

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Special Permit for Major Non-Residential Project Review; Special Permit to Reduce the Number of Required Parking Spaces

Section of Bylaw: Section 9.4.8 and Section 5.1.9

APPLICATION MUST BE COMPLETE

(Please print or type)

Pursuant to special instructions from the Planning Board staff, this application, completed and signed with original signature(s), shall be submitted with 18 copies of the application and narrative, 2 copies of the full-size plans (24x36), 10 copies of 11x17 plans, 3 Stormwater Reports, 3 Transportation Impact Assessment reports and a pdf version of the application package.

Application is hereby made for a Special Permit for a Major Non-Residential Project under Section 9.4.8 of the Zoning Bylaw, and for a Special Permit to Reduce the Number of Parking Required Parking Spaces under Section 5.1.9 of the Zoning Bylaw.

1. Applicant(s): The Gillette Company LLC
Contact Name: Christopher H. Milton, Esquire
Mailing Address: c/o Greenberg Traurig, LLP, One International Place, Boston, MA 02110
Telephone Number: (617) 310-6280
Email Address: miltonc@gtlaw.com
2. Record Owner(s) Name: The Gillette Company LLC
Mailing Address: c/o Alan P. Sheard, 30 Burtt Road, Andover, MA 01810
3. Interest in Property: Owner _____ Other _____
(Describe): Owner in fee simple
4. Engineer: Nitsch Engineering
Contact Name: Deborah L. Colbert, PE; Marissa Valentino, PE
Mailing Address: 2 Center Plaza, Boston, MA 02108
Telephone Number: (617) 338-0063
Name of Professional Surveyor: Spartak Vaka (Green Int'l Aff.) PLS #51616
5. Property Address: 30 Burtt Road, 0 Lowell Junction Road, 38 Lowell Junction Road
Assessors Map: Map 185, Lot 2, Map 159, Lots 12C and 12
Zoning District(s) including overlay districts: Industrial A District, Medical Marijuana Overlay District

6. Lot square footage/acres: According to the Surveyor, Map 185, Lot 2 is 6,624,913 sf (152.07 acres); Map 159, Lot 12C is 24,093 sf (0.553 acres); Map 159, Lot 12 is 27,248 sf (0.626 acres). The total fee ownership is 6,676,254 sf (153.25 acres).
7. Frontage: According to the Surveyor, Map 185, Lot 2 has about 2,700 feet of frontage on Burt Road; Map 159, Lot 12 has 241.20 feet of frontage on Lowell Junction Road, Map 159, Lot 12C has no frontage on a public way.
8. Square footage of existing building footprint: 596,156 sf (9% of Lot Area)
stories: 1 square footage per floor: 596,156 sf height: varies from 21-29 feet
9. Existing Use(s): Warehouse, Manufacturing, Laboratory, Office
Proposed Use(s): Warehouse, Manufacturing, Laboratory, Office
10. Square footage of proposed building addition: 201,684 gsf (footprint = 148,502 sf)
Total building addition coverage percentage: 2% Proposed landscaping percentage: 3%
Total square footage coverage: 744,658 sf (footprint) percentage: 11% of Lot Area
11. Square footage of total land disturbance: 15.22 acres (663,187 sf)
12. Parking: existing 1,001 spaces proposed 654 (321 existing, 333 new)
13. Number of: Buildings 1 Units: N/A
14. Building Height: 42 feet maximum
15. Open Space: Acreage (Entire Prop. - Bldgs = 136.17 A +/- Percentage 88%
Percentage of Accessible Open Space N/A
16. Square Footage of Roadway Construction Land Disturbance: 0
Square Footage of Total Land Disturbance: See #11 above.
17. Deed of Property Recorded in See attached list Registry of Deeds,
Book _____ Page _____, or Certificate of Title _____
Easements and Restrictions of Record (Include description and deed reference): See attached Certified List of Easements, Restrictions and Encumbrances.
18. Certified Statement as to Encumbrances on the land: There are no financial encumbrances; See attached Certified List of Easements, Restrictions and Encumbrances.
19. Describe any previous Special Permit Application or approvals for these premises There are no special permits of record.
20. Provide a narrative of the project and how it meets the zoning bylaw requirements. See attached.

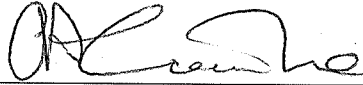
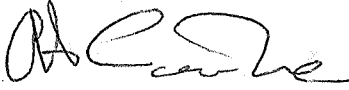
I understand and agree to comply with the requirements of the Andover Planning Board's Rules Governing Special Permits and Site Plans.

Signature of Record Owner

Signature of Applicant

The Gillette Company LLC

The Gillette Company LLC



By: Gary A. Coombe
Signature of Record Owner

By: Gary A. Coombe
Signature of Applicant

Gary A. Coombe

Gary A. Coombe

Print Name

Print Name

Title: Manager

Title: Manager

April 16, 2024

April 16, 2024

Date

Date