

**ANDOVER PLANNING BOARD**

**APPLICATION FOR SPECIAL PERMIT**

**For:** \_\_\_\_\_

**Section of Bylaw:** \_\_\_\_\_

**APPLICATION MUST BE COMPLETE**

(Please print or type)

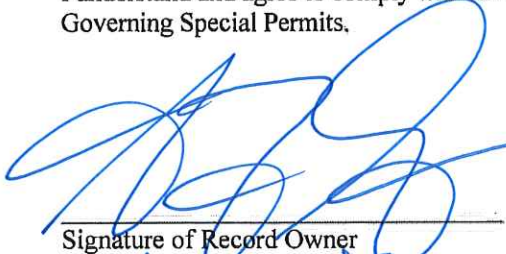
This application, completed and signed with original signature(s), shall be submitted with 18 copies of the application and narrative, 10 copies of the full-size plans (24x36), 7 copies of 11x17 plans, 4 drainage reports and a pdf version of the application package (call Planning regarding number of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

Application is hereby made for a Special Permit for Historic Mill District Section Sec. 8.7 of the Zoning By-Law.

1. Applicant(s): Andover Town Yard, LLC  
Contact Name: Louis P. Minicucci, Jr. Eric B. Loth, Jr.  
Mailing Address: 231 Sutton St., Suite 1B, North Andover, MA 01845  
Telephone Number: 978-687-6200 office; 978-361-6127 (Minicucci); 978-490-0993 (Loth)  
Email Address: lpm@mincocorp.com; eloth@mincocorp.com
2. Record Owner(s) Name: Town of Andover; other parcels owned by Buxton Redevelopment, LLC  
Mailing Address: 36 Bartlet St., Andover, MA 01810
3. Interest in Property: Owner  Other  
(Describe): Designated developer for Town Yard project
4. Engineer: Morin-Cameron Group, Inc.  
Contact Name: Scott Cameron  
Mailing Address: 25 Kenoza Ave., Haverhill, MA 01830  
Telephone Number: (978) 373-0310  
Name of Professional Surveyor: Michael Sergi PLS # 33191
5. Property Address: 11 Lewis St., 35 Pearson St., 122 No. Main St., 2-4 Buxton Ct., 7-9 Lewis St.  
Assessors Map see attachment Lot(s) \_\_\_\_\_  
Zoning District(s) including overlay districts: HMD, GB, MU, SRA
6. Lot square footage/acres: 179,691 SF ± or 4.125 acres ±
7. Frontage: Pearson St. (primary frontage) 213.51'; Buxton Ct. 336.6'; Lewis St. 40.0'; No. Main St. 75.91'

8. Square footage of existing building: 35,033 SF ±  
 stories: not available square footage per floor: not available height: not available
9. Existing Use(s) former town yard Proposed Use(s): mixed use
10. Square footage of proposed building or addition: 248,788 SF ± - see Project Narrative  
 Total building coverage percentage: 40.0% landscaping percentage: 22.7%  
 Total square footage: 112,768 SF ± percentage: 62.7%
11. Square footage of total land disturbance: 170,000 SF ±
12. Parking: existing 0 proposed 255
13. Number of: Buildings 2 Units: 164 new + 1 existing = 165
14. Building Height: Main building 55'5"; Community building 23'0"
15. Open Space: Acreage 2.05 ac ± Percentage 49.6% ±  
 Percentage of Accessible Open Space 62.5%
16. Square Footage of Roadway Construction Land Disturbance: \_\_\_\_\_  
 Square Footage of Total Land Disturbance: 14,000 SF ± (Pearson St & Buxton Ct)
17. Deed of Property Recorded In See attached. Registry of Deeds,  
 Book \_\_\_\_\_ Page \_\_\_\_\_, or Certificate of Title \_\_\_\_\_  
 Easements and Restrictions of Record (Include description and deed reference): \_\_\_\_\_  
See attached.
18. Certified Statement as to Encumbrances on the land: \_\_\_\_\_  
See attached stamped plan and certification in attached narrative.
19. Describe any previous Special Permit Application or approvals for these premises \_\_\_\_\_  
None
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.



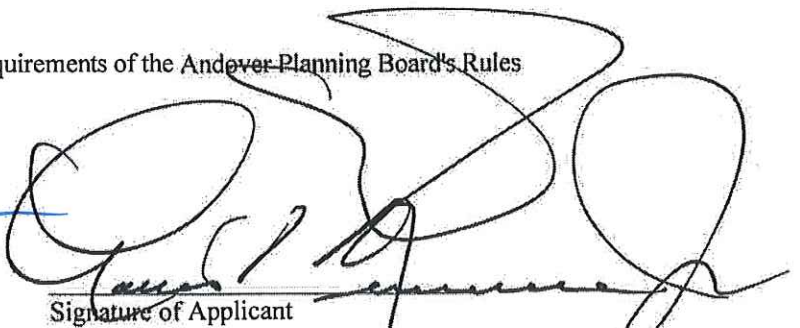
Signature of Record Owner

Andrew P. FLANAGAN

Print Name

11-14-2023

Date



Signature of Applicant

Andover Town Yard, LLC; Minco Development Corporatio, Manager;

Print Name

Louis P. Minicucci, Jr., its. President

11/14/23

Date