



TOWN OF ANDOVER

Town Offices
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July 27, 2016

Mr. Christopher Clemente, Inspector of Buildings
Town Office Building
36 Bartlet Street
Andover, MA 01810

Re: SITE PLAN CERTIFICATE OF APPROVAL
Melmark Educational Housing Units

Dear Chris:

At a regularly scheduled public meeting held on July 26, 2016, the Andover Planning Board voted to issue a favorable recommendation for Site Plan Certificate of Approval for the construction of four educational group homes at Melmark Inc 459 River Road.

The Site Plan Certificate of Approval was issued subject to the following conditions:

1. For purposes of this site plan approval, the project shall be defined as the structures, parking areas, access drive, utilities, drainage systems, signage, landscaping and all other details as shown on the approved plans. The site is identified, as the property located at 459 River Road and more specifically identified as Assessor's Map 229, Lot 5. The developer shall be defined as the applicant, Melmark Inc, and its assigns or successors in title to the development, and all contractors and subcontractors under control of or in service to the developer;
2. Except as may be provided for in these conditions all construction activities shall be in conformance with these conditions and the following plans and drawings prepared by Bohler Engineering prepared dated 5/18/16 revised through 7/20/16:
 - a. Sheet 1 of 8 – Cover Sheet, dated 7/20/16 (revised);
 - b. Sheet 2 of 8 – General Notes Sheet, dated 7/20/16 (revised);
 - c. Sheet 3 of 8 – Demolition & Erosion Control Plan, dated 7/20/16 (revised);
 - d. Sheet 4 of 8 – Site Plan, dated 7/20/16 (revised);
 - e. Sheet 5 of 8 – Grading & Drainage Plan, dated 7/20/16 (revised);
 - f. Sheet 6 of 8 – Utility Plan, dated 7/20/16 (revised)

- g. Sheet 7 of 8 – Landscaping Plan, dated 7/20/16 (revised)
- h. Sheet 8 of 8 – Construction Detail Sheet, dated 7/20/16 (revised)
- f. Sheet 1 of 1– Proposed Easements, dated 7/20/16 (revised)

3 The developer shall provide at least four (4) sets of the plans and drawings, considered the final plans, described under Condition 2 above to the Planning Department for distribution and final review;

4. Prior to any construction on site, the applicant shall provide to the Planning Department a digital file containing the plan if produced using computer aided drafting and design (CADD) software. The file format shall be in AutoCAD DWG (or ASCII DXF) version 2004 or earlier and Adobe PDF, delivered on CD-ROM or DVD-R media AutoCAD file delivery shall be in full model view and individual sheet views. The digital file shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, edge of sidewalk, edge of water bodies, wetland boundaries, topographic contours, spot elevations, parking areas, utilities including but not limited to water and sewer, road centerline and associated text. Said digital data shall be delivered in the Massachusetts Coordinate System, North American Datum 1983 and North American Vertical Datum 1988, in U.S. Survey Feet. A review of the digital file shall be made by the Department of Public Works prior to the recording of the definitive plan;

5. Construction activities involving grading, filling, excavating, paving, utility installation and erection of the structure shall be confined between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday. Interior construction within the structures once fully enclosed shall be regulated by the Inspector of Buildings;

6. Construction traffic associated with this site plan review shall be regulated by the Inspector of Buildings. Prior to commencing hauling operations, a hauling route shall have been reviewed and approved by the Inspector of Buildings. Any deviation from the approved route and/or scheduling once established shall require proper notification and approval from the Inspector of Buildings. Construction traffic shall be defined as large trucks hauling earth moving equipment, dump trucks, trucks hauling building materials, cement trucks, and contractors' vehicles larger than panel trucks. Hauling of earth materials and heavy equipment on the site shall not coincide with the drop-off or pick-up times for school buses;

7. All transport of earth materials to or from the site shall be in accordance with a schedule approved by the Inspector of Buildings, and such schedule shall provide for the hours during which hauling operations may be conducted, and shall provide for designation of a hauling route for trucks. All loaded trucks shall be appropriately covered, and the public streets shall be kept free and clear from any debris, stones, gravel, or other earth materials associated with the project;

8. Appropriate measures including street sweeping (or those directed by the Inspector of Buildings) shall be taken so as to protect adjacent properties from dust and other windblown debris during site preparation and construction;

9. All exterior lighting on the site (parking areas and building) is to be arranged so as to prevent spillover or glare onto adjacent properties;

10. All signs, either attached or freestanding, shall be in conformance with the requirements of the zoning by-law, as to size, height and lighting;

11. All construction operations and activities shall be conducted in a workmanlike manner, and dust and blowing debris shall be controlled so as not to adversely affect any adjacent property;

12. Should revisions to the approved plans be necessary the school shall meet with Planning Staff to determine whether the revisions require a review by the Board. Should staff determine the revisions are minor the revised plans shall be placed in the record as the approved plans;

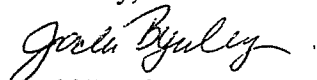
13. Plantings shall take place to a similar amount and placement as shown on planting plan set, the types of trees and shrubs can be adjusted as needed;

14. A set of as-built plans for utilities (water, sewer and drainage) on the site shall be submitted to the Department of Municipal Services after all installations are complete, and before the issuance of a Certificate of Occupancy; the as-built shall include a digital file of the plans and features listed in condition # 4, including utilities and building location following the format of condition # 4.

15. Prior to the issuance of a building permit a deed restriction limiting the four (4) group homes to be used solely for educational purposes protected by the provisions of MGL Chapter 40A, Section 3 shall be reviewed and approved by Town Counsel and recorded at the North Essex Registry of Deeds;

16. Prior to issuance of a building permit the 20' wide water easement labeled "existing water easement" which has the water main loop running from Christian Way to River Road shall be granted to the Town and shall be approved by the Town and recorded at the North Essex Registry of Deeds.

Sincerely,


Jacki Byerley
Planner

Cc: Brian Moore, P.E., Town Engineer
David Dargie, Construction Inspector
Thomas Carbone, Director of Board of Health
Robert Douglas, Conservation Director
Glen Ota, Safety Officer
Lieutenant Todd Pomerleau, Fire Prevention Officer
Pat Sullivan, Senior Assessor
Melmark
Bohler Engineering