

4

Bk 15917 Pg127 #16221
07-15-2019 @ 10:50a
Essex North Registry

**DECISION OF THE ANDOVER PLANNING BOARD
AS A SPECIAL PERMIT GRANTING AUTHORITY**

**ON THE APPLICATION OF
400 Federal Street**

**For a Special Permit to Reduce Number of Parking Spaces
under Section 5.1.9 of the Andover Zoning Bylaw**

Decision: SP19-02

YES (with conditions)

A public meeting of the Planning Board was held on June 11, 2019 in the Third Floor Conference Room of the Town Office Building, Bartlet Street, Andover, MA. Present and voting on this matter were Zachary Bergeron, Vincent Chiozzi, Joan Duff, Ann Knowles and Neil Magenheim.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on February 21, 2019 and February 28, 2019 and pursuant to notice sent by mail, postage prepaid, to all interested parties under the provisions of Massachusetts General Laws Chapter 40A, a public hearing was convened by the Planning Board (the "Board") on March 12, 2019, for an application filed on February 13, 2019, by Vicor Corporation on property owned by Vicor Corporation, a Special Permit to Reduce Number of Parking Spaces. The property is more specifically identified as Lots 4 on Assessors Map 144. The public hearing was closed on May 28, 2019. The aforementioned members present throughout.

The application submitted by Vicor Corporation is to expand the existing building at 400 Federal Street with a 2 story addition of 90,616 square feet is proposed for automated manufacturing and will add 50 employees; 25 for the first shift and 25 for the second shift. The zoning bylaw parking requires 792 parking spaces; 514 are proposed on site with a reserve area of a 2 story parking structure for 357 parking spaces.

RECEIVED
TOWN ENGINEERING OFFICE
2019 JUN 13 A 8:38
TOWN OF ANDOVER, MASS

On a vote of 5 to 0, the Board finds that the proposed use with appropriate conditions will not be unreasonably detrimental to the established or future character of the neighborhood and town and that such proposed use with appropriate conditions is in harmony with the general purpose and intent of the bylaw. The plan is dependent on a Special Permit for a Major Non-Residential Project (SP19-01), which was also reviewed during concurrent public hearings and approved by the Board on June 11, 2019. The Board approves with conditions the application of Vicor Corporation 400 Federal Street for a Special Permit for a Major Non-Residential Project subject to the following conditions;

General Conditions

1. For purposes of this special permit the project shall encompass and be defined as the structures, parking areas, utilities, drainage systems, landscaping and all other details as shown on the approved plans. The site is identified as a parcel of land situated at 400 Federal Street, more specifically shown on Assessor's Map 144 Lot 4. The developer is identified and shall be defined as Vicor Corporation or its assigns. The developer, as defined, shall be subject to all conditions listed hereunder, and shall be directly responsible for construction of the project, including all contractors, subcontractors, vendors, or other parties working on the site and on the project;
2. A special permit has been issued to allow for the construction of the addition (SP19-01), should the Inspector of Building determine that the reserve parking should be constructed the current property occupant and/or owner shall come to the Planning Board for a review of the site's parking needs, at which time the Board will make a determination if the parking structure needs to be constructed or an alternative parking plan can be proposed;
3. Should a determination be made that the parking structure as shown on Plan titled Parking Structure Exhibit prepared by Meridian Associates last revised 5/3/19 or an alternate design needs to be constructed it will be the current property occupants and/or owners responsibility to obtain all necessary permits.

Following the statutory twenty-day appeal period, and in the absence of any appeal, the plan and an instrument containing the foregoing restrictions will be filed in the Registry of Deeds. The applicant is responsible for the costs associated with the Registry filings.

The Planning Board deliberated on the application during public meeting on June 11, 2019, and subsequently voted (5 - 0) to issue the foregoing Special Permit with Conditions.

THE ANDOVER PLANNING BOARD

Date: June 13, 2019


Zachary Bergeron, Chairman

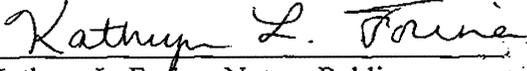
Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

Date:

On this 13th day of June, 2019 by Zachary Bergeron the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate to the best of her knowledge and belief and who acknowledged to me that she signed it voluntarily for its stated purpose and acknowledged the foregoing to be the free act and deed of the Andover Planning Board.

Before me,


Kathryn L. Forina, Notary Public

My Commission Expires: May 8, 2020



CERTIFICATION

I, Austin Simko, Town Clerk of the Town of Andover, Massachusetts, do hereby certify that twenty (20) days have elapsed since this decision of the Andover Planning Board was filed in the Office of the Town Clerk on _____ and no appeal has been filed with the Town Clerk.

Date: 7-3-2019

Austin Simko
Town Clerk