

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Reduction in Number of Parking Spaces (Lot 1, Building 1 3000 Minuteman Road, Andover, MA)

Section of Bylaw: 5.1.9

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 5.1.9 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: 86,000 sq feet
 stories: 2 square footage per floor: 43,000 sq ft height: compliance with by law
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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 is 86,000 sq feet and addition is 100,000 square feet
- Total building coverage percentage: _____ landscaping percentage: _____
- Total square footage: _____ percentage: _____
11. Square footage of total land disturbance: _____
12. Parking: existing 365 proposed 449
13. Number of: Buildings 1 Units: n/a
14. Building Height: N/A to SP applied for
15. Open Space: Acreage n/a to SP applied for Percentage _____
 Percentage of Accessible Open Space _____
16. Square Footage of Roadway Construction Land Disturbance: N/A to SP applied for
 Square Footage of Total Land Disturbance: N/A to SP applied for
17. 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 (Plan18203)
18. Certified Statement as to Encumbrances on the land: _____
n/a
-
19. 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 see attached.
20. Provide a narrative of the project and how it meets the zoning bylaw requirements.

The Applicant seeks a special permit pursuant to 5.1.9 to allow a reduction in the number of parking spaces required by Appendix A, Table 3 without the requirement that there be shared or remote parking or a reserve parking area provided.

The property is located at Building 1, Lot 1 at 3000 Minuteman Road. The initial Phase of the development of the campus will be to renovate and add a 100,000 square foot addition onto Building 1 on the Lot 1 and the renovation of Building 3 on Lot 2. The applicants will at a later date seek approvals for the further development of the Lots and the remainder of the campus.

The Applicant's plan is to create a Class A life science campus, including research and development as well as cGMP (Clean Good Manufacturing Process) uses. cGMP is a manufacturing use which includes laboratories, offices, technical support spaces and warehouse facilities. The proposed facilities involve increasingly more complex and focused biology, and require a much smaller, but more specialized, population density than older medical and pharmaceutical manufacturing processes and technologies. To that end, the Applicant seeks relief from the parking requirements of the Zoning Bylaw to permit development of this property without the need for parking spaces or reserve parking areas that will not be needed or required by the tenants.

The Applicant has obtained a variance from the Zoning Board from the provision of Section 5.1.9 which allows the Planning Board to reduce the parking requirements without the requirement that there be shared or remote parking or a reserve parking area provided.

The Zoning Board voted:

Accordingly, the Board votes unanimously (5-0) to (1) grant a Variance from the requirements of Article VIII, §5.1.9 to allow the Planning Board in its discretion to issue a special permit as provided therein approving a reduction in the parking requirement for this site upon its finding that special circumstances render a lesser number of spaces adequate for all parking needs, but without the requirement that there be shared or remote parking or a reserve parking area provided, and (2) deny a Variance from the requirements of Article VIII, §5.1.4 as moot, subject to the following conditions:

- 1. It is understood that any buildings to be constructed or reconstructed on this site will contain a mixture of GMP use(s), laboratories, Research and Development uses, warehouse uses, uses for scientific research, amenity buildings and office uses ancillary thereto as described in this decision.*
- 2. Applicant will obtain a Major Non-Residential Project special permit from the Planning Board pursuant to Section 9.4.8 of the By-law and a special permit pursuant to Section 5.1.9 of the By-Law, pursuant to which the Planning Board finds that a lesser number of spaces than would currently be required pursuant to Section 5.1.4 of the Zoning By-Law will be adequate for all parking needs of the site.*

The Applicant believes that parking shown on the plan submitted with the Special Permit for a Major Non-Residential Special Permit has sufficient spaces.

A reduction will be consistent with the intent of the by law to provide adequate parking while ensuring that the property, a portion of one of the largest sites to be redeveloped in Andover, is developed in a manner that provides flexibility for a better planned development. It would provide the Applicant and the Planning Board flexibility in the design of the site and not require excess parking, or an area set aside for Reserve Parking, if, in the Planning Board's opinion, such additional parking or reserve parking is not needed.

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