



TOWN OF ANDOVER

Town Offices
36 Bartlet Street
Andover, MA 01810
(978) 623-8200
www.andoverma.gov

February 3, 2014

Mr. Christopher Clemente, Inspector of Buildings
Town Office Building
36 Bartlet Street
Andover, MA 01810

Re: SITE PLAN CERTIFICATE OF APPROVAL
Phillips Academy Wellness Center

Dear Chris:

On January 30th a Site Plan Certificate of Approval was sent to you; please disregard the previous conditions for these with the corrected plan dates.

At a regularly scheduled public meeting held on January 28, 2014, the Andover Planning Board voted to issue a favorable recommendation for Site Plan Certificate of Approval for the construction of a new wellness center and associated site work at Phillips Academy.

The Site Plan Certificate of Approval was issued subject to the following conditions:

Conditions:

1. For purposes of this site plan approval, the project shall be defined as the structures, parking areas, access drive, utilities, drainage systems, signage, landscaping and all other details as shown on the approved plans. The site is identified as the property owned by Phillips Academy, the site is located at 15 Salem St, Andover, MA and more specifically identified as Assessor's Map 41 Lot 4. The developer shall be defined as the applicant, Phillips Academy, and its assigns or successors in title to the development, and all contractors and subcontractors under control of or in service to the developer;
2. Except as may be provided for in these conditions all construction activities shall be in conformance with these conditions and the following plans and drawings prepared by Nitsch Engineering and/or Shepley Bulfinch:
 - a. Cover Sheet, dated 10/25/13 last revised 12/20/13;
 - b. Sheet C-100 – Utility Demolition Plan, dated 10/25/13 last revised 12/20/13;
 - c. Sheet C-101 – Sedimentation and Erosion Control Plan, dated 10/25/13 last revised 12/20/13;

- d. Sheet C-102 – Sedimentation and Erosion Control Notes & Details, dated 10/25/13 last revised 1/09/14;
 - e. Sheet C-103 – Sedimentation and Erosion Control Details, dated 10/25/13 last revised 12/20/13;
 - f. Sheet C-200 – Site Utility Plan, dated 10/25/13 last revised 1/09/14;
 - g. Sheet C-201 – Sanitary Plan, Profiles and Details Sheet, dated 10/25/13 last revised 1/09/14;
 - h. Sheet C-300 – General Notes & Details, dated 10/25/13 last revised 12/20/13;
 - i. Sheet L-100 – Material Plan, dated 10/25/13 last revised 12/20/13;
 - j. Sheet L-200 – Grading Plan, dated 10/25/13 last revised 12/20/13.
 - k. Sheet L-300 – Planting Plan, dated 10/25/13 last revised 12/20/13;
3. Construction activities involving grading, filling, excavating, paving, utility installation and erection of the structure shall be confined between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday, unless otherwise approved in writing by the Planning Board. Interior construction within the structures once fully enclosed shall be regulated by the Inspector of Buildings;
 4. Construction traffic associated with this site plan review shall be regulated by the Inspector of Buildings. Prior to commencing hauling operations, a hauling route shall have been reviewed and approved by the Inspector of Buildings. Any deviation from the approved route and/or scheduling once established shall require proper notification and approval from the Inspector of Buildings. Construction traffic shall be defined as large trucks hauling earth moving equipment, dump trucks, trucks hauling building materials, cement trucks, and contractors' vehicles larger than panel trucks. Hauling of earth materials and heavy equipment on the site shall not coincide with the drop-off or pick-up times for school buses;
 5. All transport of earth materials to or from the site shall be in accordance with a schedule approved by the Inspector of Buildings, and such schedule shall provide for the hours during which hauling operations may be conducted, and shall provide for designation of a hauling route for trucks. All loaded trucks shall be appropriately covered, and the public streets shall be kept free and clear from any debris, stones, gravel, or other earth materials associated with the project;
 6. All exterior lighting on the site (parking areas and building) is to be arranged so as to prevent spillover or glare onto adjacent properties;
 7. All signs, either attached or freestanding, shall be in conformance with the requirements of the zoning by-law, as to size, height and lighting;
 8. All construction operations and activities shall be conducted in a workmanlike manner, and dust and blowing debris shall be controlled so as not to adversely affect any adjacent property;

9. Should revisions to the approved plans be necessary the school shall meet with Planning Staff to determine whether the revisions require a review by the Board. Should staff determine the revisions are minor the revised plans shall be placed in the record as the approved plans;
10. Plantings shall take place to a similar amount and placement as shown on Sheet L-300 Planting Plan, the types of trees and shrubs can be adjusted as needed.

Once approved, a site plan may be modified only upon written approval of the Planning Board.

Sincerely,


Jacki Byerley
Planner

Cc: Chris Cronin, Director of Municipal Services
Brian Moore, P.E., Town Engineer
David Dargie, Construction Inspector
Thomas Carbone, Director of Board of Health
Chuck Edgerly, Safety Officer
Lieutenant Todd Pomerleau, Fire Prevention Officer
Susan Moore, Senior Assessor
Phillips Academy