

**ANDOVER PLANNING BOARD**

**APPLICATION FOR SPECIAL PERMIT**

**For: Major Non-Residential Project (Building 1, Lot 1), 3000 Minuteman Road  
Section of Bylaw: 9.4.8**

**APPLICATION MUST BE COMPLETE**

(Please print or type)

This application, completed and signed, shall be submitted with 18 copies of the application and narrative, 12 copies of the plans, 1 CD with PDFs of the plans and 7 copies of any drainage report.

Application is hereby made for a Special Permit for Major Non-Residential Special Permit Section 9.4.8 of the Zoning By-Law.

1. Applicant(s): ARE - MA Region No 93 Holding, LLC  
Contact Name: Dante Angelucci, Senior Vice President Development  
Mailing Address: 26 North Euclid Avenue, Pasadena, CA 91101  
Telephone Number: 617-252-4964
2. Record Owner(s) Name: ARE - MA Region No 93 Holding, LLC\_  
Mailing Address: same as above
3. Interest in Property: x Owner \_\_\_\_\_ Other \_\_\_\_\_  
(Describe): \_\_\_\_\_
4. Engineer: SMMA  
Contact Name: Brian Lawlor, PE (37178)  
Mailing Address: 1000 Massachusetts Avenue, Cambridge, MA 02138  
Telephone Number: 617 520-9224  
Name of Professional Surveyor: Feldman Surveyors, Timothy Agurkis PLS  
#52782
5. Property Address: Building 1, Lot 1, 3000 Minuteman Road, Andover, MA  
Assessors Map 165, Lot 04D and Lot 187, Lot 04  
Zoning District(s) including overlay districts: ID-2
6. Lot square footage/acres: 43.67 acres
7. Frontage: 62.86 feet
8. Square footage of existing building: \_\_\_\_\_ 88,764 square feet  
stories: 2 square footage per floor: each floor has 44,382 sq feet

height: The building height will not exceed 50' except for mechanical penthouses and other rooftop equipment which may exceed 50'. The area of such penthouses and mechanical equipment will be less than 25% of the ground floor area of the building. We anticipate that the height of such penthouses and mechanical equipment will not exceed 60'.

9. Existing Use(s) office and medical device development  
Proposed Use(s): therapeutic drug development and cGMP compliant manufacturing
10. Square footage of proposed building or addition: existing building and 100,000 sq feet  
Total building coverage percentage: 6.4% landscaping percentage: greater than 5%  
Total square footage: 186,000 percentage: 6.4%  
Square footage of total land disturbance: 450,000 sq feet
11. Parking: existing 365 proposed 449
12. Number of: Buildings 1 Units: n/a
13. Building Height: see # 8, above
14. Open Space: Acreage N/A to SP Percentage N/A to SP  
Percentage of Accessible Open Space N/A to SP
15. Square Footage of Roadway Construction Land Disturbance: there is not proposed additional roadway  
Square Footage of Total Land Disturbance: 450,000 sq feet
16. Deed of Property Recorded In Essex North Registry of Deeds,  
Book 17097 Page 342 or Certificate of Title \_\_\_\_\_  
Easements and Restrictions of Record (Include description and deed reference):  
Declaration of Easements, Restrictions and Covenants dated June 30, 2021, recorded at Book 17025, page 27. This Easement is between the lot owners (Lot 1, 2, and 3) on the ANR Plan (Plan 18202) and the Easement Plan (Plan 18203)
17. Certified Statement as to Encumbrances on the land: \_\_\_\_\_  
There are easements and mortgage which do not affect the development of the property.
18. Describe any previous Special Permit Application or approvals for these premises  
None from Planning Board. There is a parking variance granted by the zoning board of appeals.
19. Provide a narrative of the project and how it meets the zoning bylaw requirements.  
The Applicant seeks a Major Non-Residential Special Permit pursuant to Section 9.4.8 of the zoning by law. The Applicant proposes to alter, renovate,

reconstruct or redevelop more than 40% of the gross floor area of the existing building and add an addition of 100,000 sq feet. There will also be a change in uses. The building is currently 86,000 sq. ft. of office and medical device development and it is the Applicant's intent to renovate and add an addition of 100,000 sq feet for use for therapeutic drug development and cGMP compliant manufacturing.

The following will be installed on the roof a) mechanical penthouse to house mechanical and electrical equipment, b) Exhaust systems,.

The Applicant has submitted a Special Permit to Reduce Parking.

I understand and agree to comply with the requirements of the Andover Planning Board's Rules Governing Special Permits.

ARE - MA Region No 93 Holding, LLC



By:  
Hunter Kass,  
Executive Vice President –  
Regional Market Director  
Duly Authorized

Signature of Record Owner

Signature of Applicant

Hunter Kass  
Print Name

\_\_\_\_\_  
Print Name

January 26, 2022  
Date

\_\_\_\_\_  
Date