



TOWN OF ANDOVER

Town Offices
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April 10, 2013

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

Re: SITE PLAN CERTIFICATE OF APPROVAL
St. Augustine's Gymnasium

Dear Chris:

At a regularly scheduled public meeting held on April 9, 2013, the Andover Planning Board voted to issue a favorable recommendation for Site Plan Certificate of Approval for the construction of a new gymnasium and associated site work at St. Augustine's 26 Central Street.

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 St. Augustine's, located at 26 Central St and more specifically identified as Assessor's Map 55, Lots 108, 112, 113, & 113A. The developer shall be defined as the applicant, St. Augustine's, 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 Design Consultants, Inc. and Maclaren Associates LLC:
 - a. Sheet S1.0 – Existing Conditions Plan, dated 12/4/12;
 - b. Sheet C2.0 – Site Preparation Plan, dated 3/28/13 (revised);
 - c. Sheet C3.0 – Permit Site Plan, dated 4/2/13 (revised);
 - d. Sheet C3.1 – Permit Site Plan, dated 4/2/13;
 - e. Sheet C4.0 – Construction Details, dated 4/2/13 (revised);
 - f. Sheet C4.1 – Construction Details, dated 4/2/13 (revised);
 - g. Sheet A-3.1 – Proposed Elevations, dated 1/27/13 (revised);

h. Sheet A-4.1 – Proposed Floor Plan, dated 1/27/13 (revised);

3. Prior to introduction of construction equipment onto the site a meeting shall be conducted between the applicant, the applicant's contractors, and the Planning Department, as well as the Health Department, Building Department and Department of Public Works for the purpose of reviewing these conditions, contractor's contact information and the construction sequence schedule, said schedule to be used as a guide to activities within the development including construction of the building, roadway improvements, utilities, drainage systems, stabilization, and stockpiling;

4. 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;

5. 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 children;

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

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. The landscaping provided – Gymnasium Planting Plan, prepared by Jack Tremblay, Landscape Architect, dated 3/21/13 (revised) shall be planted to be the best extent possible. The landscaping and plantings must be planted and survive one (1) year following initial planting. The owner shall replace any landscaping features that die within one year from the date of planting in kind and in similar size;

9. Final placement of the bollards with chain and emergency access sign shall be made in the field with input from the Fire Prevention Office prior to placement;

10. The staff of St. Augustine's will encourage visitors to the gymnasium to utilize the municipal parking lot whenever possible;

11. Prior to issuance of a Certificate of Compliance for sewer connection, the applicant must provide to the Health Division a new video of the existing sewer service showing that the pipe holds no sags or debris..

12. Prior to occupancy of the gymnasium St. Augustine's Drive shall be repaired in a manner to allow safe vehicular and pedestrian traffic.

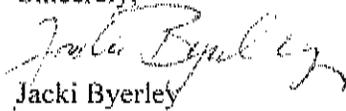
13. Prior to occupancy the applicant shall submit to the Planning Department for review and approval by the Department of Public Works digital files of as-built plans of the utilities as specified in the Town of

Andover Department of Public Works Construction Specifications document last dated January 2007 or as amended from time to time;

14. Should the Inspector of Building receive complaints regarding the parking on site, the Inspector may at his discretion require the applicant to come back to the Board for review of the parking:

Once approved, a site plan may be modified only upon written approval of the Planning Board.

Sincerely,


Jacki Byerley
Planner

Cc: Chris Cronin, Acting Director of Public Works
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
Chuck Edgerly, Safety Officer
Lieutenant Todd Pomerleau, Fire Prevention Officer
Susan Moore, Assistant Assessor
Father Gori, St. Augustine's
David Giangrande, Design Consultants

