



TOWN OF ANDOVER

Town Offices
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September 10, 2015

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

Re: SITE PLAN CERTIFICATE OF APPROVAL
503 South Main Street – Primrose School

Dear Chris:

At a regularly scheduled public meeting held on September 8, 2015, the Andover Planning Board voted to issue a favorable recommendation for Site Plan Certificate of Approval to construct a 12,850 sf single story child care center with outdoor playground areas and associated site work at 503 South Main Street. The existing 4500 sf Temple will be demolished along with the barn, shed and parking areas. The opening onto South Main Street will remain. The parcel of land consists of 3.23 acres located in the SRC Zoning District. Parking is based on the number of children and employees, the bylaw requires 1 space per 10 children, 1 space per employee and a minimum of 1 drop off/pickup per 25 children. The applicant proposes maximum occupancy of 190 children and 25 employees which requires 52 parking spaces, the applicant is providing 53. A new parking lot with associated walkways will be created around the building. The area is to be fenced in to provide safe outdoor play areas for the children.

The Site Plan Certificate 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 503 South Main Street and more specifically identified as Assessor's Map 102, Lot 1A. The developer shall be defined as the applicant, Primrose Schools, 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 Andover Consultants, Inc prepared for Primrose Schools 503 South Main Street Andover, MA 01810 dated 4/13/15 revised through 8/18/15:
 - a. Sheet 1 of 5 – Existing Conditions Plan, dated 4/13/15;
 - b. Sheet 2 of 5 – Site Layout Plan, dated 8/18/15 (revised);
 - c. Sheet 3 of 5 – Grading, Utility, and Erosion Control Plan, dated 8/18/15 (revised);

d. Sheet 4 of 5 – Utility Profile Plan, dated 8/18/15 (revised);

e. Sheet 5 of 5 – Site Details Plan, dated 8/18/15 (revised);

f. Sheet L-1 – Landscape Plan Primrose School, dated 7/28/15 prepared by Weinmayr/Jay Associates Inc.

g. Sheet L-2 – Plant List & Notes Primrose School, dated 7/28/15 prepared by Weinmayr/Jay Associates Inc.

h. Sheet A-4 – Exterior Elevations, dated 4/06/15 prepared by Children’s Design Group;

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 earth materials and heavy equipment on the site is restricted to the time period between the last morning pick-up of school children, and the first afternoon drop off. South Main Street shall remain passable at all times.

5. 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. Prior to start of construction the applicant shall obtain the necessary permits from Mass Highway for the proposed work within the State Highway Layout;

10. 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. Adequate erosion control and soil stabilization measures shall be taken at all times to prevent any increase in rate or volume of stormwater runoff from the site onto the roadway or onto abutting properties

11. The landscaping provided on Sheet L-1 – Landscape Plan and Sheet L-2 – Plant List & Notes Primrose School, dated 7/28/15 prepared by Weinmayr/Jay Associates Inc. shall be planted according to said plan. The landscaping and plantings must be planted and survive two (2) years following initial planting. The owner shall replace any landscaping features that die within two years from the date of planting in kind and in similar size.

13. Should the Conservation Commission or other department require a modification, the applicant must present those changes to the Inspector of Buildings for a determination on whether the modification is minor in nature or whether a formal modification of the site plan approval is required;

14. 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. Any adjustments necessary to prevent spillover or glare onto adjacent properties or roadways will be the responsibility of the property owner.

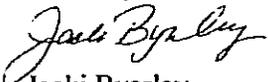
15. Prior to occupancy an evacuation plan must be submitted and approved by the Fire Prevention Officer.

16. Prior to occupancy the stop sign, driveway width of 24 feet with striping, and school zone sign or something similar with retro reflective/engineering grade on Route 28 as suggested by the Public Safety Officer shall be in place.

17. Throughout the use of the property as a child care facility proper sight distances shall be maintained with regards to the placement of the sign and landscaping.

Once approved, a site plan may be modified only upon approval by the Inspector of Buildings.

Sincerely,



Jacki Byerley
Planner

Cc: Marc Fournier, Deputy Director of Municipal Services
Brian Moore, P.E., Town Engineer
David Dargie, Construction Inspector
Mike Murnane, Water and Sewer Superintendent
Thomas Carbone, Director of Board of Health
Robert Douglas, Conservation Director
Chuck Edgerly, Safety Officer
Lieutenant Todd Pomerleau, Fire Prevention Officer
Pat Sullivan, Senior Assessor
Primrose School