Phase B – 2.17.22
- Major Non-Residential Special Permit Building 3 – 1.27.22
- Plan Set Building 3 – 1.26.222
- Phase 1 Utility Assessment – 1.26.22
- Building 3 Parking Figure – 1.26.22
- ARE – Sanitary Sewer – Phase A -2.17.22
- ARE – Water – Phase A – 2.17.22
- Domestic Water & Drainage Usage – Buildings (Phase 1, Revision 4) – 2.7.22
- Domestic Water Usage – Campus (Phase 1, Revision 4) – 2.7.22
- ARE – Sanitary Sewer GPD – Phase C – 2.17.22
- ARE – Sanitary Sewer Per Building – 2.17.22
- ARE – Water Per Building – 2.17.22
- Email from Building Inspector to Mark Johnson RE: Building 4 – 2.9.22
- Horsley Witten Group Stormwater Peer Review Proposal – 2.15.22
- Phase 1 Redevelopment Traffic Impact Assessment – 1.25.22
- Memorandum from Jacki Byerley to the Planning Boar RE: SP22-01, SP22-02 & SP22-03 – 2.18.22

- Email from 72 Brundrett Avenue Resident – 2.22.22

**58 Beacon Street – West Elementary School and Shawsheen Preschool:**

- Revised Plan Set – 2.4.22
- Revised Stormwater – 2.4.22
- Revised Operation and Maintenance Plan – 2.4.22
- Horsley Witten Group Initial Stormwater Peer Review – 1.31.22
- Letter from SMMA to Jacki Byerley RE: Stormwater Peer Review Comments – 2.4.22
- Horsley Witten Group Second Stormwater Peer Review – 2.14.22
- Letter from SMMA to Jacki Byerley RE: Stormwater Second Peer Review Comments – 2.16.22
- Horsley Witten Group Third Stormwater Peer Review – 2.18.22
- Memorandum from Jacki Byerley to the Planning Board RE: Project Summary – 2.18.22
- Email from 2 Spencer Court Resident 2.22.22

**Minutes:**

- December 14, 2021 Planning Board Meeting Minutes
- February 8, 2022 Planning Board Meeting Minutes