

Bk 17465 Pg33 #13181
06-02-2022 @ 01:59p
Essex North Registry

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

**ON THE APPLICATION OF
1 & 4 Corporate Drive**

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

Decision: SP22-05

YES (with conditions)

A public meeting of the Planning Board was held virtually on April 12, 2022. Present and voting on this matter were Zachary Bergeron, Vincent Chiozzi, Ann Knowles, Neil Magenheim 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 February 17, 2022 and February 24, 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 March 8, 2022 for an application filed on February 9, 2022, by IQHQ – 1 Corporate, LLC and IQHQ – 4 Corporate, LLC on property owned by IQHQ – 1 Corporate, LLC and IQHQ – 4 Corporate, LLC, for a Special Permit to Reduce Number of Parking Spaces. The property is more specifically identified as Lot 12 & 12E on Assessors Map 167. The public hearing was closed on April 12, 2022. The aforementioned members were present throughout.

The application submitted by IQHQ – 1 Corporate, LLC and IQHQ – 4 Corporate, LLC is to construct a 95,640 gross floor area for research/lab with manufacturing to 1 Corporate Drive. The total gross floor area of 1 Corporate Drive will be 163,525 square feet. There will be 458 parking spaces to serve both 1 and 4 Corporate Drive (258 spaces near 4 Corporate and 200

spaces near 1 Corporate). The applicant is proposing a reserve area for future parking of 585 spaces.

The applicant submitted a Civil Site Plan, Future Parking Plan, Architectural Drawings, Landscape Plan, Site Lighting Plan, Stormwater Report, Geotechnical Report, Sanitary Sewer Investigation Report and a Traffic Impact Assessment for review by the Board and Town Departments. A peer review by Horsley Witten Group was completed for the Stormwater Report, after a few revisions Horsley Witten in a memo dated April 6, 2022, has stated they are satisfied with the information submitted with suggested conditions that should be put in place by the Board. Police has reviewed the traffic impact assessment and is satisfied with the information submitted. DPW has reviewed the Sanitary Sewer Investigation Report and the applicant's assessment that there are repairs needed to the sewer lines. Further, DPW agrees with the applicant's commitment to expend \$100,000.00 for the repair and rehabilitation of the existing sewer lines downstream of this project. DPW will work with the applicant to determine where those repairs will take place, so they do not duplicate repairs by other entities. This work will be completed prior to occupancy of the renovated 1 Corporate Drive. The final set of plans include revisions requested by Town Departments. The applicant has also provided a copy of their deed that references the maintenance of the roadway by the owner of the roadway which is then charged back to the lot owners.

On a vote of 5 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 for a Major Non-Residential Project (SP22-04), which was also reviewed during concurrent public hearings and approved by the Board on April 12, 2022. The Board approves with conditions the application for a Special Permit to Reduce the Number of Parking Spaces subject to the following conditions:

General Conditions

1. For purposes of this special permit the project shall encompass and be defined as the structures, parking areas, utilities, drainage systems, landscaping and all other details as shown on the approved plans. The site is identified as a parcel of land situated at 1 and 4 Corporate Drive, more specifically shown on Assessor's Map 167 Lots 12E and 12. The developer is identified and shall be defined as IQHQ-1 Corporate, LLC and IQHQ-4 Corporate, LLC or its successors. The developer, as defined, shall be subject to all conditions listed hereunder, and shall be directly responsible for construction of the project, including all contractors, subcontractors, vendors, or other parties working on the site and on the project;
2. A special permit has been issued to allow for the construction of the addition (SP22-04). Should the Inspector of Buildings determine that reserve parking is needed the current property occupant and/or owner shall come to the Planning Board for a review of the site's parking needs, at which time the Board will make a determination if the parking structure needs to be constructed or an alternative parking plan can be proposed;

3. Should a determination be made that the parking structure as shown on Plan titled Future Parking Plan last revised January 26, 2022 or an alternate design needs to be constructed, it will be the current property occupants and/or owners responsibility to obtain all necessary permits.

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 April 12, 2022, at a public meeting, the Planning Board voted (5-0) to issue the foregoing Special Permit with conditions.

Date: 4-20-2022

John C. Byerley

, Chairman
THE ANDOVER PLANNING BOARD

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

Date: 4-20-2022

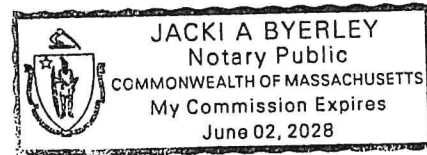
On this 20th day of April, 2022, by Zachary Bergeron, the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate 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,

Jacki A. Byerley

, Notary Public

My Commission Expires:



CERTIFICATION

I, Melissa K. Ripley, 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 April 20, 2022 and no appeal against said decision has been filed.

Date: May 20, 2022

Melissa K Ripley
Town Clerk