

Bk 17622 Pg 224 #26506
11-15-2022 @ 01:59P
Essex North Registry

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

ON THE APPLICATION OF

3000 Minuteman Road

ARE – MA Region No 93 Holding, LLC

For a Special Permit to Reduce Number of Parking Spaces

under Section 5.1.9 of the Andover Zoning Bylaw

Decision: SP22-02

YES (with conditions)

A public meeting of the Planning Board was held virtually on October 11, 2022. Present and voting on this matter were Zachary Bergeron, Rocky Leavitt, Vincent Chiozzi, Ann Knowles, Neil Magenheim and Morgan von Prelle Pecelli.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on February 3, 2022 and February 10, 2022 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 February 22, 2022 for an application filed on January 26, 2022, by ARE – MA Region No 93 Holding, LLC on property owned by ARE – MA Region No 93, LLC, for a Special Permit to Reduce Number of Parking Spaces. The property is more specifically identified as Assessors Map 165 Lot 4D and Map 187 Lot 4. The public hearing was closed on October 11, 2022.

The application submitted by ARE – MA Region No 93 Holding, LLC to construct a 100,000 sf addition to Building 1 at 3000 Minuteman Road to be used as a therapeutic drug development and cGMP (Current Good Manufacturing Process) Manufacturing facility. That will include laboratories, warehousing, offices, storage, and shipping. The applicant has received a variance from the Zoning Board of Appeals to allow the Board to review the parking requirements without a reserve parking area. The area around Building 1 has 365 parking spaces, after the addition it will have 449 parking spaces.

The Board has reviewed department comments, traffic, parking, landscaping, lighting, sewer improvements and drainage.

A traffic impact assessment dated June 10, 2022 was submitted by Vanasse & Associates, Inc. and included in the assessment was the analysis of the build out of the whole campus. The campus currently contains four (4) buildings that encompass approximately 726,000± square feet (sf) of office/manufacturing space. The redevelopment plan will transform the former office/manufacturing campus into a life sciences campus consisting of a mix of laboratory, research and development, office, cGMP manufacturing and warehouse space, and will include an expansion of one (1) of the existing buildings (Building 1) and the addition of two (2) new future buildings. When complete, the campus will contain approximately 1.126± million sf of space. The initial phase of the project is expected to generate approximately 5,536 vehicle trips on an average weekday (two-way volume over the operational day of the project, or 2,768 vehicles entering and 2,768 exiting), with approximately 567 vehicle trips (455 vehicles entering and 112 exiting) expected during the weekday morning peak-hour and 584 vehicle trips (123 vehicles entering and 461 exiting) expected during the weekday evening peak-hour. The initial phase of the Project is expected to generate 314 additional vehicle trips on an average weekday (an approximate 6 percent increase) when compared to the former Philips Health Care campus at full occupancy, with 117 fewer vehicle trips expected during the weekday morning peak-hour (an approximate 13 percent decrease) and 87 fewer vehicle trips during the weekday evening peak-hour (an approximate 10 percent decrease). The noted increase in traffic on an average weekday (314 vehicle trips, or a 6 percent increase) will be dispersed over the operational day of the project and will occur during off-peak hours on a weekday when traffic volumes are lower and reserve capacity exists to accommodate the additional trips.

The site improvements are considered a mix of new and redevelopment. The new impervious area is required to comply with the Stormwater Bylaw and the MassDEP Stormwater Management Handbook (MSH) fully while the redevelopment area is required to comply with MassDEP Stormwater Management Standards. Horsley Witten has reviewed the documents and plans submitted as part of the application and conducted a peer review of the stormwater management design in accordance with the Massachusetts Stormwater Handbook (MSH) dated February 2008, the Town of Andover Stormwater Management and Erosion Control Bylaw and Regulations amended in May 2021, and the Town of Andover Conservation Commission Wetland Protection Regulations. Horsley Witten is satisfied with the information submitted and has recommended conditions.

On a vote of 6 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 (SP22-01), which was also reviewed during concurrent public hearings and approved by the Board on October 11, 2022. 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 for life science/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 applicant 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 October 11, 2022, at a public meeting, the Planning Board voted (6-0) to issue the foregoing Special Permit with conditions.

Date: 10-18-2022



Zachary Bergeron, Chair
THE ANDOVER PLANNING BOARD

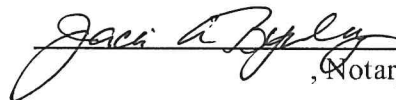
Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

Date: 10-18-2022

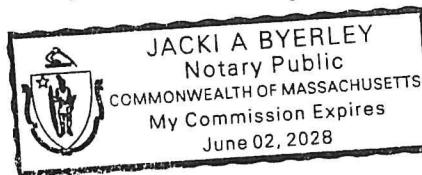
On this 16th day of October, 2022, by Zachary Bergeron, the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate 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,



, 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 my office on 10-18-2022 and no appeal against said decision has been filed.

Date: 11-9-2022



Town Clerk