

# P&G Andover Manufacturing Center Enhancement Project



# P&G Andover Project Vision



- Transition Gillette manufacturing to Andover
- Create a 21<sup>st</sup> Century manufacturing facility
- Focus on new/innovative product lines
- Maintain diverse array of jobs and growth opportunities
- Pursue enhanced sustainability measures



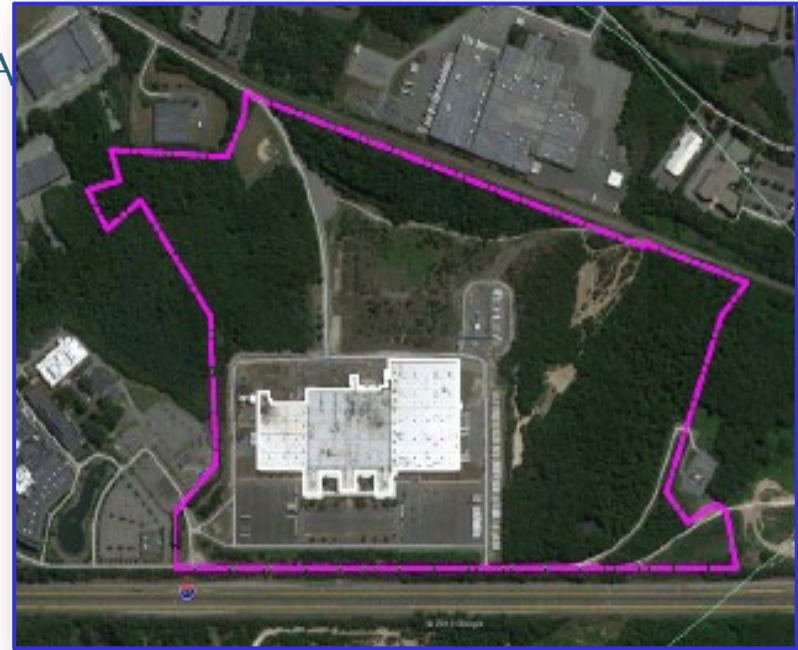
# Presentation Outline

- Project Team Introduction
- Project Vision
- About P&G's Andover Facility
- Project Overview
- Existing Site Conditions
- Proposed Project:
  - Building Expansion
  - Traffic Analysis
  - Sustainability Considerations
  - Parking & Reserve Parking
  - Utility and Stormwater Relocations and Upgrades
  - Water and Wastewater Usage
  - Landscaping & Lighting
- Legal Standards
- Q&A and Next Steps

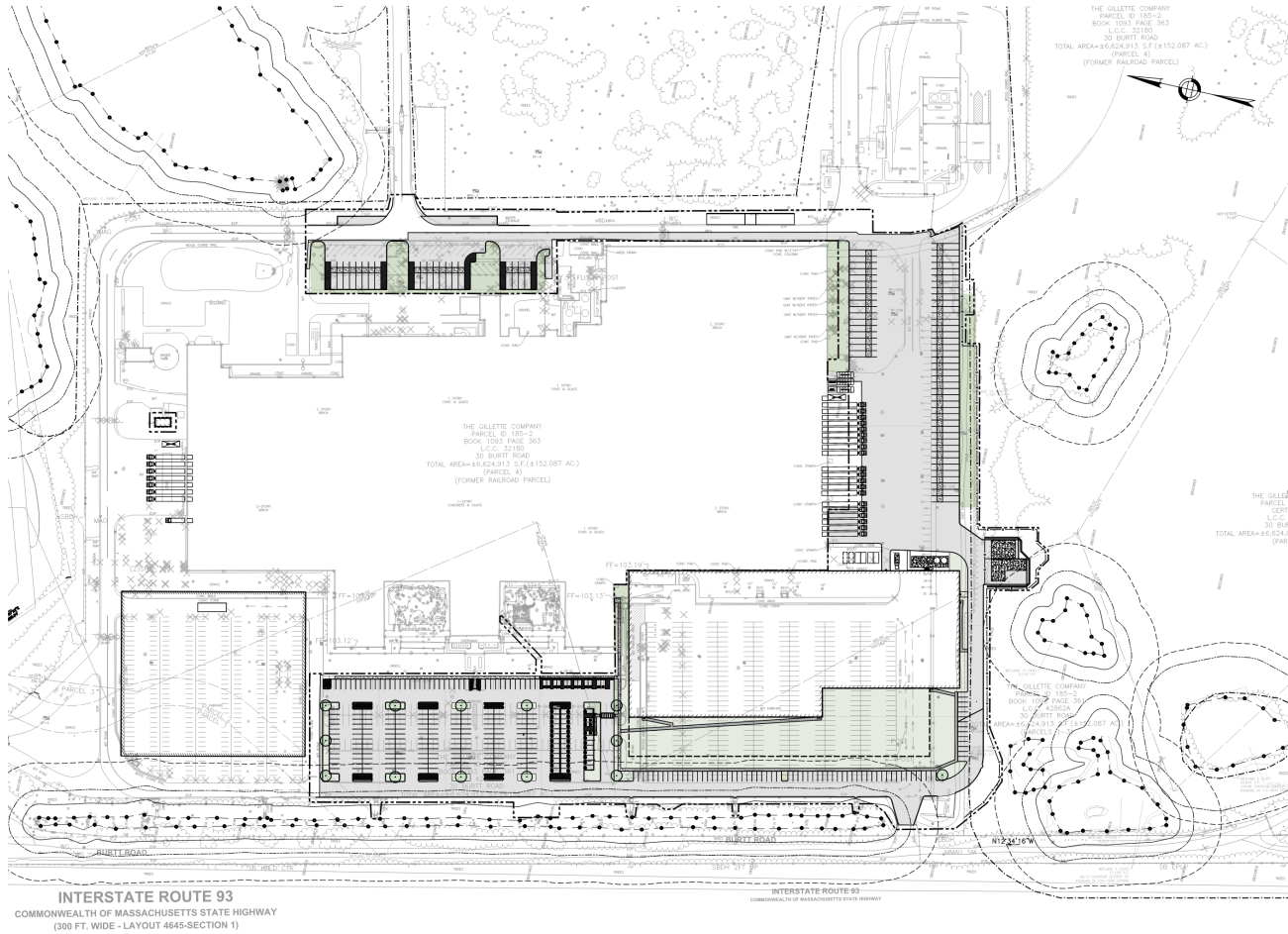


# About P&G's Andover Facility

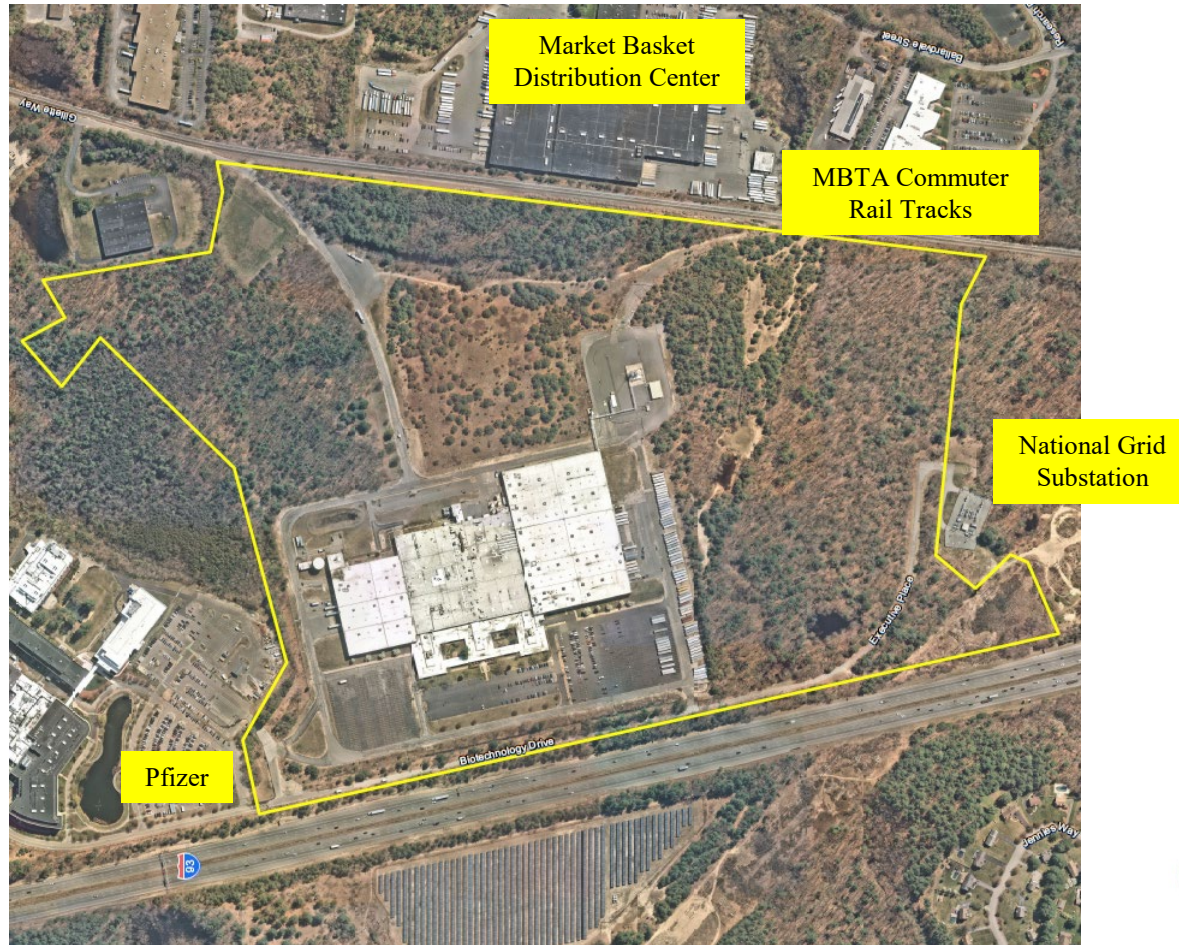
- Grooming Site built in 1969
- The only P&G aerosol site in NA
- Supports P&G's Grooming and Beauty Divisions
- 153 Ac Site / 50 Ac Developed
- 596,156 sq. ft. Existing Bldg
- 201,684 sq. ft. Proposed Add'n
- 797,849 sq. ft. Total



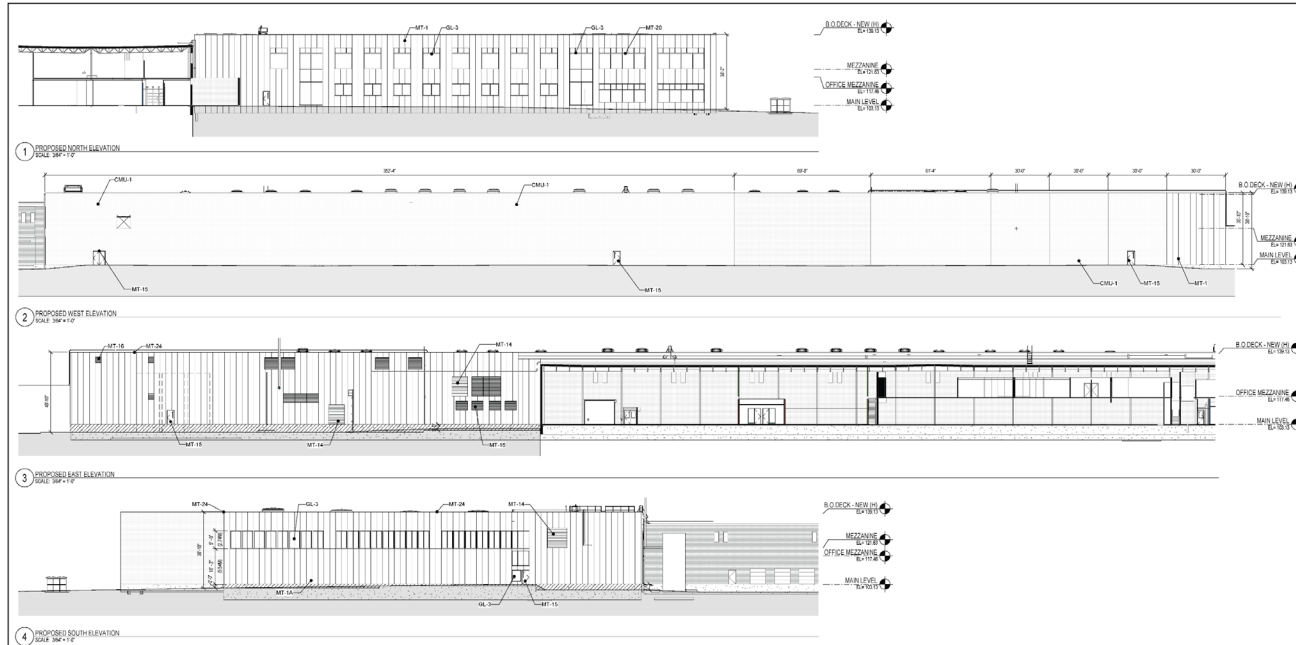
# Project Overview



# Existing Site Conditions



# Elevations of Addition



EXTERIOR FINISHES	
MARK	DESCRIPTION
*Notes*	
CMU-1	CONCRETE MASONRY UNIT
GL-3	INSULATED GLAZING UNIT (DOUBLE)
MT-1	FACTORY FINISHED INSULATED METAL PANEL
MT-1A	FACTORY FINISHED INSULATED METAL PANEL
MT-8	GALVANIZED STEEL SHIPS LADDER
MT-14	FACTORY FINISHED PAINTED OVERHEAD METAL DOORS
MT-14A	FACTORY FINISHED PAINTED OVERHEAD METAL DOORS
MT-15	PAINTED GALVANIZED METAL DOOR
MT-16	FACTORY FINISHED METAL LOUVERS
MT-20	FACTORY FINISHED PAINTED MULLION
MT-20A	FACTORY PAINTED MULLION
MT-24	FACTORY FINISHED PAINTED METAL ROOF EDGE
PVC-1	PVC ROOFING

Project:  
**P&G ANDOVER MANUFACTURING CENTER ENHANCEMENT PROJECT**  
 30 BURTT ROAD  
 ANDOVER, MA, 01810

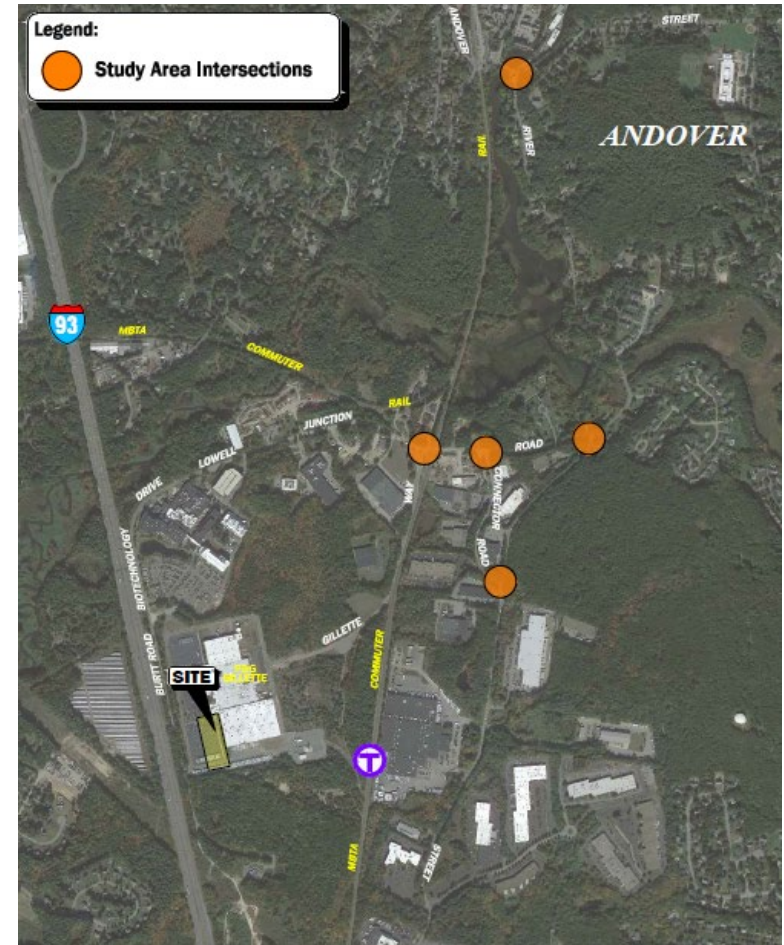
**fm Fennick McCreddie Architecture**

PERMITTING SET  
 NOT FOR CONSTRUCTION  
 16 APRIL 2024

Key Plan:

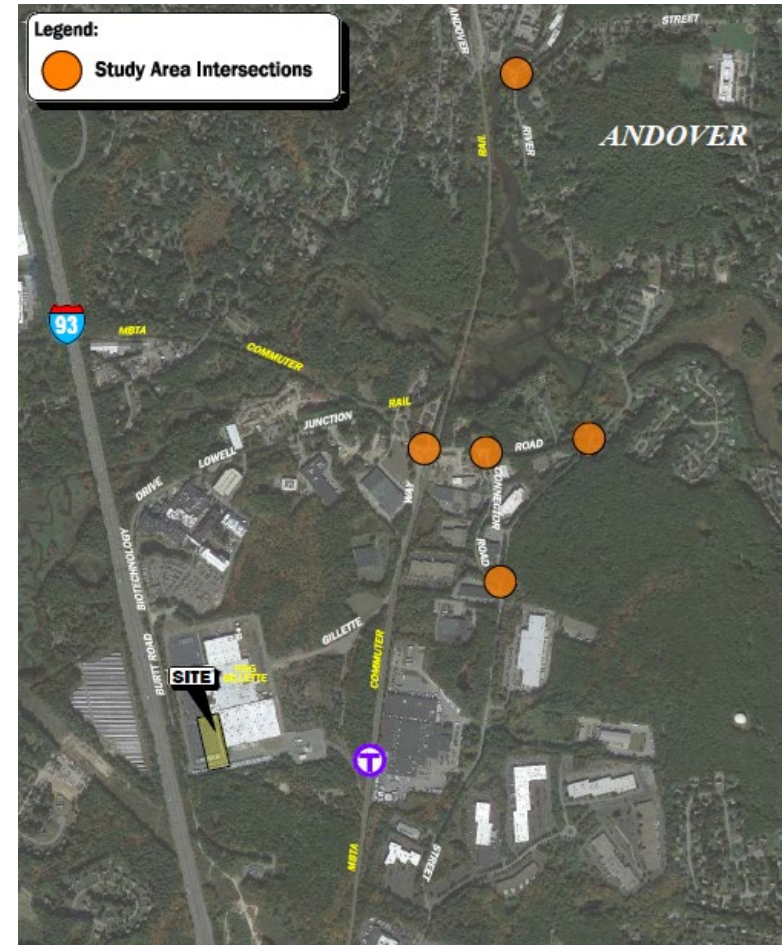
# Traffic Analysis

- Study area developed in consultation with Town
- Traffic counts conducted in June 2023 and February 2024
- Reviews of baseline volumes, crash data, and traffic operations
- Operations determined to be within acceptable ranges with intersection Level-of-Service (LOS) C or better at most locations.

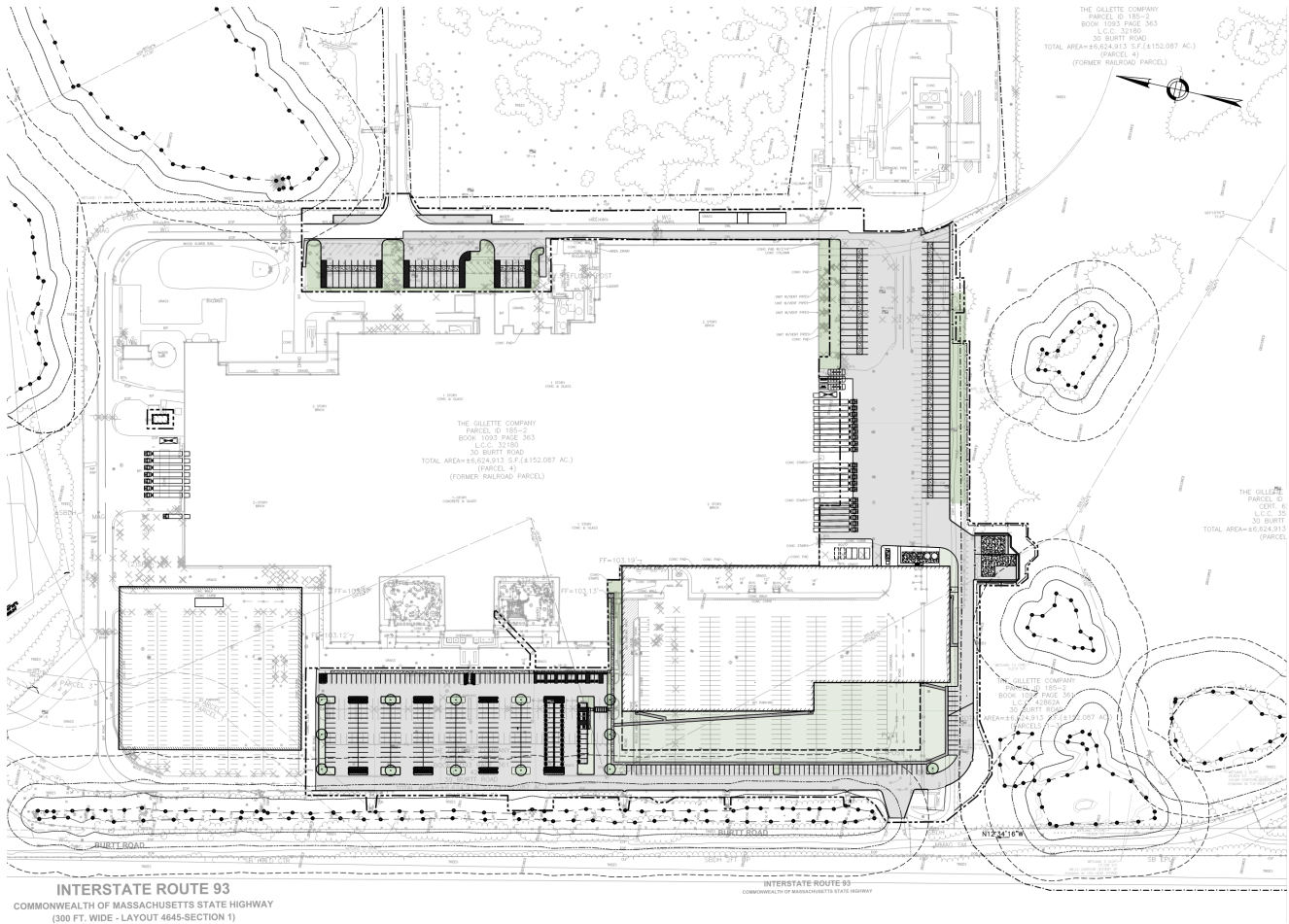


# Traffic Analysis (cont'd)

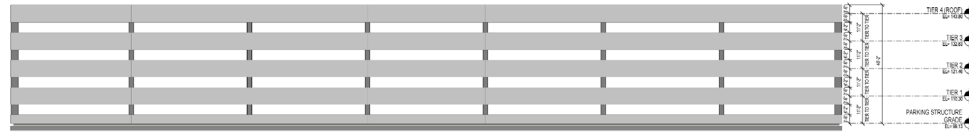
- Project represents 3 additional vehicle trips per minute or less during peak morning and evening peak hours, most to/from the south.
- Increase in maximum vehicle queue at Connector Road and Lowell Junction Road is expected to be short duration and infrequent.
- No need for improvements to rectify any deficiencies caused by the Project or any that currently exist.



# Parking



# Reserve Parking Consideration



1 PROPOSED RESERVE PARKING AREA - PARKING GARAGE - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED RESERVE PARKING AREA - PARKING GARAGE - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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30 BURTT ROAD  
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**fm** Fennick  
McCreddie  
Architecture

PERMITTING  
SET  
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16 APRIL 2024

Key Plan:

Stamp:



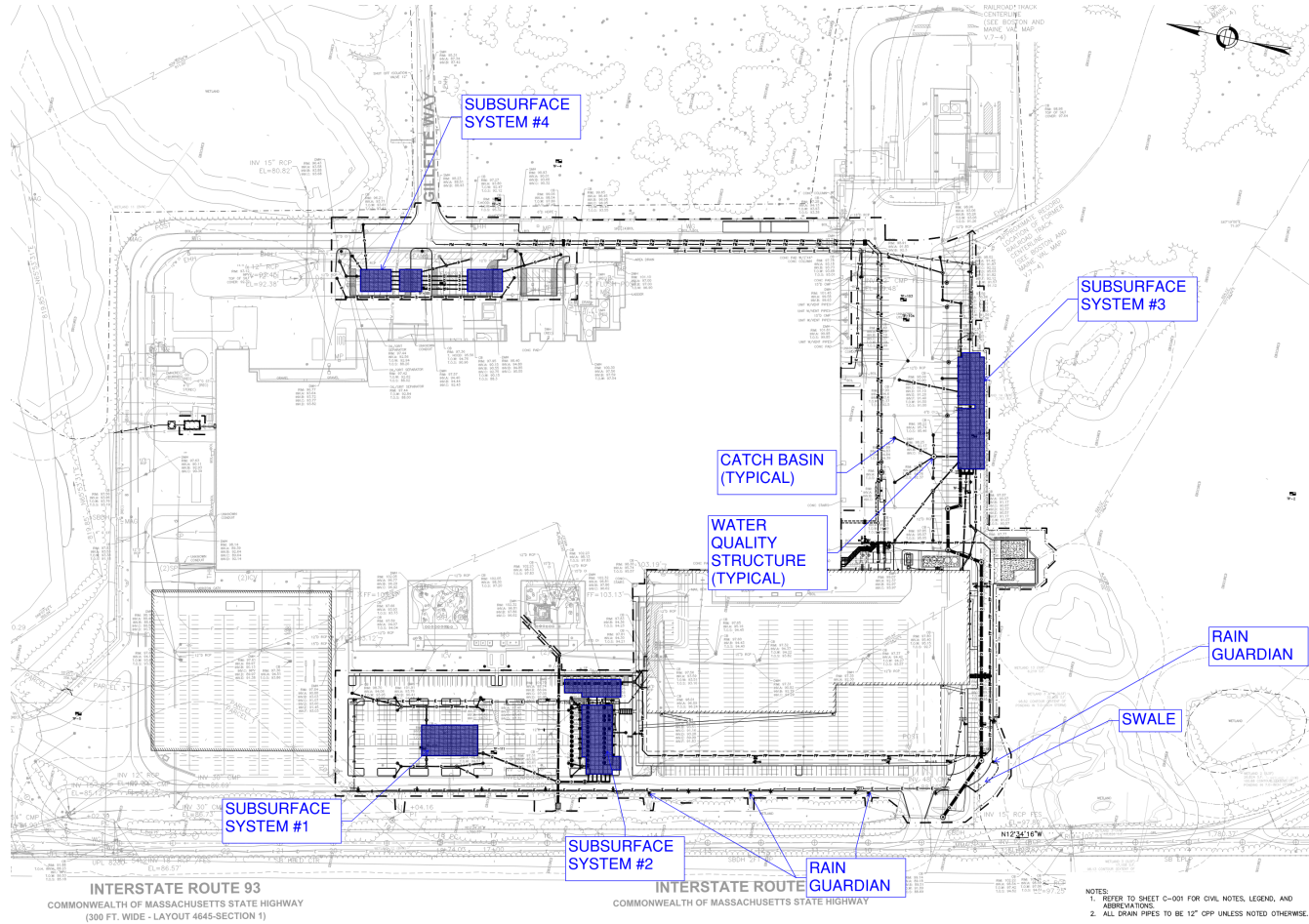
No. Date Revision

Job No. PRINCIPAL  
Drawn By: JMB  
Checked By: CM

Date: 04/16/2024  
Scale: 1/8" = 1'-0"  
Drawing Title:  
SPECIAL PERMIT  
RESERVE PARKING  
AREA ELEVATIONS

Drawing No.:  
AR-023

# Stormwater Management System Upgrades



NOTES:  
1. REFER TO SHEET C-001 FOR CIVIL NOTES, LEGEND, AND ABBREVIATIONS.  
2. ALL DRAIN PIPES TO BE 12" ODP UNLESS NOTED OTHERWISE.





# Project Sustainability Goals

*The Andover site expansion is integrating best in class design and technologies to reduce the use of water and energy.*



**GHG**

New building will be designed to avoid GHG generation



**Water**

Water Usage & Effluent Discharge Reduction



**Energy**

Efficient use of Energy

*Improving Gillette's environmental footprint in Massachusetts*



# Water & Effluent

- Project Long-Term Water Usage & Effluent Discharge Reduced
  - On-site water reuse: cooling, sanitary
  - High-efficiency water treatment & cooling tower systems
  - Process water recovery system
- Andover Site Sustainability Projects
  - Successful water use reduction versus historical performance
  - Ongoing testing / site sustainability emphasis



# Special Permit for Major Non-Residential Project

- Required Board Findings:
  - Project “will not be unreasonably detrimental to the established or future character of the neighborhood and Town.”
  - Project “will be in harmony with the general purpose and intent of [the Zoning] Bylaw.”
- These Findings Require Broad Scrutiny of the Project
  - Social, Economic and Community Needs
  - Traffic Flow & Safety
  - Utilities and Other Public Services
  - Environmental Considerations
- Parking Space Reduction:
  - “Special circumstances render lesser number adequate for all parking needs.”
  - Demonstrated that parking spaces required by zoning “could be built on site”
  - “No improvement other than parking” in Reserve Parking Area

# Q&A and Next Steps