



TOWN OF ANDOVER
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ANDOVER TOWN CLERK
ROUD 2022 MAR 2 AM 9:12

March 1, 2022

Select Board
Mr. Christian Huntress, Chair
Town Office Building
36 Bartlet Street
Andover, MA 01810

Re: SITE PLAN RECOMMENDATION
58 & 60 Beacon Street – West Elementary School/Shawsheen Preschool

Dear Mr. Huntress:

In accordance with Article III Section 3.b.3.b.5 of the Town By-laws at a regularly scheduled public meeting held on February 22, 2022, the Andover Planning Board voted to recommend approval for Site Plan for the Town to be able to construct a new West Elementary School/Shawsheen Preschool at 60 Beacon Street. The property is located in the SRB Zoning District on a \pm 1,481,040 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 58 Beacon Street, more specifically shown as Lots 6 & 16 on Assessor's Map 107 and Lots 58, 57 & 57A on Map 58. 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 the 47 sheets prepared by SMMA dated December 7, 2021 last revised February 14, 2022 sheets 1-47;
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. The Construction Manager will direct all subcontractors to utilize the designated truck route for all construction deliveries to and from the site, from the north via 495 to the construction entrance on Beacon Street;
10. Long term (more than sixty days) stockpiles of earth materials shall be shaped and secured by butted haybales around the perimeter, and shall be promptly stabilized by temporary seeding or netting. Stockpiling must be removed from the site if there has been no activity for two years. Appropriate measures including street sweeping (or those directed by the Inspector of Buildings) shall be taken so as to protect adjacent properties from dust and other windblown debris during site preparation and construction.

Sincerely,



Jacki Byerley
Planner

Cc: Andrew Flanagan, Town Manager
Michael Lindstrom, Deputy Town Manager
Janet Nicosia, Director of Plant & Facilities
Chief Michael Mansfield, Fire Rescue
Christopher Cronin, Director of Department of Public Works
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
Megan Anderson, Senior Assessor