



TO:	Andover Planning Board / Conservation Commission	DATE:	11-21-22
FROM:	Katie Enright, Howard Stein Hudson	HSH PROJECT NO.:	17024
SUBJECT:	Parking Easement – Tantallon Rd Andover		

HSH provides the following information regarding the 10 parking spaces along Tantallon Road, nearest the Shawsheen River and Haverhill Street.

- Northern Essex Registry of Deeds Quitclaim Deed Bk 2266 Page 199 Easement No.1 – “ten parking spaces located on the westerly side of Tantallon Road and being the parking spaces which are currently numbered on the ground as parking space numbers 23 through 32” “(denoted as spaces number 25 through 34 on certain Plan of Land entitled “Site Plan of Land in Andover, MA. Dated April 22, 1986, Malcolm P. McDowel, PE-LS.” “ Spaces are located on Parcel A on the previously described Plan No. 9209, and commence with the parking space closest to Haverhill Street, located along the boundary of said Parcel A abutting the Shawsheen River”.
- Site Plan of Land in Andover, MA. dated April 22, 1986.
- Plan No. 9209

Plans and easement language depict parking allocated to Union National Bank as easements and restriction of record.

Per Site Plan by HSH revised through November 17, 2022, HSH has shown these existing spaces to be maintained for the bank as restricted by the easement and has proposed minor modifications to the construction of the spaces to improve the area located within the easement to benefit the abutting resource area.

The proposal calls for the reconstruction of the 10 spaces to be reconstructed from asphalt pavement to be curbed and topographically altered slightly to allow for the stormwater runoff to flow away from the river and into a deep sump hooded catch basin and continue through the proposed treatment chain, a CDS unit, before entering the river, this is a vast improvement over the existing condition as the proposed best management practices allow for a removal of Total Suspended Solids (TSS) removal of 92%, over the current direct flow allotting for 0% TSS removal.