



TOWN OF ANDOVER

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2017 APR 26 A 11:00
TOWN OF ANDOVER, MASS

April 26, 2017

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

Re: SITE PLAN CERTIFICATE OF APPROVAL
Minor Modification - Merrimack College – North Campus

Dear Chris:

At a regularly scheduled public meeting held on April 25, 2017 the Andover Planning Board voted to issue a favorable recommendation for the minor modification request to the Site Plan around the North Campus academic buildings and associated site work at Merrimack College.

The review is for an increase to the square footage of Building A from 10,296 to 18,130 and Building C from 11,988 to 20,300 for academic use each will stay at two stories.

The Site Plan Certificate of Approval was issued subject to the following recommended 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 owned by Merrimack College, located at 315 Turnpike Street, North Andover, MA and more specifically identified as Assessor's Map 2, Lots 2-51 and 2-51A. The developer shall be defined as the applicant, Merrimack College, 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 VHB:
 - a. Sheet C-1 – Legend and General Notes, dated 2/17/2017
 - b. Sheet C-2 – North Campus Context Plan, dated 2/17/2017
 - c. Sheet C-3 – Layout and Materials Plan, dated 2/17/2017
 - d. Sheet C-4 – Grading, Drainage Plan and Erosion Control Plan, dated 2/17/2017
 - e. Sheet C-5 – Utility Plan, dated 2/17/2017
 - f. Sheet C-6 – Sanitary Sewer Plan and Profile, dated 2/17/2017
 - g. Sheet C-7.1 – Site Details 1, dated 2/17/2017
 - h. Sheet C-7.2 – Site Details 2, dated 2/17/2017
 - i. Sheet C-7.3 – Site Details 3, dated 2/17/2017
 - j. Sheet C-7.4 – Site Details 4, dated 2/17/2017

- k. Sheet Sv-1 – Existing Conditions Plan of Land, dated 5/5/2016
- l. Landscaping Plan - Merrimack College Academic Building Illustrative Site Plan, dated February 2017

3. 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, unless otherwise approved in writing by the Planning Board. Interior construction within the structures once fully enclosed shall be regulated by the Inspector of Buildings;

4. 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 materials and heavy equipment on the site shall not conflict with the morning school bus pick up times of 7:00 – 8:30 am and school bus drop-off times of 2:30 – 3:30;

5. All transport of earth materials and trucking of materials and oversized trucks 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. Rock Ridge Road may be utilized for construction access/egress for the construction of Building C and for oversized deliveries to Building A;

6. All exterior lighting on the site (parking areas, walkways and attached to the exterior of buildings) is to be arranged so as to prevent spillover or glare onto adjacent properties;

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

8. 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;

9. Final hydrant locations will be reviewed and approved by the Fire Prevention Officer prior to start of site work;

10. Should the Conservation Commission or another Board require revisions to the approved plans the College 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;

11. All buildings associated with the North Campus Development Project shall conform to the Dimensional Requirements as set forth in Section 4.1. of the Andover Zoning Bylaw;

12. The applicant has agreed to enhance the landscaped buffer along the frontage of Rock Ridge Road. Said landscaping shall be in conformance with a plan entitled Landscaping Plan - Merrimack College Academic Building Illustrative Site Plan, dated February 2017 as prepared by VHB. Merrimack College

shall be required to replace, in kind and number, any landscaping that does not survive one (1) year following initial planting;

13. The applicant has agreed to install permanent fencing prior to the completion of its construction activities along the frontage of Rock Ridge Road. Said plan location shall be in conformance with a plan as presented to the Planning Board. The applicant shall notify the Planning Staff in writing upon final selection of the type of fencing option.

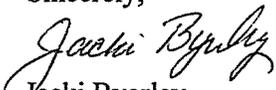
14. The applicant has proposed to install an access gate as shown on Sheet C-3 – Layout and Materials Plan, dated 2/17/2017. The intent of the access gate is to limit common vehicle access from entering/exiting via Rock Ridge Road. Said use of the access gate shall be solely limited to emergency vehicles and for use by Merrimack College during special events. As requested by the Andover Fire Department, the gate should utilize “Click 2 Enter” technology which will allow safety vehicles to radio transmit the gate opening, or utilize other acceptable alternatives as reviewed and approved by the Andover Fire Department. A sign depicting the intent of the emergency access gate shall also be installed along the frontage of Rock Ridge Road. Said location and type shall be reviewed and approved by the Andover Fire Department;

15. All future truck access servicing the North Campus Development project for daily operations/deliveries shall be restricted from utilizing Rock Ridge Road and Fox Hill Road for vehicular access, unless otherwise approved by the Inspector of Buildings. This condition shall be enforceable by the Inspector of Buildings;

16. Noise shall be regulated by the Inspector of Buildings in accordance with applicable laws and regulations;

17. Pursuant to Section 5.1.5.3. of the Zoning Bylaw, parking for persons with disabilities shall be provided. Prior to issuance of a building permit, the Inspector of Buildings shall review the North Campus Development project plans for compliance with said section.

Sincerely,


Jacki Byerley
Planner

Cc: Merrimack College
Chris Cronin, Director of Municipal Services
Brian Moore, P.E., Town Engineer
David Dargie, Construction Inspector
Morris Gray, Water and Sewer Superintendent
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