

ANDOVER PLANNING BOARD

**APPLICATION FOR SPECIAL PERMIT FOR
MAJOR NON-RESIDENTIAL PROJECT**
(Section 9.4.8. of the Andover Zoning Bylaw)

APPLICATION MUST BE COMPLETE
(Please print or type)

This application, completed and signed, shall be submitted with 18 copies of the application and narrative, 12 copies of the plans, 1 CD with PDFs of the plans and 7 copies of any drainage report.

Application is hereby made for a Special Permit Section 9.4.8 and 10 of the Zoning By-Law.

1. Applicant(s): Medico 140, LLC
Contact Name: Paul Kneeland
Mailing Address: 355 Middlesex Ave, Suite 7, Wilmington, MA 01887
Telephone Number: 978-657-7300

2. Record Owner(s) Name: Same as applicant
Mailing Address: _____

3. Interest in Property: Owner _____ Other _____
(Describe): _____

4. Engineer: Ranger Engineering Group, Inc
Contact Name: Benjamin C. Osgood, Jr., PE
Mailing Address: 13 Red Roof Lane, Suite 203, S
Telephone Number: 978-435-1324
Name of Professional Surveyor: Timothy Winings PLS # 45099

5. Application is hereby made for a Special Permit under Section 9.4.8 and 10 of the Andover Zoning Bylaw for the following (circle all that apply):
 - a. a proposal to increase the gross floor area of an existing building by more than two thousand square feet.
 - b. a proposal to construct a building or buildings in excess of ten thousand gross square feet.
 - c. a proposal to alter, renovate, reconstruct or redevelop more than forty percent (40%) of the gross floor area of an existing building, when there is a change of use.

d. Modification of Special Permit No. N/A

6. Property Address: 140 Haverhill Street
Assessors Map 18 Lot(s) 104A
Zoning District(s) including overlay districts: Office Park
- Deed recorded in North Essex Registry of Deeds in Book 16214 Page 202
95,600 and
7. Lot square footage: 212,070 Gross floor area of existing building: 25,000 +/-
stories: 2-1/2 square footage per floor: 8,333 +/- height: 26'
8. Existing Use(s) Medical Office Proposed Use(s): Clinic with overnight stay/day clinic
9. Increase amounts - gross floor area: 39,000 & 9,180 stories: 3 and 2
Square footage per floor: 13,000 and 3200 height: 40' and 26'
10. Total gross floor area (existing + proposed): 48,180 on 2 lots
Total building coverage percentage: 5.43% & 13% landscaping percentage: 32%
Total coverage of impervious surfaces - square footage: 98,400 percentage: 32%
11. Square footage of total land disturbance: 100,000 +/-
12. Parking required for proposed use(s) 110
13. The application shall include a site plan, prepared by a registered professional architect, registered civil engineer or a professional landscape architect, drawn at a scale of one inch equals forty (40) feet, containing the following information in both narrative and graphic detail:
- Date;
 - North arrow;
 - Name and address of owner;
 - Name and address of designer;
 - Locus plan;
 - Lot lines and setbacks;
 - Adjacent streets and ways;
 - Owner and use of abutting lots;
 - Zoning district boundaries;
 - Wetlands and wetlands buffers, as shown on maps entitled "Wetlands Areas of Andover, Massachusetts" available from the Andover Conservation Commission;
 - All existing and proposed topography at two-foot intervals;
 - All test boring sites, keyed to accompanying documents of results

- m. All existing and proposed buildings, structures, parking and loading areas (with dimensional notations), driveways, walkways, signs, fences, and refuse collection areas;
- n. All existing structures and/or pavement to be removed or demolished;
- o. All utilities, including waterline locations, sewer line locations and profiles, and storm drainage systems;
- p. All areas designated as easements, conservation restriction area, or Open Space;
- q. Elevation of building exterior;
- r. A separate plan drawn at the same scale, showing landscaping and lighting details;
- s. A written statement detailing the size of the lot, the proposed use, parking calculations, building footprint coverage, and calculations of volume of earth to be moved and removed.

I understand and agree to comply with the requirements of the Andover Planning Board's Rules Governing Special Permits.

Paul Knoeland
 Signature of Record Owner
Paul Knoeland
 Print Name
7/20/21
 Date

Paul Knoeland
 Signature of Applicant
Paul Knoeland
 Print Name
7/20/21
 Date

(Space Above this Line Reserved for Registry of Deeds)

CONDOMINIUM QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that New Joint Realty, LLC, a Massachusetts Limited Liability Company with an address of 140 Haverhill Street, Andover, Massachusetts,

for consideration paid, in the amount of \$669,600.00

grants to Medico 140 LLC, a Massachusetts Limited Liability Company, with an address of 355 Middlesex Avenue, Suite 7, Wilmington, Massachusetts

with Quitclaim Covenants

Unit No. 1, Building I, of the Doctors Park I Condominium (the "condominium") created pursuant to Master Deed dated September 10, 1996 and recorded with the North Essex County Registry of Deeds at Book 4589, Page 291, which said Unit is shown on the floor plans filed with said Master Deed and a copy of a portion of said plan is affixed hereto with a verified statement in the form required by Chapter 183A, Section 9 of the General Laws.

Said Unit is conveyed together with an undivided 22.32 percentage interest in the common areas and facilities described in said Master Deed and in Doctors Park I Condominium Association, the organization of unit owners through which said Condominium is managed and regulated.

Said Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, easements, agreements, restrictions, and covenants of said Condominium, as set forth in said Master Deed and floor plans; the ByLaws of Doctors Park I Condominium Association recorded with the Master Deed; and real estate taxes not yet due and payable as of the date hereof.

Grantor grants to Grantee and its successors, assigns, licensees, invitees and business invitees an easement of access for purposes of maintenance to Unit No. 4, Building I of the Doctors Park I Condominium and an Easement of Access to the lobby area of Unit No. 6 of Doctors Park I Condominium. The Grantor shall be responsible for maintenance and upkeep of the easement areas.

Unit 1, Doctors Park I Condominium, 140 Haverhill Street, Andover, MA

The Post Office address of said Condominium is 140 Haverhill Street, Andover, Massachusetts.

The Unit does not constitute a sale of all or substantially all of the Massachusetts assets of the Grantor.

The undersigned hereby certifies that he has been authorized on behalf of the limited liability company to convey Unit 1 of Doctors Park I Condominium located at 140 Haverhill Street, Andover, Massachusetts, and he has been authorized by the limited liability company to execute any and all documents necessary to effectuate said sale.

By executing this Certificate, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to sell the premises described above on the terms and conditions contained in the deed recorded herewith; and that no member of New Joint Realty LLC has filed for bankruptcy protection.

Being the same premises conveyed to New Joint Realty, LLC by deed of LGH Health Enterprises, Inc. dated October 8, 1996 and recorded in the Essex North County Registry of Deeds at Book 4608, Page 281.

Signed as a seal instrument as of this 28 day of February, 2020.

New Joint Realty, LLC

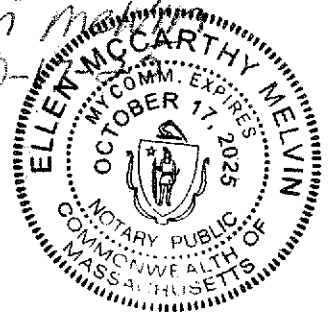
Thomas E Hoerner
Common Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 28th day of February, 2020, before me, the undersigned Notary Public, personally appeared Thomas E Hoerner as Manager of New Joint Realty, LLC, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

Ellen M Melvin
Notary Public Ellen M Melvin
My Commission Expires: 10-



Signed as a seal instrument as of this 28th day of February, 2020.

New Joint Realty, LLC

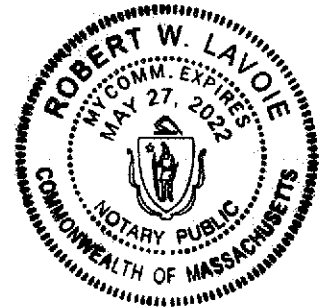
[Signature]
ERIC B. ARVIDSON, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 28th day of February, 2020, before me, the undersigned Notary Public, personally appeared ERIC B. ARVIDSON as _____ of New Joint Realty, LLC, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

[Signature]
Notary Public
My Commission Expires: 5-29-2022



Corporations Division

Business Entity Summary

ID Number: 001423543

[Request certificate](#)

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Summary for: **MEDICO 140 LLC**

The exact name of the Domestic Limited Liability Company (LLC): MEDICO 140 LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001423543

Date of Organization in Massachusetts: 01-31-2020

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 355 MIDDLESEX AVE STE 7

City or town, State, Zip code, WILMINGTON, MA 01887 USA

Country:

The name and address of the Resident Agent:

Name: KENNETH INGBER

Address: ONE MCKINLEY SQUARE

City or town, State, Zip code, BOSTON, MA 02109 USA

Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	PAUL J KNEELAND	355 MIDDLESEX AVE STE 7 WILMINGTON, MA 01887 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	KENNETH INGBER	ONE MCKINLEY SQUARE BOSTON, MA 02109 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	PAUL J KNEELAND	355 MIDDLESEX AVE STE 7 WILMINGTON,

Consent **Confidential Data** **Merger Allowed** **Manufacturing**

View filings for this business entity:

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Cancellation

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Comments or notes associated with this business entity:

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