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TOWN OF ANDOVER, MA

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Essex North Registry

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

ON THE APPLICATION OF  
Raytheon  
350 Lowell Street

For a Special Permit for Major Non-Residential Project  
under Section 9.4.8 of the Andover Zoning Bylaw

Decision: SP24-05

YES (with conditions)

A public meeting of the Planning Board was held virtually on October 8, 2024. Present and voting on this matter were Neil Magenheimer, Rocky Leavitt, Vincent Chiozzi, Morgan von Prella Pecelli and Ann Knowles.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on August 22, 2024 and August 29, 2024 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 September 10, 2024 for an application filed on August 14, 2024, by Raytheon, An RTX Company on property owned by Raytheon, An RTX Company for a Special Permit for a Major Non-Residential Project. The property is more specifically identified as Lot 3 Assessors Map 155. The public hearing was closed on October 8, 2024. The members were present throughout.

The application submitted by Raytheon is to construct a 21,825 gross square footage addition to the Suffolk Building. The addition will be an expansion of the existing hardware integration center. The campus of Raytheon consists of approximately 170 acres located within the IA Zoning District.

During a series of public hearings held from September 2024 to October 2024, the Board reviewed the information submitted by the applicant and residents along with the information as listed in the Zoning Bylaw Section 9.4.8 and Section 9.5.4.3 a – k. Through the submission of plans, reports and hearings the Board reviewed:

- a) The building: the building meets the setback requirements of the IA Zoning District;
- b) Major Topographical changes: the addition will take place on already disturbed areas. The existing stormwater basin will be reconstructed to allow for access to the addition, a retaining wall will be constructed around the reconstructed stormwater basin;
- c) Surface and ground water drainage and erosion control: there is a constructed stormwater wetland to the south and an additional stormwater basin will be constructed to the southeast of the site to provide treatment of the stormwater. Stormwater is regulated through the Order of Conditions DEP file #090-1086 managed by the Conservation Commission;
- d) Protection against flooding and inundation: the constructed stormwater wetland will provide mitigation for the stormwater runoff related to water quality and will also provide additional stormwater storage so as to reduce any possibility for offsite flooding and inundation;
- e) Prevention of water and pollution and environmental damages: Stormwater is regulated through the Order of Conditions DEP file #090-1086 managed by the Conservation Commission. All additional impervious areas proposed will be mitigated through the stormwater management system;
- f) Provisions for adequate utility services: adequate utility service is currently provided to the site;
- g) Provisions for off-street parking and loading: there are over 4,000 parking spaces located throughout the site; the nature of the addition does not require an increase of parking spaces;
- h) Locations of intersections of driveways and street: the addition is located in the center of the campus and will have no impact on any adjacent roadways or intersection;
- i) Effects of additional traffic: No major increase in traffic is expected at this time;
- j) Provisions for pedestrian/bicycle access ways and for alternative transit programs: Raytheon has established an employee walking and exercise program throughout their campus;

- k) Provisions for landscaping and screening: no additional landscaping is proposed but areas south of the retaining wall will be naturalized with native plant material; an existing conditions & proposed landscaping plan have been submitted.

In considering a special permit for a Major Non-Residential Project the Planning Board must find that the proposal will not be unreasonably detrimental to the established or future character of the neighborhood and town and that such is in harmony with the general purpose and intent of this bylaw. In considering a special permit the Board can, and will, impose such conditions or safeguards, as it deems reasonably necessary.

In the opinion of the Board, the proposal as a whole, makes the best feasible use of the existing topography; the area of the building; and the roadway profiles which will not involve major cuts or removal of earth materials from the site. The development is being constructed in an established industrial area and is in keeping with the surrounding uses.

In the opinion of the Board the issuance of the special permit (with appropriate conditions) will not result in unreasonable detriment to the neighborhood or the Town.

In consideration of all of the foregoing, including the plans, documents, and testimony given during the public hearing, the Planning Board hereby approves and issues a Special Permit for a Major Non-Residential Project for Raytheon, An RTX Company, applicable to the property earlier described, and subject to the following conditions:

**Conditions**

1. For purposes of this special permit the project shall encompass and be defined as the structures, parking areas, access, utilities, drainage, signage, landscaping and all other details as shown on the approved plans. The site is identified as a parcel of land situated at 350 Lowell Street, more specifically shown on Assessors Map 155 Lot 3. The “developer” is identified and shall be defined as Raytheon Company or its assigns. 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. Except as otherwise provided for in these conditions, all work associated with the project, including architecture and landscaping, shall be in conformance with the following plans, drawings and reports, prepared by Civil Engineers BSC Group, Landscape Architect Paul Finger Associates, Inc and Architect Jacobs Engineering Group dated August 14, 2024 and Exhibits dated October 8, 2024:
  - a. Cover Sheet;
  - b. Sheet L1.01 Locus Plan;
  - c. Sheet L2.01 Existing Conditions Plan;
  - d. Sheet L3.01 Site Prep. and Erosion Control Plan;
  - e. Sheet L4.01 Site Plan;

- f. Sheet A1.01 Architectural Exterior Elevations;
  - g. Exhibit – 2 Sheets - Hardware Integration Center Expansion Raytheon An RTX Business;
  - h. Sheet EX-3.01 HWIC: Existing Conditions & Proposed Landscape Plan;
3. If a modified or supplemental plan(s), drawing(s) and document(s), if any, is required by the Planning Board under the conditions of this permit, it shall be submitted to, reviewed and approved by the Planning Division;
  4. This special permit shall expire three (3) years from the date that this decision has been recorded in the Northern Essex Registry of Deeds unless substantially exercised by the applicant prior to that date. The Board may consider extending the special permit upon written request of the applicant;
  5. Prior to the recording of this permit, the applicant shall provide to the Planning Department a digital file containing the plan if produced using computer aided drafting and design (CADD) software. The file format shall be in AutoCAD DWG (or ASCII DXF) version 2010 or earlier and Adobe PDF, delivered on CD-ROM or DVD-R media. AutoCAD file delivery shall be in full model view and individual sheet views. The digital file shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, edge of sidewalk, edge of water bodies, wetland boundaries, topographic contours, spot elevations, parking areas, road centerline and associated text. Said digital data shall be delivered in the Massachusetts State Plane Coordinate System, North American Datum 1983 and North American Vertical Datum 1988, in U.S. Survey Feet. A review of the digital file shall be made by the Department of Public Works prior to the recording of this permit;
  6. The landscaping and plantings must be planted according to the Existing Conditions & Proposed Landscape Plan dated 8/14/24. An annual review of the wooded stand area shall be made along with a review and removal of invasive species to the best extent possible. Should any of the plantings die during the life of the project it shall be replaced during the next available planting season;

#### Prior to Construction

7. The hauling route for the import and/or export of materials and debris shall be approved by the Inspector of Buildings. All public ways are to be kept clean and free of any dirt or debris associated with such activities;

#### Throughout and During Construction

8. All activities on the site shall be conducted in a workmanlike manner. All construction equipment, supplies and building materials shall be appropriately secured against

unauthorized access. Construction debris and litter shall be collected and stored in appropriate containers on the site and shall be removed as promptly and regularly as possible. Appropriate measures (or those directed by the Inspector of Buildings) shall be taken so as to protect sidewalks, the parking lot, and adjacent properties from dust and other windblown debris during site preparation and construction;

9. All earthmoving activities associated with the project shall be regulated by the Inspector of Buildings pursuant to the requirements of the Zoning Bylaw and as may otherwise be covered under this permit, and such activities shall commence only after issuance of a building permit.
10. All lighting on the site (parking areas and buildings) shall be arranged so as to prevent spillover or glare into adjacent properties;
11. Construction of the project, once begun, shall continue through to completion as expeditiously and continuously as possible;

Prior to Occupancy

12. A set of as-built plans for utilities (water, sewer and drainage) shall be submitted to and approved by the Department of Public Works after all installations are complete;
13. The applicant shall submit to the Planning Department digital files of as-built plans of the features listed above, including utilities and buildings, following the format described in #5 above;

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 8, 2024, at a public meeting, the Planning Board voted (5-0) to issue the foregoing Special Permit with conditions.

Date: October 9, 2024

  
Neil Magenheim, Chair  
ANDOVER PLANNING BOARD

Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

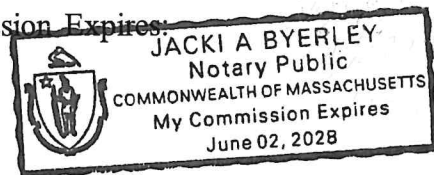
Date: October 9, 2024

On this 9<sup>th</sup> day of October, 2024, by Neil Magenheim, 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 the Office of the Town Clerk on October 9, 2024 and no appeal has been filed with the Town Clerk.

Date: 10-31-2024

  
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Town Clerk