

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Major Non-Residential Project

Section of Bylaw: 9.4.8 & 10.0

APPLICATION MUST BE COMPLETE

(Please print or type)

This application, completed and signed with original signature(s), shall be submitted with 18 copies of the application and narrative, 10 copies of the full-size plans (24x36), 7 copies of 11x17 plans, 4 drainage reports and a pdf version of the application package (call Planning regarding number of copies of any other reports being submitted).

Application is hereby made for a Special Permit for Major Non-Residential Project Section 9.4.8 & 10.0 of the Zoning By-Law.

1. Applicant(s): 3P Properties, LLC
Contact Name: Dirk Koopman
Mailing Address: 665 Church Street, Whitinsville, MA 01588
Telephone Number: (508) 889-7045
Email Address: dirk@koopmanlumber.com
2. Record Owner(s) Name: 3P Properties, LLC
Mailing Address: 665 Church Street, Whitinsville, MA 01588
3. Interest in Property: Owner Other
(Describe): _____
4. Engineer: Dana F. Perkins, Inc.
Contact Name: Andrew Pojasek
Mailing Address: 1057 East Street, Tewksbury, MA 01876
Telephone Number: (978) 858-0680
Name of Professional Surveyor: Greg Corcoran PLS # 50359
5. Property Address: 43 River Road (to be subdivided)
Assessors Map 126 Lot(s) 4
Zoning District(s) including overlay districts: Industrial A
6. Lot square footage/acres: 86,929 SF
7. Frontage: 231 feet (Riverside Drive)

8. Square footage of existing building: N/A
 stories: _____ square footage per floor: _____ height: _____
9. Existing Use(s) Vacant Proposed Use(s): Wholesale Storage
Warehousing
10. Square footage of proposed building or addition: 25,800 SF (footprint)
77,400 SF (gross)
 Total building coverage percentage: 29.7% landscaping percentage: _____
 Total square footage: _____ percentage: _____
11. Square footage of total land disturbance: 86,929 SF
12. Parking: existing N/A proposed 5
13. Number of: Buildings 1 Units: _____
14. Building Height: 34'
15. Open Space: Acreage 30,265 SF± Percentage 34.8%
 Percentage of Accessible Open Space _____
16. Square Footage of Roadway Construction Land Disturbance: N/A
 Square Footage of Total Land Disturbance: _____
17. Deed of Property Recorded In Essex North Registry of Deeds,
 Book 17058 Page 310, or Certificate of Title _____
 Easements and Restrictions of Record (Include description and deed reference): _____

18. Certified Statement as to Encumbrances on the land: _____
N/A

19. Describe any previous Special Permit Application or approvals for these premises _____
N/A

20. Provide a narrative of the project and how it meets the zoning bylaw requirements.

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

Denise H. Brookhouse
Signature of Record Owner

Denise H. Brookhouse
Signature of Applicant

Denise H. Brookhouse
Print Name

Denise H. Brookhouse
Print Name

7/12/22
Date

7/12/22
Date