

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Major Non Residential Project

Section of Bylaw: 9.4.8

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 Major Non Residential Section 9.4.8
of the Zoning By-Law. Project

1. Applicant(s): IQHQ-1 Corporate, LLC and IQHQ-4 Corporate, LLC
Contact Name: William Ashton
Mailing Address: One Boston Place, 201 Washington ST., STE 3920. Boston, MA 02108
Telephone Number: (858) 779-1111
2. Record Owner(s) Name: IQHQ-1 Corporate, LLC and IQHQ-4 Corporate, LLC
Mailing Address: One Boston Place, 201 Washington ST., STE 3920. Boston, MA 02108
3. Interest in Property: Owner Other
The Applicants own adjoining parcels. The Applicants intend to combine the parcels via an ANR Plan and,
(Describe): following issuance of the required permits and approvals, operate the combined lots as single project.
4. Engineer: Linden Engineering Partners, LLC
Contact Name: William Jones
Mailing Address: 100 TradeCenter, Suite G700, Woburn, MA 01801
Telephone Number: (781) 933-3711
Name of Professional Surveyor: Frederick Dewsnap, Jr. PLS # 30318
Name of Professional Engineer: Richard G. Cutts, PE#29034
5. Property Address: One and Four Corporate Drive
Assessors Map 166 Lot(s) 23E(Lot 1) & 12(Lot 2)
Zoning District(s) including overlay districts: Industrial D
6. Lot square footage/acres: 1,045,535± s.f., 24.00± acres
7. Frontage: 451.346 feet on Shattuck Road
8. Square footage of existing building: 67,990 s.f. (One Corp.), 202,778 s.f. (Four Corp.)
stories: 2 square footage per floor: See Below height: 24 ft. exist. Bldg One, 31 ft, prop. addn

The Gross floor Area ("GFA") of the existing two story One Corporate Drive building is 67,990 s.f. (34,290 S.f. on the first floor and 33,700 s.f. on the second floor). As a result of the improvements being made to a portion of the building's glass façade and interior floor changes, the GFA of the building will be slightly reduced to 67,885 s.f. (34,240 S.f. on the first floor and 33,645 s.f. on the second floor). The Project does not include any structural changes to the existing two story building located at Four Corporate Drive.

Research Lab & assoc. meeting

9. Existing Use(s) Business Office (One Corp.) Proposed Use(s): rooms/Pharmaceutical Mfg.
10. Square footage of proposed building or addition: 95,640 s.f. see below*
Total building coverage percentage: 20.097% landscaping percentage: 42.9%
Total square footage: 163,525 s.f. total percentage: total building area on the site.
The addition represents a 35.3% change in the
11. Square footage of total land disturbance: 274,500 s.f. (6.3± acres)
12. Parking: existing 495 total proposed 458 total
13. Number of: Buildings 2 Total Exist., 2 Total Proposed Units: 2 Total Exist., 2 Total Proposed
14. Building Height: Existing 1 Corp - 25 feet, Proposed Addition - 30 feet
15. Open Space: Acreage 11.6 Percentage 48.3%
Percentage of Accessible Open Space 87% of the Open Space
16. Square Footage of Roadway Construction Land Disturbance: N/A
Square Footage of Total Land Disturbance: 274,500 s.f. (6.3± acres)
17. Deed of Property Recorded In Essex North Registry of Deeds,
Book 16870/16218 Page 231/270, or Certificate of Title N/A
Easements and Restrictions of Record (Include description and deed reference):
See Attachment A
18. Certified Statement as to Encumbrances on the land: See Attachment A
19. Describe any previous Special Permit Application or approvals for these premises _____
See Attachment A
20. Provide a narrative of the project and how it meets the zoning bylaw requirements.
See attached Project Narrative

*The proposed addition to the One Corporate Drive Building has a GFA of 95,640 s.f. (49,200 S.f. on the first floor and 46,440 s.f. on the second floor). The total GFA of the building located at One Corporate Drive after renovation and construction of the new addition will be 163,525 s.f. The Project does not include any structural changes to the existing two story building located at Four Corporate Drive.

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

Will Ashton
Digitally signed by Will Ashton
DN: C=US, E=washon@iqhreit.com,
O=IQHQ, OU=Development, CN=Will
Ashton
Reason: I agree to the terms defined by
the placement of my signature on this
document
Date: 2022.02.08 15:34:53-05'00'

Signature of Record Owner

William Ashton

Print Name

January 26, 2022

Date

Will Ashton
Digitally signed by Will Ashton
DN: C=US, E=washon@iqhreit.com,
O=IQHQ, OU=Development, CN=Will
Ashton
Reason: I agree to the terms defined by the
placement of my signature on this document
Date: 2022.02.08 15:35:04-05'00'

Signature of Applicant

William Ashton

Print Name

January 26, 2022

Date

ATTACHMENT A
 IQHQ
 1 & 4 CORPORATE DRIVE
 SPECIAL PERMIT APPLICATIONS ITEM NOS. 17, 18 & 19
 (last revised 1/24/2022)

Item No. 17 – Easements and Restrictions of Record:

The table below provides a list of all of the easements and restrictions that impact 1 Corporate Drive and 4 Corporate Drive as disclosed in the Title Commitment prepared by Fidelity National Title Insurance for 1 Corporate Drive, dated January 29, 2021 (Commitment File No. 21-0032KW-FN) (the “1 Corporate Drive Title Commitment”), and the Title Policy prepared by Fidelity National Title Insurance for 4 Corporate Drive, dated March 9, 2020 (Policy Number BLC-27036-OP) (the “4 Corporate Drive Title Policy”).

	<u>Easement or Restriction</u>	<u>Book and Page Reference</u>
<i>1 Corporate Drive</i>		
1.	Declaration of Industrial Park covenants dated July 2, 1975, as affected by First Amendment dated March 12, 1979	Book 1263, Page 317 Amendment – Book 1388, Page 208
2.	Grant of Easement to American Property Investors II, dated July 31, 1981	Book 1522, Page 266
3.	Grant of Easement set forth in Deed dated July 31, 1981	Book 1522, Page 273
4.	Easement granted to New England Telephone and Telegraph, dated Feb. 25, 1980	Book 1422, Page 33
5.	Easement granted to Massachusetts Electric Company dated May 20, 1982	Book, 1586. Page 282
6.	Rights and easements reserved by GCA Corporation in its deed to Trustees of CC&F Andover II Trust, dated Jan. 9, 1986	Book 2112, Page 213
7.	Easement granted to New England Telephone and Telegraph, dated Jan. 4, 1988.	Book 2661, Page 336
8.	Easement granted to Massachusetts Electric Company dated March 13, 1989	Book 2914, Page 327
9.	Easement to Verizon New England Inc. dated Sept. 26, 2006	Book 10425, Page 291
10.	Terms and Provisions of Declaration of Easements dated May 6, 2016	14627, Page 311

4 Corporate Drive		
1.	Grant of Easement to American Property Investors II, dated July 31, 1981	Book 1522, Page 266
2.	Grant of Easement set forth in Deed dated July 31, 1981	Book 1522, Page 273
3.	Easement granted to Massachusetts Electric Company dated May 20, 1982	Book, 1586, Page 282
4.	Easement granted to New England Telephone and Telegraph	Book 2661, Page 336
5.	Easement granted to Massachusetts Electric Company dated March 13, 1989	Book 2914, Page 327
6.	Rights and easements reserved by GCA Corporation in its deed to Trustees of CC&F Andover II Trust, dated Jan. 9, 1986	Book 2112, Page 213
7.	Easement granted to New England Telephone and Telegraph	Book 3045, Page 191
8.	Easement to Verizon New England Inc. dated Sept. 26, 2006	Book 10425, Page 291
9.	Declaration of Easements by Eisai, Inc. dated, May 6, 2016	Book 14627, Page 311
10.	Order of Conditions, MassDEP File No. 090-1369	Book 17096, Page 198

Item No. 18 – Certified Statement to Encumbrances

All of the encumbrances impacting the property as listed above as disclosed in the 1 Corporate Drive Title Commitment and the 4 Corporate Drive Title Policy. We are not aware of any additional encumbrances or matters of title that have been recorded against 4 Corporate Drive since the issuance of the 4 Corporate Drive Title Policy.

Item No. 19 – Describe any previous Special Permit Application or approvals for these premises:

1 Corporate Drive

1. Notice of Variance – December 7, 1999 (Book 5701, Page 136) (Decision or Case No. 2972): Variance granted by the Andover Zoning Board of Appeal (“ZBA”) to Cellco Partnership, d/b/a Bell Atlantic Mobile.

2. Variance for Setback – Gazebo – October 4, 2002 (Book 7208, Page 353) (Decision No. 3244): Variance from the ZBA allowing structure (a gazebo) to be “situated 71.9 feet from the property line” (Zoning Bylaw required a 100-foot setback).
3. Special Permit for Major Non-Residential Project under Section 9.4.8 of the Zoning Bylaw from Planning Board – April 22, 2004 (Book 8859, Page 217) (Decision: SP04-05): Issued by Planning Board to Eisai Research Institute of Boston, Inc., to allow construction of a two-story 150,000 sq. ft. research and office facility along with associated parking on the property owned by the applicant (Lot 12, Map 167).
4. Special Permit for a Change in Parking Space Requirements under Section 5.1.9 of the Zoning By-Law – April 21, 2004 (Book 8859, Page 224) (Decision: SP04-06): Permit granted by Planning Board to Eisai for reduction in the required number of parking spaces associated with the 150,000 sq. ft. biotech campus.

4 Corporate Drive

1. Special Permit from the Planning Board for a Major Non-Residential Project—South Addition –July 23, 2003—Decision SP03-07—(Book 8141, Page 138): Allowed for an addition to then existing Four Corporate Drive.
2. Variance from the ZBA – March 9, 2007 (Decision No. 36940 (Book 10832, Page13): Allowed for addition of a 2,665 sq. ft. addition to existing 52,778 sq. ft. R&D facility. Variance to allow rear setback of 87 feet (100 feet required under Zoning). Extended by Decision Number 3766, dated May 2, 2008.
3. Special Permit from the Planning Board for Major Non-Residential Project – Second Addition—April 17, 2008—Decision SP08-03—(Book 11245, Page 297): This Special Permit allows for an addition to the then existing project.

PROJECT NARRATIVE

To accompany the Application for Special Permit
For Major Non Residential Project
One and Four Corporate Drive, Andover, MA
January 26, 2022

IQHQ-1 Corporate, LLC and IQHQ-4 Corporate, LLC (together, the “Applicant”) submit this Project Narrative in support of their application for a Special Permit for Major Non-Residential Project to renovate and improve the existing buildings (the “Project”) located at 1 Corporate Drive and 4 Corporate Drive (the “Property”). This narrative provides background on the Property, description of the Project and summary of the Project’s compliance with the Zoning By-law, including the By-law’s requirements for issuance of the requested zoning relief.

The Property

The Property is located at One and Four Corporate Drive in Andover, MA. The portion of the property known as One Corporate Drive (“Existing Lot 1”) is owned by IQHQ-1 Corporate, LLC.¹ The portion of the property known as Four Corporate Drive (“Existing Lot 2”) is owned by IQHQ-4 Corporate, LLC.² The Applicant submitted an Approval Not Required (“ANR”) Plan to the Planning Board to combine Existing Lot 1 and Existing Lot 2 into one lot (“Lot A”) on January 14, 2022 and the ANR Plan was subsequently endorsed by the Board. The Applicant intends to convey title to the respective properties to a single, to-be-formed affiliated entity that will own the fee to all of Lot A.

The Project

The Project includes (i) the renovation of the existing two story building located at One Corporate Drive to repurpose the building from Business Office use to Research/Lab use; (ii) an addition to the existing One Corporate Drive building to allow for manufacturing in connection with Research/Lab use; and (iii) modification to the existing parking facilities on the site.

The renovation of the existing two story One Corporate Drive building results in a slight reduction to the Gross Floor Area (“GFA”) of the existing structure. The building located at One Corporate Drive includes 67,990 s.f. of GFA. As a result of improvements being made to a portion of the building’s glass façade and interior floor changes, the GFA of the building will be slightly reduced from 67,990 s.f. of GFA to 67,885 s.f. of GFA.

The Project also includes an addition to the existing building at One Corporate Drive that provides 95,640 s.f. of GFA. This addition is intended to be used for manufacturing related to research and development. All of the second floor space included in the addition is designed to be occupied by mechanical equipment. The total GFA of the building located at One Corporate Drive after renovation and construction of the new addition will be 163,525 s.f. The Project does not include any structural changes to the existing two story building located at Four Corporate Drive.

¹ For title, see deed from Rhino Andover Collection, LLC dated April 7, 2021, which is recorded in the Essex County Registry of Deeds, Northern District in Bk 16870, Pg. 230.

² For title, see deed from Eisai, Inc. dated March 6, 2020, which is recorded with the Essex County Registry of Deeds, Northern District in Bk. 16218, Pg. 270.

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Water use for the renovated One Corporate Drive building and addition is projected to be a total of 8,300 to 10,300 gallons/day (3,300 gallons/day domestic flows + 5,000 to 7,000 gallons/day lab and process flow) compared to 5,700 gallons/day for the present One Corporate Drive office building. No changes are proposed for the existing Four Corporate Drive building. Sanitary sewage from the One Corporate Drive renovated building and addition is projected to be 7,500 to 9,500 gallons/day (3,000 gallons/day domestic flow + 4,500 to 6,500 gallons/day lab and process flow) compared to 5,099 gallons/day for the present office building. No changes are proposed for the existing Four Corporate Drive building. The final water and sewer flows from the One Corporate Drive building will depend on the exact building tenant. The Project involves approximately 2,500 cubic yards of cut and 5,000 cubic yards of fill. A large portion of the fill will be imported gravel for pavements and the proposed addition.

The Project also includes modification of the existing parking facilities located adjacent to the building located at One Corporate Drive as shown in the plans included as part of this application. The Project will provide 458 parking spaces to serve One Corporate Drive and Four Corporate Drive. The Applicant is submitting a separate application for a Special Permit to Reduce Number of Parking Spaces under Section 5.1.9 of the Zoning By-Law in connection with this request for a Major Non-Residential Special Permit.

With the exceptions of the zoning relief noted herein, the Project complies with the Zoning By-law or the proper relief has been granted previously. The proposed use is allowed by right and the Project complies with the bulk and dimensional requirements, including, but not limited to maximum height, and open space requirements. The maximum height of the proposed improvements to the building located at One Corporate Drive is approximately 30 feet above the average grade of Shattuck Road at the front of the property (with the roof above the entry is 34.5 feet above the floor grade of 156.0). The Project complies with the open space and landscaped open space requirements of the Zoning By-law. The Project provides 48.3% total open space and 42.9% landscaped open space. The Project does not require any additional zoning relief from the relief requested or previously granted.

The Project Complies with the Sections 9.4.2 and 9.4.8 of the Zoning By-law

Special Permit Criteria of Section 9.4.2

The Project complies with the Special Permit Criteria included in Section 9.4.2 of the Zoning By-law. Pursuant to Section 9.4.2 of the Zoning By-law, the Planning Board may grant a Major Non Residential Project Special Permit to the Project as it will not be unreasonably detrimental to the established or future character of the neighborhood and Town and is in harmony with the general purpose and intent of the Zoning By-law. Pursuant to Section 9.4.2, the Planning Board is required to consider the following when determining whether to grant a special permit: (1) social, economic, or community needs which are served by the proposal; (2) traffic flow and safety, including parking and loading; (3) adequacy of utilities and other public services; (4) neighborhood character and social structures; and (5) impacts on the natural environment, including, but not limited to, air and water pollution, noise, stormwater runoff, and aesthetics. The Project has either a beneficial or minimal impact with respect to each of these factors.

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1. *Social, economic, or community needs which are served by the proposal:* The Project provides construction jobs for the proposed development and permanent, full-time jobs in a growing field. The Project will also provide an economic benefit to the Town through increased real estate taxes due to the additional commercial space included in the Project.
2. *Traffic flow and safety, including parking and loading:* The Traffic Impact Assessment prepared by Vanasse & Associates Inc. enclosed as part of this application outlines the Project's impact with respect to traffic flow and safety. Parking is separately addressed in the Applicant's application for a Special Permit to Permit for a Change in Parking Space Requirements under Section 5.1.9 of the Zoning By-Law.
3. *Adequacy of utilities and other public services:* The Project is designed with adequate utilities to serve the Project without materially adversely impacting others. The Applicant will coordinate with any public service providers to the extent necessary.
4. *Neighborhood character and social structures:* The Corporate Drive campus is currently operated as an office park. The proposed use will allow the campus to meet changing commercial demands for more research and lab space and to ensure that One and Four Corporate Drive remain attractive to commercial tenants.
5. *Impacts on the natural environment, including, but not limited to, air and water pollution, noise, stormwater runoff, and aesthetics:* The Project is designed to comply with all applicable environmental laws and regulations.

Major Non-Residential Project Requirement of Section 9.4.8

The Project complies with the requirements of Section 9.4.8 applicable to a Major Non-Residential Project. Section 9.4.8 provides that a proposed project must comply with the provisions of Sections 9.5.3, 9.5.4.1, 9.5.4.2 and 9.4.

The plans submitted with this application comply with the requirements of Section 9.5.3. Twelve copies of this application are included as part of this submission as required by Section 9.5.4.1 and the Applicant understands that this application is subject to an interdepartmental review pursuant to Section 9.5.4.2. As noted in the section above, the Project complies with the special permit requirements of Section 9.4.2