



TOWN OF ANDOVER
Town Offices
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August 29, 2019

Select Board
Ms. Laura Gregory, Chair
Town Office Building
36 Bartlet Street
Andover, MA 01810

Re: SITE PLAN RECOMMENDATION
161 & 163 Andover Street – Ballardvale Fire Station

Dear Ms. Gregory:

In accordance with Article III Section 3.b.3.b.5 of the Town By-laws at a regularly scheduled public meeting held on August 27, 2019, the Andover Planning Board voted to recommend approval for Site Plan for the Town to be able to construct a new Ballardvale Fire Station at 161 & 163 Andover Street. The property is located in the SRA Zoning District on a \pm 25,638 square foot parcel of land.

The Board recommended approval of the Site Plan with the following conditions:

1. For purposes of this Certificate of Site Plan Approval, the project shall encompass and be defined as the structure, parking areas, access driveway, utilities, drainage system, street improvements, signage, landscaping and all other details as shown on the approved plans. The site is identified as property at 161 & 163 Andover Street, more specifically shown as Lots 18 & 19 on Assessor's Map 137. The applicant is also defined as the developer, The Town of Andover and shall include any successor in interest to the project. Any successor in interest shall be bound by, and subject to, these terms and conditions. The developer, as defined, shall be 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 should be in compliance with the following plans and drawings and all information depicted and shown thereon as prepared by Context Architecture and others:
 - a. Cover Sheet last revised August 13, 2019;
 - b. Topographic Plan last revised June 6, 2019;
 - c. C1.0 Site Preparation Plan last revised August 26, 2019;
 - d. C2.0 Site Layout Plan last revised August 26, 2019;
 - e. C3.0 Site Grading & Utilities Plan last revised August 26, 2019;

- f. C3.1 Utility Profiles last revised August 26, 2019;
- g. C4.0 Site Details last revised August 26, 2019;
- h. C4.1 Site Details last revised August 26, 2019;
- i. C4.2 Site Details last revised August 26, 2019;
- j. C4.3 Site Details last revised August 26, 2019;
- k. C4.4 Site Details last revised August 26, 2019;
- l. C4.5 Site Details last revised August 26, 2019;
- m. L1.0 Landscape Site Plan dated August 27, 2019;

3. Construction of the project, once begun, shall continue through to completion as expeditiously as possible;

4. All exterior lighting of the building, access driveway, amenities and parking area shall be of such type, and installed in such manner so as not to create a nuisance in the form of glare or spillover into adjacent properties;

5. All utility work, including new installation, shall be reviewed by the Department of Public Works and constructed in accordance with the specifications and standards as set by the Department of Public Works;

6. Construction activities on the site including equipment startups, site preparation, excavation, grading, filling, paving, erection of the structure, and installation of utilities, shall be conducted between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday. The Inspector of Buildings may consider approval of Saturday activities on written request from the developer. Work within the building once fully enclosed (including doors and windows) is not restricted by these conditions;

7. All activities on the site shall be conducted in a workmanlike manner. All construction equipment, building materials and debris shall be stored on the developer's property. 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 on the site so as to protect adjacent properties and ensure the safety of pedestrian and vehicular traffic during construction;

8. Once the utilities are completed a set of utility as built plans must be submitted to the Department of Public Works;

9. Additional test pits within the footprints of the infiltration systems shall be conducted prior to the start of construction. If the ESHGW is determined to be higher than 86.5 a revised design will be required;

10. An Approval Not Required Plan should be submitted to the Planning Division to combine 161 and 163 Andover Street into one lot;

11. A detailed dewatering plan and the impermeable liner specifications for the detention basin should be submitted to the Inspector of Buildings prior to start of construction;

12. The trees to be cut along the property boundary to 5 Clark Road should be marked and reviewed by Town staff prior to removal;

13. The Operation & Maintenance Plan shall be signed prior to any land disturbance.

Sincerely,



Jacki Byerley

Jacki Byerley
Planner

Cc: Andrew Flanagan, Town Manager
Michael Lindstrom, Deputy Town Manager
Chief Michael Mansfield, Fire Rescue
Christopher Cronin, Director of Department of Public Works
Janet Nicosia, Director of Plant & Facilities
Christopher Clemente, Inspector of Buildings
Art Martineau, P.E., Town Engineer
Scott Kandrut, Construction Inspector
Thomas Carbone, Director of Health
Glen Ota, Safety Officer
Lieutenant Ryan Beal, Fire Prevention Officer
Pat Sullivan, Senior Assessor
