



TOWN OF ANDOVER

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

September 12, 2012

Draeger Medical Systems, Inc
Ms. Sara Osborne
6 Tech Drive
Andover, MA 01810

Re: SITE PLAN CERTIFICATE OF APPROVAL
Draeger Medical Systems – 6 Tech Drive

Dear Ms. Osborne:

At a regularly scheduled public meeting held on September 11, 2012, the Andover Planning Board voted to issue a Site Plan Certificate of Approval for the construction of a products and inventory supply building (1,440 gross sq.ft.) located at 6 Tech Drive.

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 owned by RREEF AMERICA REIT III CORP Z, located at 6 Tech Drive, Andover, MA and more specifically identified as Assessor's Map 166, lot 15C. The developer shall be defined as the applicant, Draeger Medical Systems, Inc, 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 John G. Crowe Associates and/or ACTWO Architects:

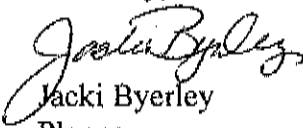
- a. Sheet 1 of 1 – Existing Conditions Survey of a Portion of 6 Tech Drive, dated 8/21/12;
- b. Sheet SP-1 – Site Preparation, Demolition, Planting, Layout, Materials & Site Statistics Plan, dated 9/6/12 (revised);
- c. Sheet SP-2 – Grading and Utility Plan, dated 9/6/12 (revised);
- d. Sheet SP-3 – Site Construction Details, dated 8/21/12;
- e. Sheet A-100 – Schematic Plan and Elevations, dated 9/6/12 (revised).

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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 shall not coincide with the drop-off or pick-up times for school buses;
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 exterior lighting on the site (pedestrian areas and building) 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. Any storage of flammable material shall require a permit from the Fire Department.

If you should have any question regarding the Board's action, please do not hesitate to contact my office.

Sincerely,


Jacki Byerley
Planner

Cc: John G. Crowe Associates, Inc
Christopher Clemente, Inspector of Buildings
Brian Moore, Town Engineer
David Dargie, Construction Supervisor