

**ANDOVER PLANNING BOARD**

**APPLICATION FOR SPECIAL PERMIT**

**For:** Earth Movement

**Section of Bylaw:** 6.3

**APPLICATION MUST BE COMPLETE**

(Please print or type)

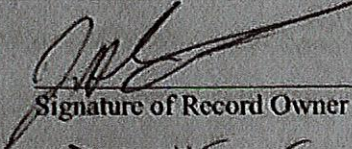
This application, completed and signed, shall be submitted with 18 copies of the application and narrative, 12 copies of the plans, 1 CD with PDFs of the plans and 7 copies of any drainage report.

Application is hereby made for a Special Permit for Earth Movement Section 6.3 of the Zoning By-Law.

1. Applicant(s): LRC Builders  
Contact Name: Robert Innis  
Mailing Address: 475 Boston Road, Billerica, MA 01821  
Telephone Number: 508-572-8224  
Email Address: Robertinnis@yahoo.com
2. Record Owner(s) Name: John San Cartier  
Mailing Address: 5406 Tybee Island Drive, Apollo Beach, FL 33572
3. Interest in Property: Owner  Other  
(Describe): Purchaser
4. Engineer: Ranger Engineering Group, Inc  
Contact Name: Benjamin C. Osgood, Jr., PE  
Mailing Address: 13 Red Roof Lane, Suite 203, Salem, NH 03079  
Telephone Number: 978-435-1324  
Name of Professional Surveyor: Timothy J. Winings PLS # 45099
5. Property Address: 171 Rear Highland Road  
Assessors Map 24 Lot(s) 1E, 1G, 1H, 1J, 1K  
Zoning District(s) including overlay districts: Single Residence B
6. Lot square footage/acres: 3.46 Acres
7. Frontage: 89.81 where Sellers Farm Road intersects Highland Ave

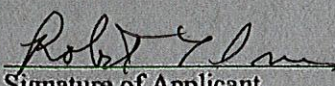
8. Square footage of existing building: N/A  
 stories: \_\_\_\_\_ square footage per floor: \_\_\_\_\_ height: \_\_\_\_\_
9. Existing Use(s) Open Land Proposed Use(s): Residential Subdivision
10. Square footage of proposed building or addition: 3 structures  
 Total building coverage percentage: 4.3 landscaping percentage: 80  
 Total square footage: 137,755 percentage: 84.3
11. Square footage of total land disturbance: 137,755
12. Parking: existing N/A proposed 6 - 2 per dwelling unit
13. Number of: Buildings 3 residential homes Units: 3
14. Building Height: < 35'
15. Open Space: Acreage N/A Percentage N/A  
 Percentage of Accessible Open Space N/A
16. Square Footage of Roadway Construction Land Disturbance: 13,000  
 Square Footage of Total Land Disturbance: 137,755
17. Deed of Property Recorded In Essex North Registry of Deeds,  
 Book 11492 Page 119, or Certificate of Title \_\_\_\_\_  
 Easements and Restrictions of Record (Include description and deed reference): \_\_\_\_\_  
Pedestrian access easement from Highland Road to land of Phillips Academy  
 \_\_\_\_\_
18. Certified Statement as to Encumbrances on the land: \_\_\_\_\_  
There are no known encumbrances on the land  
 \_\_\_\_\_
19. Describe any previous Special Permit Application or approvals for these premises \_\_\_\_\_  
An earth removal permit was granted for the subdivision in 2005  
 \_\_\_\_\_
20. Provide a narrative of the project and how it meets the zoning bylaw requirements.  
See attached

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

  
\_\_\_\_\_  
Signature of Record Owner

John H. Smith  
\_\_\_\_\_  
Print Name

10 March 2012  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Applicant

Robert Innis  
\_\_\_\_\_  
Print Name

3/11/22  
\_\_\_\_\_  
Date

\_\_\_\_\_



**RANGER ENGINEERING GROUP, INC.**

13 Red Roof Lane Suite 203  
Salem, NH 03079  
Tel: 978-208-1762  
www.rangereng.com

March 14, 2022

Jackie Byerly, Planner  
Andover Planning Board  
36 Bartlett Street  
Andover, MA 01810

Re: Sellers Farm Road, Andover, MA  
Modified Definitive Plan

Dear Ms. Byerley,

This letter is being submitted as part of the Earthwork Special permit for Sellers Farm Road, Andover, MA. An earthwork removal permit was previously approved for this subdivision, however, due to an abutters appeal and other circumstances the development was never constructed.

This modified definitive subdivision plan keeps the roadway layout and lot configurations the same as they were on the original approved plan. The road construction has been modified to comply with the current subdivision and stormwater bylaws and is being proposed as a "local street" as defined in the subdivision control bylaw. The grades of the roadway have been modified in this submittal to more closely follow the existing grade of the land.

**Project Description**

The project site consists of 3 existing lots on an undeveloped road which intersects Highland Road and was approved in 2006. Lot 1 is located on assessor's map 24 lot 1E and is 0.89 acres. Lot 2 is located on assessor's map 24 lot 1G and is 1.10 acres. Lot 3 is located on assessor's map 24 lot 1K and is 0.70 acres. Portions of the drainage area are on assessors Map 24 Lot 1F, 1J, and 1H. (see Ranger Dwg. CS0201). The site is currently undeveloped and consists of grass, forest, and wetlands. The parcel is bordered by residential properties on the north and west, with undeveloped forest across Highland Road and a large wetland area to the south and open space that is owned by the Andover Village Improvement Society on the east. A small wetland located on the northeast portion of the site drains into the larger wetland to the south.

**Topography, vegetation, and Soil**

Generally, the topography is sloped up from Highland Road to a high point then it slopes downward towards the wetland to the south. Soil testing on the site indicates that soils are generally a Sandy Loamy subsoil with between 8 and 12 inches of topsoil. NRCS Soil mapping indicate the soils are Paxton Fine Sandy Loam and Woodbridge Fine Sandy Loam. There are no slopes on site that are greater than 15%.

The site is vegetated with grass and open woods and has been maintained as the rear yard of an adjacent property. There are wetlands off property on the south side of the property as well as a small isolated area that exists on the east side of the property. There are apparent ledge outcrops in some locations on the property and soil testing indicates some areas of shallow to bedrock soil with depths ranging from 3 to 8 feet below the ground surface.

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### **Cut and Fill Calculations**

Our cut and fill calculations indicate that there is an overall requirement for the import of 2,457 cubic yards of material to construct the site. This volume is unadjusted, so when a swell factor of 15% is applied, the amount is adjusted to 2,825 cubic yards.

The total fill required for the project is 3,657 cubic yards, however 1,200 cubic yards will be cut on site, moved, and recompact in fill areas. Existing subgrade soils will not be stockpiled because they will be moved and deposited in fill areas. Soil stockpiling of loam materials will be required for this project. Loam stockpiles will be created on each lot to store the loam for use in final grading and stabilization.

### **Material Export**

Export of materials will consist of the removal of topsoil. There is an excess adjusted loam quantity of 825 cubic yards which will require removal from the site. Assuming each truck holds 16 cubic yards, there will be 41 truckloads of loam which will be hauled to an offsite location.

### **Material Import**

The import of material will include common fill and roadway gravel base and pavement. The total amount of import required is 2,825 cubic yards plus 825 cubic yards to replace the loam that needs to be removed, which amounts to 3,650 cubic yards or 228 truckloads.

The fill required can be broken down as follows:

The amount of common fill required is 2,300 cubic yards which amounts to 143 truckloads.

The amount of gravel base required is 1,350 cubic yards which amounts to 85 Truckloads

### **Schedule of Soil Removal and Import**

Soil removal consists of excess topsoil which will be removed just after the commencement of construction. Removal operations will be limited to between 7:00 AM and 5:00 PM on weekdays. The removal of 41 truckloads of material should take 3 to 4 days.

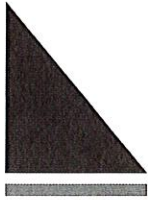
Soil import of common fill will commence approximately one month after the commencement of construction. The soil will be used to bring the roadway and stormwater pond to subgrade. It will take approximately 2 weeks to import the soil required.

Soil import of gravel base materials will not occur until the roadway utilities have been installed which will be approximately 3 to 4 months after the commencement of construction. It will take approximately 3 to 4 days to import this soil.

### **Work on the lots**

Each of the three lots has been designed to require a minimal amount of fill material. All three will be graded so some area on the high side of the lot is excavated and the area on the low side is filled. The excavation of the basements will provide enough fill material to complete the grading and filling of the lots. No additional fill material will be required with the exception of driveway gravel base, which is included in the roadway gravel calculations above.

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By signing this letter below, I certify, to the best of my knowledge, that the data submitted to the board as part of this special permit application is accurate.

We are available to discuss this application at your convenience. If you have any questions or need any additional information, please do not hesitate to contact this office.

Sincerely

*Bry COJ*  
Benjamin C. Osgood, Jr., PE  
Sr. Engineer



Statistics	Value
<input checked="" type="checkbox"/> <b>General</b>	
<input checked="" type="checkbox"/> <b>TIN</b>	
<input checked="" type="checkbox"/> <b>Volume</b>	
Base Surface	EG-SM 1 (1)
Comparison Surface	PROP
Cut Factor	1.000
Fill Factor	1.000
Cut volume (adjusted)	1199.99 Cu. Yd.
Fill volume (adjusted)	3657.90 Cu. Yd.
Net volume (adjusted)	2457.92 Cu. Yd.<Fill>
Cut volume (unadjusted)	1199.99 Cu. Yd.
Fill volume (unadjusted)	3657.90 Cu. Yd.
Net volume (unadjusted)	2457.92 Cu. Yd.<Fill>

OK

Cancel

Apply

Help