



TOWN OF ANDOVER

Town Offices
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March 1, 2017

Board of Selectmen
Mr. Paul Salafia, Chair
Town Office Building
36 Bartlet Street
Andover, MA 01810

Re: SITE PLAN RECOMMENDATION
5 Campanelli Drive – Municipal Services Facility

Dear Mr. Salafia:

In accordance with Article III Section 3.b.3.b.5 of the Town By-laws at a regularly scheduled public meeting held on February 28, 2017, the Andover Planning Board voted to recommend approval for Site Plan for the Town to be able to construct initially a 56,500 sf Municipal Services Facility at 5 Campanelli Drive, with a possible future addition for a total square footage of 65,930 square feet. The property is located in the ID2 Zoning District on a 15.15 acre parcel of land. The site plan is to construct a pre-engineered building with office space, general workshop spaces, vehicle maintenance, washing areas, and vehicle storage. There will also be a fueling station, salt shed, bulk material storage and a lean to canopy. Public parking will be allowed to grant pedestrian access to the Heffron Right of Way which provides access to the Merrimack River.

The recommended approval of the Site Plan is with the following recommended conditions:

1. For purposes of this Certificate of Site Plan Approval, the project shall encompass and be defined as the structure, parking areas, access driveway, utilities, drainage system, street improvements, signage, landscaping and all other details as shown on the approved plans. The site is identified as property at 5 Campanelli Drive, more specifically shown as Lot 6 on Assessor's Map 142. The applicant is also defined as the developer, The Town of Andover and shall include any successor in interest to the project. Any successor in interest shall be bound by, and subject to, these terms and conditions. The developer, as defined, shall be responsible for construction of the project, including all contractors, subcontractors, vendors, or other parties working on the site and on the project;
2. Except as otherwise provided for in these conditions, all work associated with the project shall be in compliance with the following plans and drawings and all information depicted and shown thereon as prepared by Weston & Sampson:
 - a. G0.01 Cover sheet dated 2/23/2017
 - b. C0.01 Legend & General Notes dated 2/23/2017
 - c. C1.01 Existing Conditions and Site Preparation Plan dated 2/23/2017

- d. C3.01 Layout and Materials Plan dated 2/23/2017
- e. C5.01 Utility Plan dated 2/23/2017
- f. C6.01 Grading and Drainage Plan dated 2/23/2017
- g. C6.02 Storm Drain Profiles dated 2/23/2017
- h. C6.03 Storm Drain and Sewer Profiles 2/23/2017
- i. C7.01 Details dated 2/23/2017
- j. C7.02 Details dated 2/23/2017
- k. C7.03 Details dated 2/23/2017
- l. C7.04 Details dated 2/23/2017
- m. C7.05 Details dated 2/23/2017
- n. C7.06 Details dated 2/23/2017
- m. V1.01 Plan of Land in Andover, MA dated 1/23/2017
- n. A3.01 Overall Elevations dated 1/23/2017
- o. L1.01 Planting Plan dated 2/23/2017

3. Construction of the project, once begun, shall continue through to completion as expeditiously as possible;

4. All exterior lighting of the building, access driveway, amenities and parking area shall be of such type, and installed in such manner so as not to create a nuisance in the form of glare or spillover into adjacent properties;

5. All utility work, including new installation, shall be in accordance with the specifications and standards as shown on the approved plans in Condition 2;

6. Construction activities on the site including equipment startups, site preparation, excavation, grading, filling, paving, erection of the structure, and installation of utilities, shall be conducted between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday. The Planning Board may consider approval of Saturday activities on written request from the developer. Work within the building once fully enclosed (including doors and windows) is not restricted by these conditions;

7. All activities on the site shall be conducted in a workmanlike manner. All construction equipment, building materials and debris shall be stored on the developer's property. Construction debris and litter shall be collected and stored in appropriate containers on the site and shall be removed as promptly and regularly as possible. Appropriate measures (or those directed by the Inspector of Buildings) shall be taken on the site so as to protect adjacent properties and ensure the safety of pedestrian and vehicular traffic during construction;

8. All trucks making deliveries of building materials to the site shall be unloaded within the site itself;

9. Once the utilities are completed a set of utility as built plans must be submitted to the Department of Public Works;

Sincerely,



Jacki Byerley
Planner