

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

ON THE APPLICATION OF

50 FRONTAGE ROAD
(CAMBRIDGE ISOTOPE LABORATORIES, INC)

For a Special Permit of a Major Non-Residential Project Section 9.4.8 of the Zoning By-Law

Decision: SP14-05

YES (with conditions)

A public meeting of the Planning Board was held on August 12, 2014, at the third floor conference room, Town Office Building. Present and voting in the affirmative on the matter were members Zachary Bergeron, Joan Duff, Vincent Chiozzi, James Doherty, Ann Knowles and Steve Pouilot.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on July 3, 2014 and July 10, 2014, and notice sent by mail, postage prepaid, to all interested parties pursuant to the provisions of Massachusetts General Laws, Chapter 40A, a public hearing was convened on July 22, 2014 on the application of Cambridge Isotope Laboratories, Inc for a Special Permit for a Major Non-Residential Project. The hearing was closed on August 12, 2014, with the aforementioned members of the Board present throughout.

The application proposes to add additional lab space by enclosing an existing courtyard. The increase of area will be 3,154 sf for a total of 59,390 sf building. The interior space will also be renovated to accommodate the lab, offices, manufacturing and warehousing. The lot is

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approximately 4.9 acres located within the IA Zoning District.

There are currently 164 parking spaces located on site. The increase in lab area will not bring in additional employees; based on the breakdown of the uses 164 parking spaces meets the zoning requirements. The runoff from the addition will be roof drained into a new underground drainage system. The new system will connect to the existing underground detention system.

On a vote of 5 to 0, the Board finds that the proposal to expand the existing building at 50 Frontage Road and associated site work as requested 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 Board approves with conditions the application of Cambridge Isotope Laboratories, Inc for a Major Non-Residential Special Permit 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 50 Frontage Road Street, more specifically shown on Assessor's Map 178 Lot 13. The developer is identified and shall be defined as Cambridge Isotope Laboratories 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. Except as otherwise provided for in these conditions all work associated with the project and landscaping, shall be in conformance with the following plans and drawings prepared by Highpoint Engineering Inc, dated June 20, 2014 last revised July 31, 2014, which are considered the final plans and may be found in the Planning Division:
 - a. Title Sheet, Sheet T001, last revised 7/31/2014;
 - b. Compiled Existing Conditions Plan, Sheet C100, last revised 7/31/2014;
 - c. Compiled Existing Conditions Plan, Sheet C200, last revised 7/31/2014;
 - d. Development Plan, Sheet C300, last revised 7/31/2014;
 - e. Site Preparation Demolition and Erosion Control Plan, Sheet C400, last revised 7/31/2014;
 - f. Site Drainage Improvement Plan, Sheet C500, last revised 7/31/2014;
 - g. Site Paving and Parking Plan, Sheet C600, last revised 7/31/2014;
 - h. Courtyard Infill Schematic West Elevation, Sheet A-1 dated 6/15/2014, prepared by R.E.Dinneen Architects & Planners, Inc.
3. If a modified or supplemental plan(s), drawing(s) and document(s), if any, is required by the Planning Board under the conditions of this permit, it shall be submitted to, reviewed and approved by the Planning Division;

4. Administration and enforcement of this permit and the conditions attached thereto shall be pursuant to the requirements of the Planning Board's Rules Governing Special Permits;
5. This special permit shall expire two (2) years from the date that this decision has been recorded in the North Essex County Registry of Deeds unless substantially exercised by the applicant prior to that date. The Board may consider extending the special permit upon written request of the applicant provided that such request has been received and a public hearing noticed prior to the expiration of the original permit. In considering a request for extension the Board may take into account conditions on the site and in the neighborhood at the time the request is made, including traffic, access, and pedestrian safety, and may impose such additional conditions deemed appropriate to mitigate any adverse impacts of the development;

Prior to Construction

6. 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;
7. Prior to construction of the underground drainage system a Town representative shall witness the test pits;
8. The hauling route for the import and/or export of earth materials and demolition debris shall be approved by the Inspector of Buildings and the Police Safety Officer. All public ways are to be kept clean and free of any dirt or debris associated with hauling activities;

Throughout and During Construction

9. All activities on the site shall be conducted in a workmanlike manner. All construction equipment, supplies and building materials shall be appropriately secured against unauthorized access. 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 so as to protect adjacent properties from dust and other windblown debris during site preparation and construction;

10. Construction activities on the site including equipment startups, site preparation, excavation, demolition, grading, filling, paving, erection of structures, installation of utilities, and landscaping shall be conducted between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday. Interior finish work on the building once fully enclosed (doors and windows) is not subject to this condition;
11. Burning or burial of trees, stumps, or construction debris of any kind is strictly prohibited anywhere on site;
12. Lighting fixtures in the parking area shall be shielded and directed inward toward the site. Those fixtures not required for nighttime security shall be placed on a timer and shall be extinguished when the operations or activities in the building are not being conducted;
13. Construction of the project, once begun, shall continue through to completion as expeditiously and continuously as possible; however, in the event that construction activities cease on the part of the developer for a period of six (6) months from the date of last observed activity, the Board may convene a public hearing for the purpose of revocation or modification of the permit;
14. Annual reports as outlined in the Stormwater Operation & Maintenance Plan received by the Planning Division on 8/1/2014 shall be submitted to the Planning Division;

Prior to Occupancy

15. Prior to occupancy of the building on the site all parking areas, access driveways, pavement markings, sidewalks and off-site street improvements (if any) shall have been completed and made fully operational;
16. Prior to occupancy, a set of as-built plans for utilities (water, sewer and drainage) shall be submitted to and approved by the Department of Public Works 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 # 6, including utilities and building location following the format of # 6;
17. The applicant shall be obligated to become a participating member in the local Transportation Management Association.

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.

On August 12, 2014, at a regularly scheduled public meeting, the Andover Planning Board voted (5-0) to issue the foregoing Special Permit for a Major Non-Residential Project.

Date: 8/12/14

Zachary Bergeron
Zachary Bergeron, Chair

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

On this 12th day of August, 2014, 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 his knowledge and belief and who acknowledged to me that he 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
Kathryn Forina, Notary Public
My commission Expires:



CERTIFICATION

I, LAWRENCE D. MURPHY, 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 my office on Aug 13, 2014 and no appeal against said decision has been filed.

Date: 9-3-2014



Lawrence Murphy, Town Clerk