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Essex North Register

TOWN OF ANDOVER, MASS
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**DECISION OF THE ANDOVER PLANNING BOARD
AS A SPECIAL PERMIT GRANTING AUTHORITY**

ON THE APPLICATION OF
300 Minuteman Road
300 Minuteman Park LLC

For a Special Permit to Reduce Number of Parking Spaces
under Section 5.1.9 of the Andover Zoning Bylaw

Decision: SP21-07

YES (with conditions)

A public meeting of the Planning Board was held virtually on January 10, 2023. Present and voting on this matter were Rocky Leavitt, Vincent Chiozzi, Ann Knowles, and Morgan von Prella Pecelli.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on September 16, 2021 and September 23, 2021 and pursuant to notice sent by mail, postage prepaid, to all interested parties under the provisions of Massachusetts General Laws Chapter 40A, a public hearing was convened by the Planning Board (the "Board") on October 12, 2021 for an application filed on September 8, 2021, by 300 Minuteman Park, LLC on property owned by 300 Minuteman Park, LLC, for a Special Permit for a Major Non-Residential Project. The property is more specifically identified as Assessors Map 165 Lot 4. The public hearing was closed on January 10, 2023.

The application submitted by 300 Minuteman Park, LLC to construct a 224,500 gross square foot cGMP facility that will include manufacturing, laboratories, warehousing, offices, storage, and shipping. The applicant has requested the Board review the parking calculation at 1 per 500 square feet without the requirement of a reserve parking area. This would put the requirement at 449 parking spaces.

On a vote of 4 to 0, the Board finds that the proposed use with appropriate conditions will not be unreasonably detrimental to the established or future character of the neighborhood and Town and that such proposed use with appropriate conditions is in harmony with the general purpose and intent of the bylaw. The plan is dependent on a Special Permit Major Non-Residential Special Permit (SP21-06), which was also reviewed during concurrent public hearings and approved by the Board on January 10, 2023. The Board approves a Special Permit to Reduce the Number of Parking Spaces subject to the following condition:

1. Any building constructed may be used solely for cGMP use(s) and uses ancillary thereto. If any portion were to be used for other purposes, the parking spaces required for such use and for all uses in the building shall be calculated accordingly pursuant to the Bylaw and if necessary the developer shall seek appropriate further relief from the Zoning Board of Appeals or Planning Board before implementing such other uses..

Following the statutory twenty-day appeal period, and in the absence of any appeal, the plan and an instrument containing the foregoing restrictions will be filed in the Registry of Deeds. The applicant is responsible for the costs associated with the Registry filings.

On January 10, 2023, at a public meeting, the Planning Board voted (4-0) to issue the foregoing Special Permit with conditions.

Date: 1-12-2023



Rocky Leavitt, Acting Chair
THE ANDOVER PLANNING BOARD

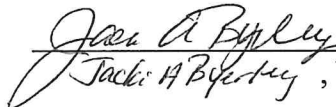
Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

Date: 1-12-2023

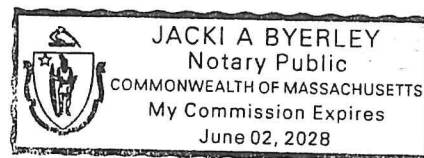
On this 12 day of January, 2023, by Rocky Leavitt, the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate to the best of his knowledge and belief and who acknowledged to me that he signed it voluntarily for its stated purpose and acknowledged the foregoing to be the free act and deed of the Andover Planning Board.

Before me,



Jacki A Byerley, Notary Public

My Commission Expires:



CERTIFICATION

I, Austin Simko, Town Clerk of the Town of Andover, Massachusetts, do hereby certify that twenty (20) days have elapsed since this decision of the Andover Planning Board was filed in the Office of the Town Clerk on January 17, 2023 and no appeal has been filed with the Town Clerk.

Date: 2-8-2023



Town Clerk