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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

305 North Main Street, LLC
305 North Main Street, Andover, MA 01810

For a Special Permit for a Reduction or Change in Parking Space Requirements under Section 5.1.9 of the Zoning Bylaw.

Decision: SP25-03

YES (with conditions)

A public meeting of the Planning Board was held virtually on December 9, 2025. Present and voting on the matter were Zachary Bergeron, Morgan von Prelle Pecelli, Vincent Chiozzi, Rocky Leavitt, and Lelani Foster.

Pursuant to public notice in the Andover Townsman, a newspaper of general circulation in the Town of Andover, published on October 9, 2025 and October 16, 2025, 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 on October 28, 2025 on the application by 305 North Main Street, LLC, for a Special Permit for a Reduction or Change in Parking Space Requirements in the General Business District. The maximum occupancy of the building would require 105 parking spaces according to the Andover Zoning Bylaw, with 83 parking spaces being provided.

During the public hearing, the Planning Board reviewed the parking and considering the information provided by the applicant on the anticipated use of the parking by students, faculty and staff, the Planning Board agreed that the 83 parking spaces is reasonable and sufficient for the following reasons:

1. The parking area is intended primarily for faculty and staff. Most students are expected to arrive by alternative means, including a frequent and dedicated Merrimack College shuttle service operating throughout the day and evening, bicycling, or carpooling. Dedicated bicycle storage and racks will also be provided on site.
2. The existing parking area is immediately adjacent to the building. The building previously operated at full occupancy, the parking area consistently accommodated prior use without overflow or the need for additional on-site spaces, demonstrating that the historical parking demand can be adequately met by the existing and proposed facilities.
3. The site is constrained; further expansion of on-site parking is physically infeasible without eliminating viable building areas or creating unacceptable environmental or circulation impacts.
4. The proposal represents an appropriate and productive reuse of a parcel in the General Business District, maximizing the site's development potential while providing a realistic level of parking that is expected to adequately serve the college's operational needs.

Additional site improvements will enhance safety and accessibility:

- New sidewalks and a centrally located crosswalk will improve pedestrian connections between the parking area and the building entrance.
- All accessible parking spaces will be served by ADA-compliant ramps and routes.
- Vehicular circulation, signage, and safety measures have been reviewed and approved by the Andover Public Safety Officer.

The special permit is therefore granted subject to the following conditions:

1. For purposes of this approval, the project shall be defined as the structures, parking lot, access drive, signage, landscaping and all other details as shown on the approved plans. The site is identified as the property owned by Lupoli Companies, the site is located at 305 North Main Street, Andover, MA identified as Assessor's Map 36 Lots 93, 94, 95, 96 and 97.
2. The design of the parking area, circulation, vehicular signage and bicycle racks shall be constructed as shown on the Layout and Materials Plan, C-4, dated 11/12/25, prepared by Matthew W. Perry.
3. Merrimack College shall provide a shuttle service between the Merrimack College main campus, located at 315 Turnpike Street, North Andover, MA and 305 North Main Street, Andover, MA, on a regular schedule during the college's academic year.
4. Merrimack College shall continually monitor parking conditions in the approved lot and shall implement improvements as needed, in consultation with the Andover Public Safety Officer, to ensure adequate parking supply and efficient operations. Merrimack College shall work with the Andover Public Safety Officer to support the prohibition of vehicle left turns out of the parking lot exit.
5. Should the Andover Public Safety Officer determine that vehicle movement and circulation needs to be adjusted, the Planning Board shall have the right to require changes to the movement and circulation on site in coordination with the Andover Public Safety Officer.

MARGINAL REFERENCE

Book 16184 Page 202

On December 9, 2025, at a public meeting, the Planning Board voted (5-0) to issue the foregoing Special Permit with conditions.

Date: December 11, 2025


Zachary Bergeron, Chair (ACTING)
THE ANDOVER PLANNING BOARD

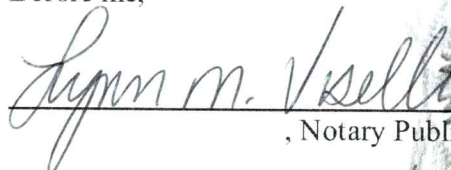
Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

Date: Dec. 11, 2025

On this 11 day of December, 2025, 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: 10/8/2032



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 December 11, 2025 and no appeal has been filed with the Town Clerk.

Date: January 7, 2026


Town Clerk