



# TOWN OF ANDOVER

Town Offices  
36 Bartlet Street  
Andover, MA 01810  
(978) 623-8200  
www.andoverma.gov

RECEIVED  
TOWN CLERK'S OFFICE

2016 MAR -9 A 11:03

TOWN OF ANDOVER, MASS

March 9, 2016

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

Re: SITE PLAN CERTIFICATE OF APPROVAL  
33 Pearson Street - The School for Early Excellence

Dear Chris:

At a regularly scheduled public meeting held on March 8, 2016, the Andover Planning Board voted to issue a favorable recommendation for Site Plan Certificate of Approval for The School for Early Excellence at 33 Pearson Street. This is a change of use from a funeral home to a childcare facility. The building will not be expanded. The childcare facility will use the 2200 square foot first floor and the 1400 square foot second floor will remain as a residence.

The parcel consists of 10,600 square feet of land located in the General Business 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 20 children and 2 employees which requires 5 parking spaces. An additional space is needed for the residence. The applicant is providing 6 which complies with the bylaw.

A portion of the parking lot (2250sq. ft.) will be removed to create the playground. The area is to be fenced in to provide a safe outdoor play area for the children. The existing curb cuts will be used with directional arrows showing one way in and out. Drop off will take place under the existing car port with the circulation taking place around the building.

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

Conditions:

1. For purposes of this site plan approval, the project shall be defined as the structures, parking areas, access drive, play areas, signage, landscaping and all other details as shown on the approved plans. The site is identified, as the property owned by Richard Dewhirst, located at 33 Pearson Street and more specifically identified as Assessor's Map 38, Lot 5. The developer shall be defined as the applicant, Arianne Kindle, 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 designLAB architects, Inc. dated 2/6/16;

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; Monday through Friday, unless otherwise approved by the Planning Board;

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;

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;


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

7. 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;

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 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.

Sincerely,

  
Jacki Byerley  
Planner

Cc: Chris Cronin, Director of Municipal Services  
Brian Moore, P.E., Town Engineer  
David Dargie, Construction Inspector  
Thomas Carbone, Director of Board of Health  
Glen Ota, Safety Officer  
Lieutenant Todd Pomerleau, Fire Prevention Officer  
Pat Sullivan, Senior Assessor  
Arianne Kindle, applicant  
Richard Dewhirst, owner