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TOWN OF ANDOVER, MASS

CERTIFICATE OF ACTION
OF THE ANDOVER PLANNING BOARD
ON A MINOR MODIFICATION
TO
319 – 329 LOWELL STREET

In 2012, 2014 and 2017 the Andover Planning Board approved a major non-residential special permit and subsequent modifications to construct two medical office buildings, a parking deck and restaurant on property owned by Salvatore Lupoli. The medical office building known as Tower I has 40,000 gross floor area with 27 treatment rooms. Tower II was approved as 40,000 gross floor area, with only 30,000 square feet to be used by the medical offices, with 26 treatment rooms. An 1,800 square foot restaurant was approved with a parking deck that created a total of 261 parking spaces.

On May 5, 2017 the owner of the property requested a minor modification to allow for Tower II to be increased to 39 treatment rooms and to utilize the complete 40,000 square feet by the medical offices for treatment rooms and medical imaging machines. During the public meeting it was also discussed to create an alternate parking plan while the parking deck is constructed. Alternatives include parking at the fitness club at 307 Lowell Street and if need be leasing spaces from Hamilton Green Apartments.

The Board requested a traffic memorandum be submitted due to the increase and a peer review of the traffic memorandum submitted be conducted by Greenman Pedersen, Inc (GPI). A traffic memorandum dated June 21, 2017 has been submitted to include the full occupancy of the 40,000 sf building. This memorandum includes new vehicle trip estimates with the full occupancy and suggests a timing change to the pedestrian signal. GPI agrees with the trip generation analysis and suggests the applicant coordinate signal operations between the signal at the IRS/Woodview/Route 133 intersection and the signal at Greenwood/Lovejoy intersection. The Town's Public Safety Officer is in agreement with the pedestrian timing adjustment and the coordination of the two traffic signals.

At a regularly scheduled Planning Board meeting of June 27, 2017 the Board voted 4-1 that the request to modify the special permits issued by the Board SP12-03, SP14-07, SP16-04 to add 13 treatment rooms along with changes to the basement from storage to use by the medical building for medical imaging machines which modifies the floor plan area from 30,000 sf to 40,000 sf to the Tower II Medical Center to be a minor modification because the additional treatment rooms and use of the basement will not change the overall building square footage, the additional treatment rooms will be expanded throughout the building including the basement. The additional treatment rooms will not change the lot lines, utilities, stormwater management and

public safety access will not be compromised with the revisions. The site will be in compliance with the zoning bylaw once the parking garage is constructed.

The Board further voted 4-1 to approve the additional treatment rooms and use of the basement from storage to medical use and approve the alternate parking plan for Tower I and Tower II during construction of the parking structure and restaurant which includes use of the 307 Lowell Street (fitness club) and possible leasing spaces from Hamilton Green Apartments with the following revision to conditions 27 and 28 of SP16-04:

27. After one year of occupancy of the restaurant or at the request of the Planning Board the applicant will conduct a traffic analysis to determine what revisions, if any, need to be done to the traffic signal timing in consultation with the Town. Prior to any traffic signal timing changes the applicant will report its findings to the Planning Board for review and comment and will make the necessary changes to the traffic signal as reported in the findings. The applicant will work with the Town and MassDOT to provide the mitigation suggested in GPI's report dated June 22, 2017 and on the timing of the pedestrian signal as suggested in TEC's traffic memo dated June 21, 2017;

28. After one year of occupancy of Tower II or at the request of the Planning Board the applicant will conduct a traffic analysis to determine what revisions, if any, need to be done to the traffic signal timing in consultation with the Town; Prior to any traffic signal timing changes the applicant will report its findings to the Planning Board for review and comment and will make the necessary changes to the traffic signal as reported in the findings. The applicant will work with the Town and MassDOT to provide the mitigation suggested in GPI's report dated June 22, 2017 and on the timing of the pedestrian signal as suggested in TEC's traffic memo dated June 21, 2017;