



# ANDOVER YARD

PLANNING BOARD MEETING

ANDOVER, MA  
MAY 28, 2024

PREPARED FOR



# AGENDA

- 1 TRAFFIC REPORT REVIEW
- 2 UTILITIES REVIEW
- 3 SITE LIGHTING & LANDSCAPING
- 4 MBTA WALL SECTIONS
- 5 COMMUNITY BUILDING DESIGN PROCESS



# 1. TRAFFIC REPORT REVIEW

## Traffic Discussion: Peer Review

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- Previous traffic presentation – March 19, 2024
- Included responses to Peer Review comments of January 25, 2024
- Updated Peer Review comments issued April 18, 2024
- Peer Reviewer initially provided 25 comments on traffic study and 22 comments on site plans, April update included one additional comment requesting a traffic monitoring program
- Updated responses to Peer Review comments issued May 24, 2024

## Peer Review Issue Areas

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- Traffic Impact Assessment
  - Study Area/Existing Conditions
  - Trip Generation
  - Trip Distribution
  - Sight Distances
  - MassWorks Project and Traffic Mitigation
  - Railroad Gate Closure Analysis
  - TDM Measures
  - Traffic Monitoring
- Site Plan
  - Garage Layout
  - Fire Department Review
  - Site Circulation

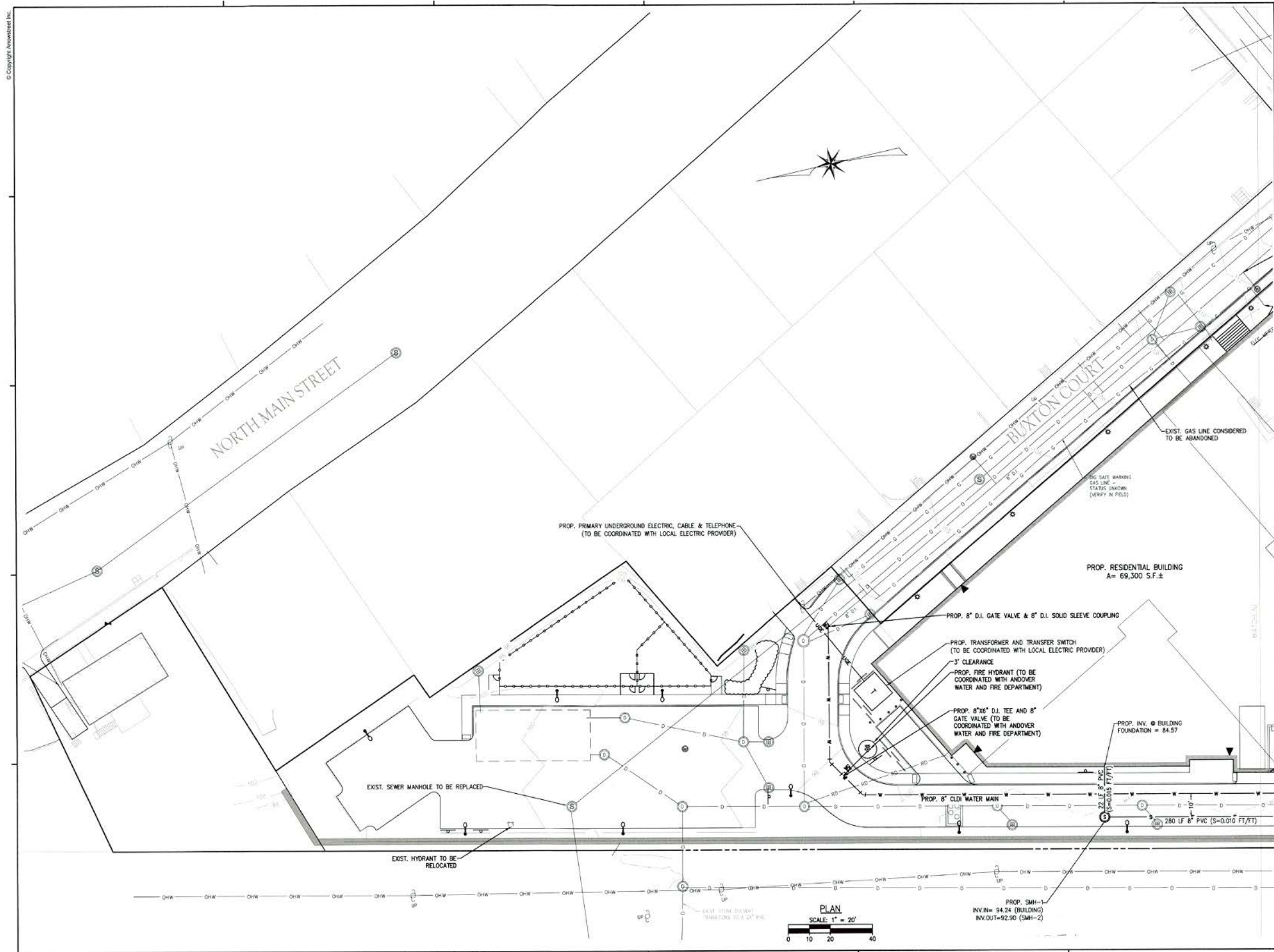
## Peer Review Issue Areas (Continued)

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- Status – Traffic
  - 15 of 25 existing comments resolved
  - Responses provided to 10 existing comments and 1 new comment
  - Outstanding comments include trip generation, mitigation, traffic analysis, and traffic monitoring
- Status – Site Plan
  - 18 of 22 existing comments resolved
  - Responses provided to 4 existing comments
  - Outstanding comments include garage layout and sight distance
- Next Steps include coordinating with Town and Peer Review consultant on any outstanding items/issues

## 2. UTILITIES REVIEW

# UTILITY PLAN - NORTH



APPLICANT  
**ANDOVER TOWN YARD, LLC**

231 SUTTON STREET, SUITE 1B  
NORTH ANDOVER, MA 01845

ARCHITECT  
**ARROWSTREET ARCHITECTURE & DESIGN**

10 POST OFFICE SQUARE  
SUITE 700N  
BOSTON MA 02109  
617.623.5555  
arrowstreet.com

CONSULTANT

**The Morin-Cameron GROUP, INC.**

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
100 STATE STREET, SUITE 200, ANDOVER, MA 01810  
P. 978-777-8561 | WWW.MORINCAMERON.COM

PROJECT INFORMATION  
**ANDOVER TOWN YARD**

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE

**SPECIAL PERMIT APPLICATION**

STAMP



REVISIONS

No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
2	03/14/24	ADDRESS PUBLIC COMMENTS
3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE

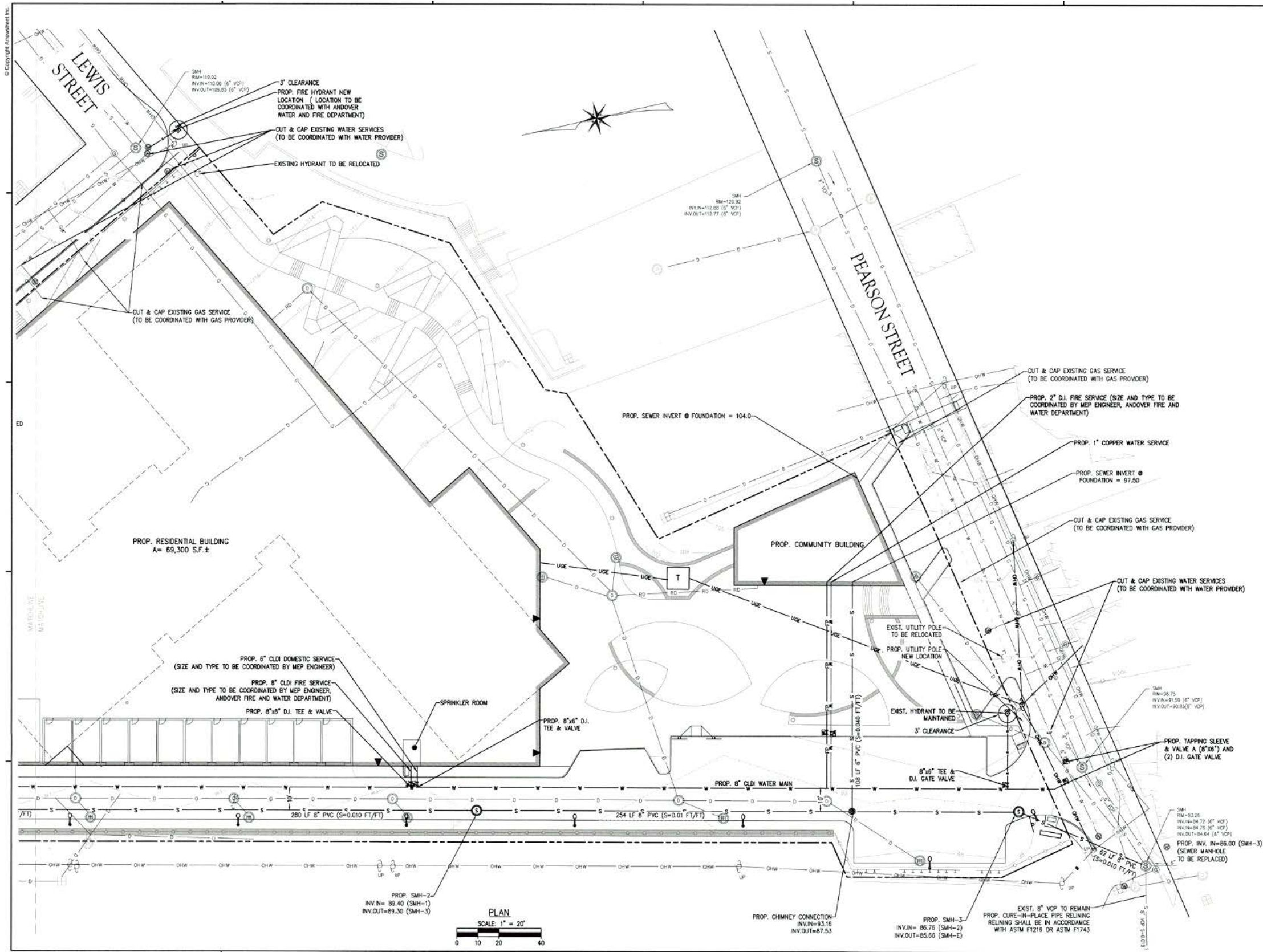
**UTILITY PLAN**

Project No. 4145  
Drawn By LNO  
Date 11/15/23  
Scale AS NOTED

DRAWING NUMBER

**C6.0**

# UTILITY PLAN - SOUTH



APPLICANT  
**ANDOVER TOWN YARD, LLC**

231 SUTTON STREET, SUITE 1B  
 NORTH ANDOVER, MA 01845

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**ARROWSTREET ARCHITECTURE & DESIGN**

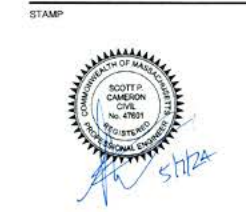
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 80 ELM STREET, FARMINGHAM, MASSACHUSETTS 01904  
 P. 508.727.8800 W. WWW.MORINCAMERON.COM

PROJECT INFORMATION  
**ANDOVER TOWN YARD**

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE  
**SPECIAL PERMIT APPLICATION**



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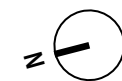
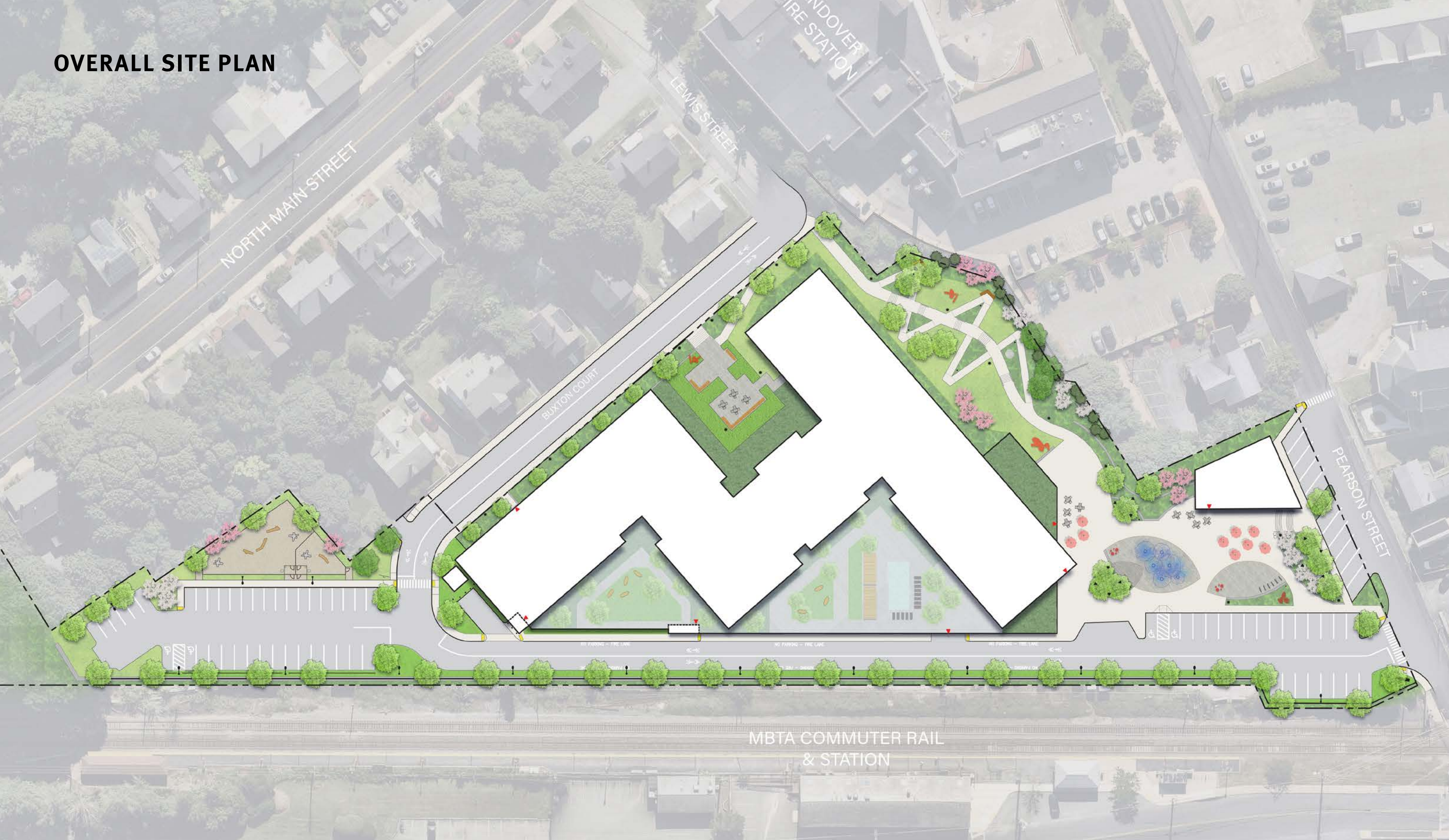
DRAWING TITLE  
**UTILITY PLAN**

Project No. 4145  
 Drawn By LNO  
 Date 11/15/23  
 Scale AS NOTED

DRAWING NUMBER:  
**C6.1**

# 3. SITE LIGHTING & LANDSCAPING

# OVERALL SITE PLAN



# MATERIALS PLAN - NORTH

## MATERIALS LEGEND

### PAVING

- (A1) ASPHALT PAVING
- (A2) POURED IN PLACE CONCRETE PAVING
- (A3) PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN
- (A4) PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SYSTEM
- (A5) STONE DUST PAVING
- (A6) CURB RAMP, SEE CIVIL

### WALLS, CURBS, STAIRS, FENCES & GATES

- (B1) ROADWAY CURB, SEE CIVIL
- (B2) FLUSH CURB
- (B3) CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH
- (B4) BLOCK RETAINING WALL, SEE CIVIL
- (B5) CAST IN PLACE CONCRETE STAIRS
- (B6) STEEL PICKET FENCE
- (B7) 6' HT. METAL SCREEN
- (B8) 4' HT. DECORATIVE FENCE
- (B9) METAL GUARDRAIL
- (B7) 4' WIDE GATE
- (B9) 6" STEEL EDGING

### FURNISHINGS / FEATURES

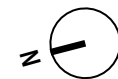
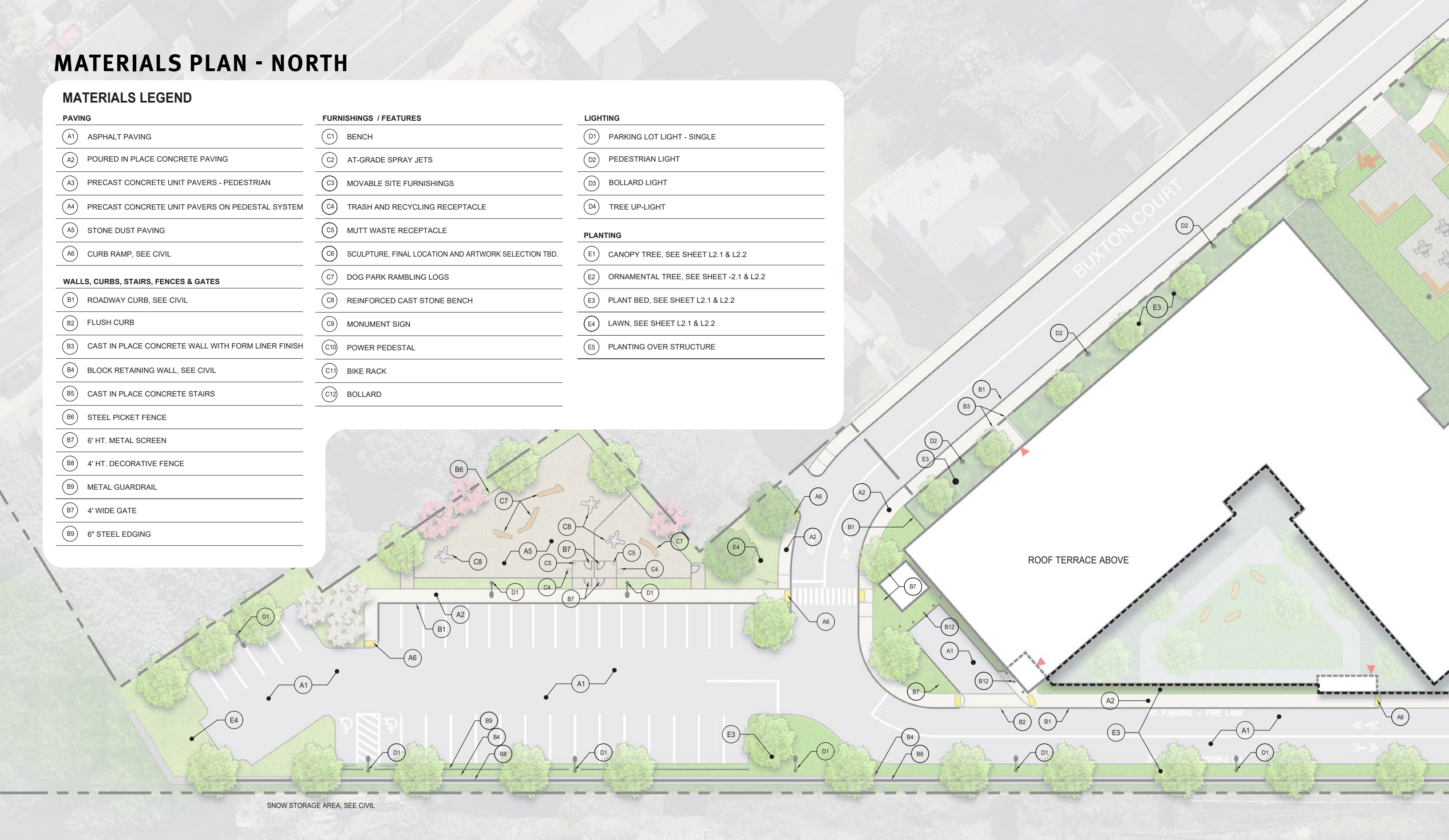
- (C1) BENCH
- (C2) AT-GRADE SPRAY JETS
- (C3) MOVABLE SITE FURNISHINGS
- (C4) TRASH AND RECYCLING RECEPTACLE
- (C5) MUTT WASTE RECEPTACLE
- (C6) SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.
- (C7) DOG PARK RAMBLING LOGS
- (C8) REINFORCED CAST STONE BENCH
- (C9) MONUMENT SIGN
- (C10) POWER PEDESTAL
- (C11) BIKE RACK
- (C12) BOLLARD

### LIGHTING

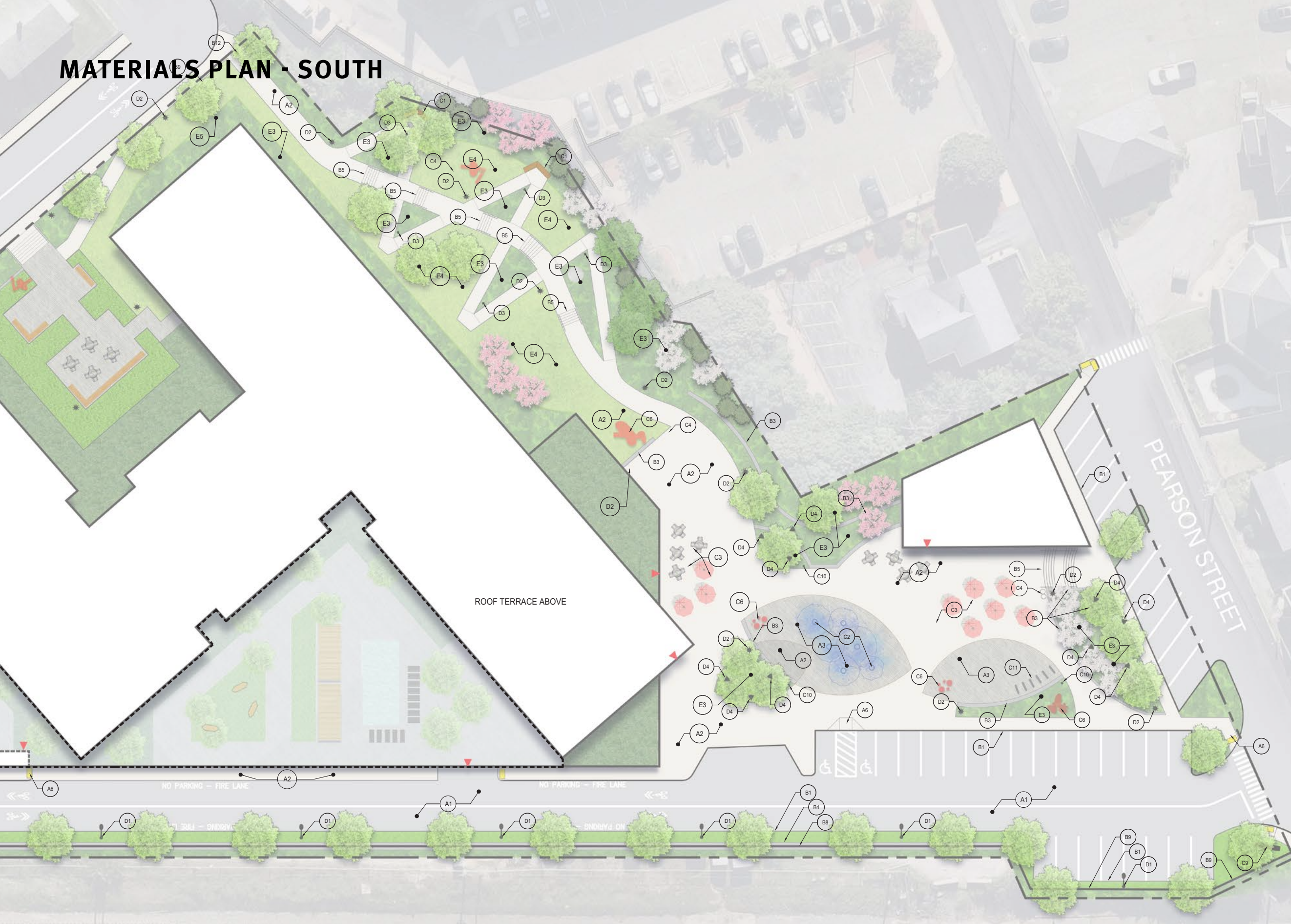
- (D1) PARKING LOT LIGHT - SINGLE
- (D2) PEDESTRIAN LIGHT
- (D3) BOLLARD LIGHT
- (D4) TREE UP-LIGHT

### PLANTING

- (E1) CANOPY TREE, SEE SHEET L2.1 & L2.2
- (E2) ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2
- (E3) PLANT BED, SEE SHEET L2.1 & L2.2
- (E4) LAWN, SEE SHEET L2.1 & L2.2
- (E5) PLANTING OVER STRUCTURE

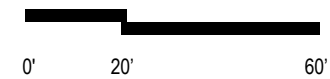
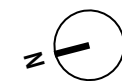


# MATERIALS PLAN - SOUTH

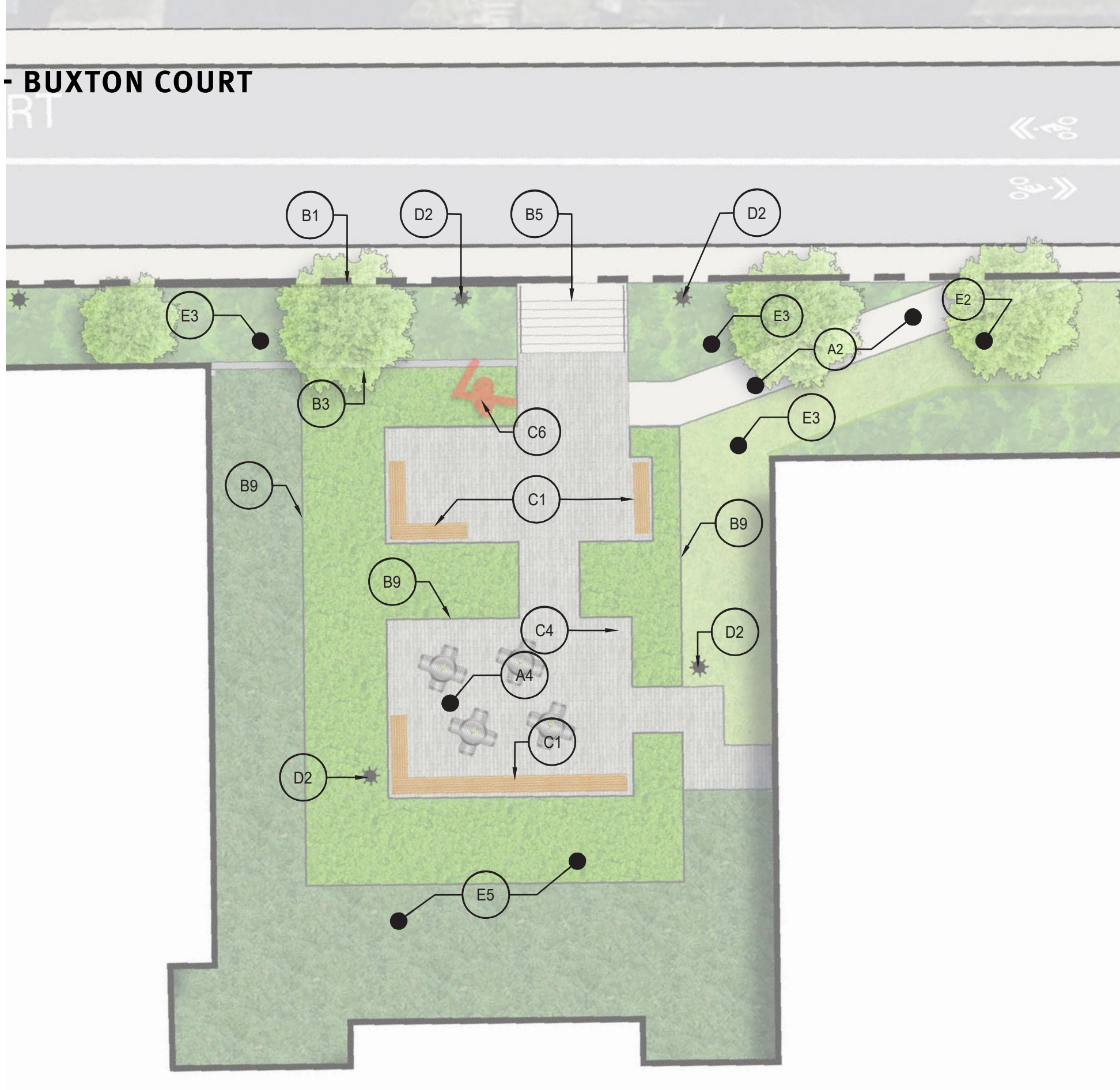


## MATERIALS LEGEND

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C4	TRASH AND RECYCLING RECEPTACLE
C5	MUTT WASTE RECEPTACLE
C6	SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.
C7	DOG PARK RAMBLING LOGS
C8	REINFORCED CAST STONE BENCH
C9	MONUMENT SIGN
C10	POWER PEDESTAL
C11	BIKE RACK
C12	BOLLARD
LIGHTING	
D1	PARKING LOT LIGHT - SINGLE
D2	PEDESTRIAN LIGHT
D3	BOLLARD LIGHT
D4	TREE UP-LIGHT
PLANTING	
E1	CANOPY TREE, SEE SHEET L2.1 & L2.2
E2	ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2
E3	PLANT BED, SEE SHEET L2.1 & L2.2
E4	LAWN, SEE SHEET L2.1 & L2.2
E5	PLANTING OVER STRUCTURE



# MATERIALS PLAN - BUXTON COURT



## MATERIALS LEGEND

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# PLANTING PLAN - NORTH

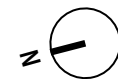
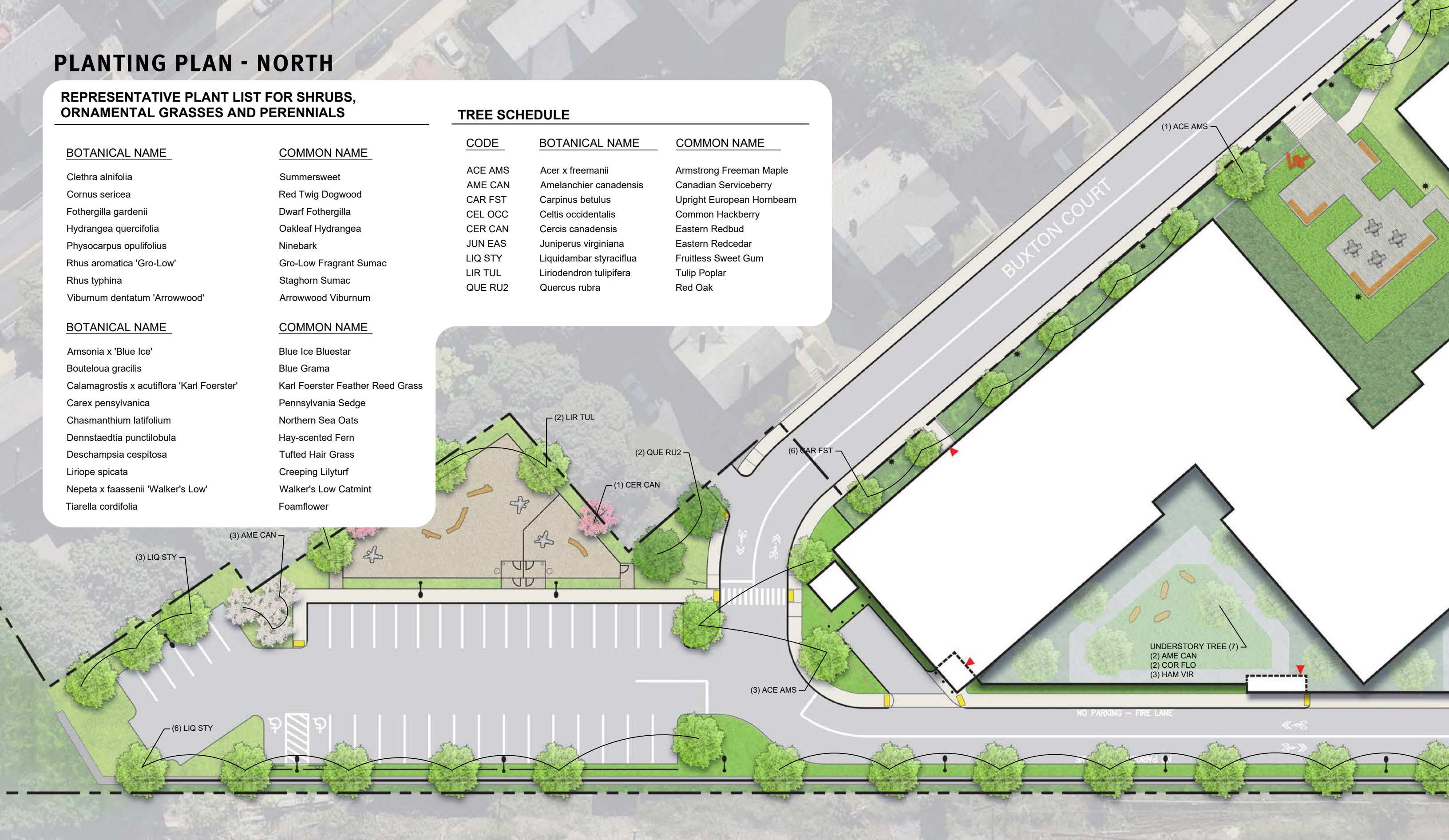
## REPRESENTATIVE PLANT LIST FOR SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

BOTANICAL NAME	COMMON NAME
Clethra alnifolia	Summersweet
Cornus sericea	Red Twig Dogwood
Fothergilla gardenii	Dwarf Fothergilla
Hydrangea quercifolia	Oakleaf Hydrangea
Physocarpus opulifolius	Ninebark
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rhus typhina	Staghorn Sumac
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum

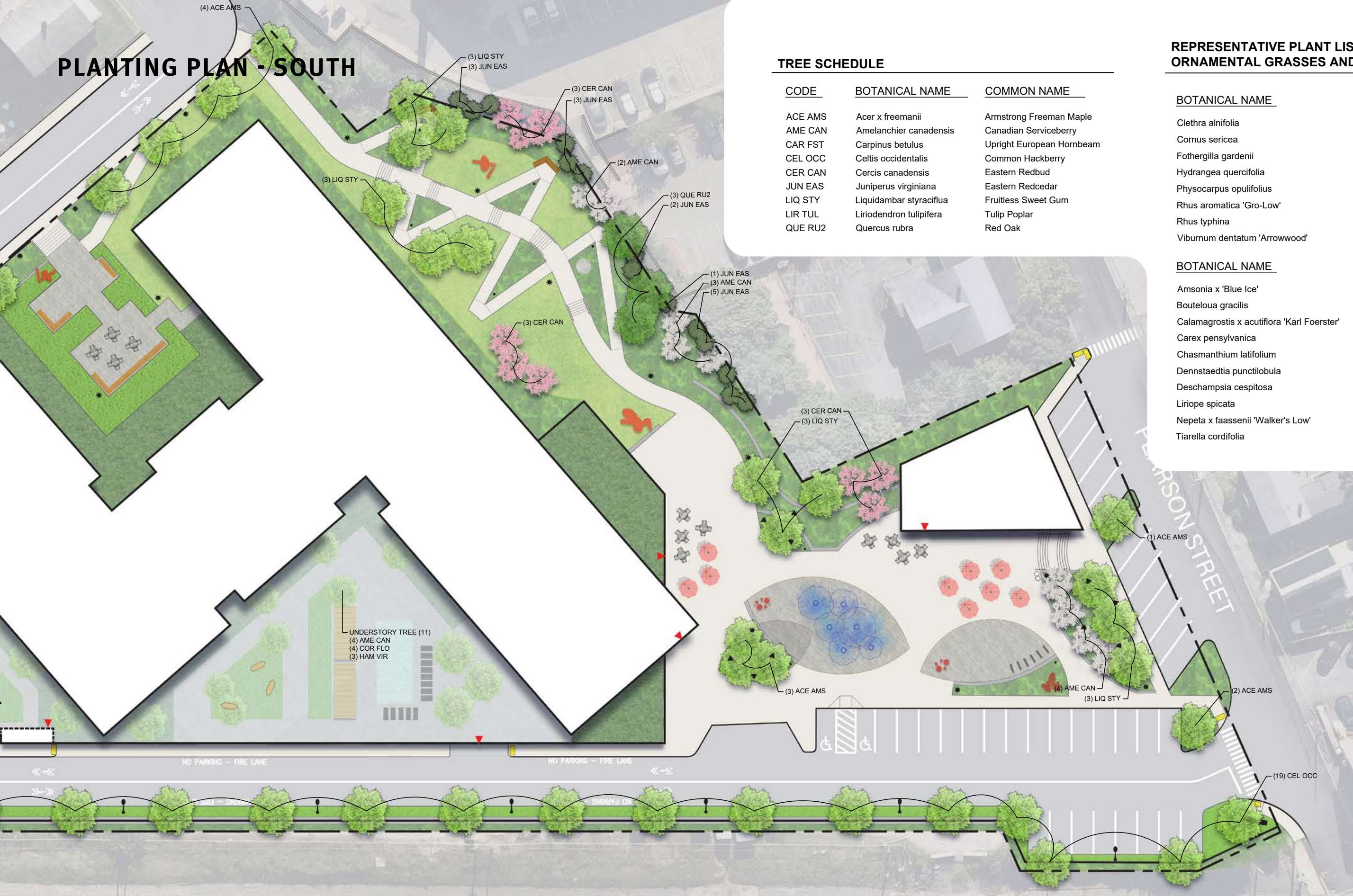
BOTANICAL NAME	COMMON NAME
Amsonia x 'Blue Ice'	Blue Ice Bluestar
Bouteloua gracilis	Blue Grama
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
Carex pensylvanica	Pennsylvania Sedge
Chasmanthium latifolium	Northern Sea Oats
Dennstaedtia punctilobula	Hay-scented Fern
Deschampsia cespitosa	Tufted Hair Grass
Liriope spicata	Creeping Lilyturf
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint
Tiarella cordifolia	Foamflower

## TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
ACE AMS	Acer x freemanii	Armstrong Freeman Maple
AME CAN	Amelanchier canadensis	Canadian Serviceberry
CAR FST	Carpinus betulus	Upright European Hornbeam
CEL OCC	Celtis occidentalis	Common Hackberry
CER CAN	Cercis canadensis	Eastern Redbud
JUN EAS	Juniperus virginiana	Eastern Redcedar
LIQ STY	Liquidambar styraciflua	Fruitless Sweet Gum
LIR TUL	Liriodendron tulipifera	Tulip Poplar
QUE RU2	Quercus rubra	Red Oak



# PLANTING PLAN - SOUTH



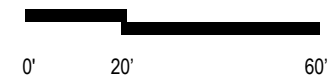
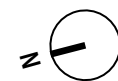
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LIQ STY	<i>Liquidambar styraciflua</i>	Fruitless Sweet Gum
LIR TUL	<i>Liriodendron tulipifera</i>	Tulip Poplar
QUE RU2	<i>Quercus rubra</i>	Red Oak

## REPRESENTATIVE PLANT LIST FOR SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

BOTANICAL NAME	COMMON NAME
<i>Clethra alnifolia</i>	Summersweet
<i>Cornus sericea</i>	Red Twig Dogwood
<i>Fothergilla gardenii</i>	Dwarf Fothergilla
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
<i>Physocarpus opulifolius</i>	Ninebark
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac
<i>Rhus typhina</i>	Staghorn Sumac
<i>Viburnum dentatum 'Arrowwood'</i>	Arrowwood Viburnum

BOTANICAL NAME	COMMON NAME
<i>Amsonia x 'Blue Ice'</i>	Blue Ice Bluestar
<i>Bouteloua gracilis</i>	Blue Grama
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass
<i>Carex pensylvanica</i>	Pennsylvania Sedge
<i>Chasmanthium latifolium</i>	Northern Sea Oats
<i>Dennstaedtia punctilobula</i>	Hay-scented Fern
<i>Deschampsia cespitosa</i>	Tufted Hair Grass
<i>Liriope spicata</i>	Creeping Lilyturf
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint
<i>Tiarella cordifolia</i>	Foamflower



# PLANTING PLAN - BUXTON COURT



## TREE SCHEDULE

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ACE AMS	<i>Acer x freemanii</i>	Armstrong Freeman Maple
AME CAN	<i>Amelanchier canadensis</i>	Canadian Serviceberry
CAR FST	<i>Carpinus betulus</i>	Upright European Hornbeam
CEL OCC	<i>Celtis occidentalis</i>	Common Hackberry
CER CAN	<i>Cercis canadensis</i>	Eastern Redbud
JUN EAS	<i>Juniperus virginiana</i>	Eastern Redcedar
LIQ STY	<i>Liquidambar styraciflua</i>	Fruitless Sweet Gum
LIR TUL	<i>Liriodendron tulipifera</i>	Tulip Poplar
QUE RU2	<i>Quercus rubra</i>	Red Oak

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<i>Deschampsia cespitosa</i>	Tufted Hair Grass
<i>Liriope spicata</i>	Creeping Lilyturf
<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint
<i>Tiarella cordifolia</i>	Foamflower

# PLANT SELECTION

## COLUMNAR TREES



Red Maple  
*Acer rubrum*



Carpinus betulus 'Fastigiata'  
*Upright European Hornbeam*



## FLOWERING TREES



Canadian Serviceberry  
*Amelanchier canadensis*



Eastern Redbud  
*Cercis canadensis*



# PLANT SELECTION

SHADE TREES



Fruitless Sweet Gum  
*Liquidambar styraciflua*



Tulip Poplar  
*Liriodendron tulipifera*



Red Oak  
*Quercus rubra*



Common Hackberry  
*Celtis occidentalis*

EVERGREEN



Eastern Redcedar  
*Juniperus virginiana*

# PLANT SELECTION

SHRUBS (Summer)



Summersweet  
*Clethra alnifolia*



Dwarf Fothergilla  
*Fothergilla gardenii*



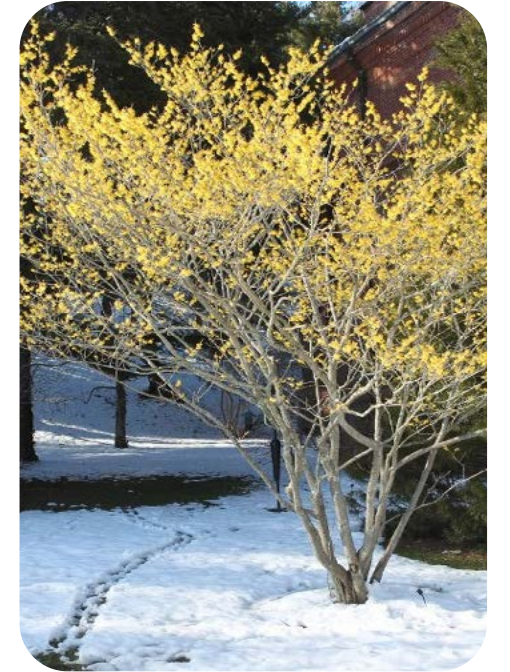
Oakleaf Hydrangea  
*Hydrangea quercifolia*



Arrowwood Viburnum  
*Viburnum dentatum 'Arrowwood'*



Sweetbay Magnolia  
*Magnolia virginiana*



Witchhazel  
*Hamamelis vernalis*

SHRUBS (Autumn & Winter)



Gro-Low Fragrant Sumac  
*Rhus aromatica 'Gro-Low'*



Staghorn Sumac  
*Rhus typhina*



Oakleaf Hydrangea



Arrowwood Viburnum



Red Twig Dogwood  
*Cornus sericea*



Winterberry  
*Ilex verticillate*

# PLANT SELECTION

PERENNIALS

## ORIENTAL GRASSES



**Blue Grama**  
*Bouteloua gracilis*

**Karl Foerster Feather Reed Grass**  
*Calamagrostis x acutiflora 'Karl Foerster'*

**Pennsylvania Sedge**  
*Carex pensylvanica*

**Northern Sea Oats**  
*Chasmanthium latifolium*

**Tufted Hair Grass**  
*Deschampsia cespitosa*

## SUN



**Swamp Milkweed**  
*Asclepias incarnata*

**Autumn Sun Coneflower**  
*Rudbeckia laciniata*

**Blue Ice Bluestar**  
*Amsonia x 'Blue Ice'*

**Walker's Low Catmint**  
*Nepeta x faassenii 'Walker's Low'*

## SHADE



**Hay-scented Fern**  
*Dennstaedtia punctilobula*

**Creeping Lilyturf**  
*Liriope spicata*

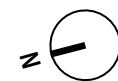
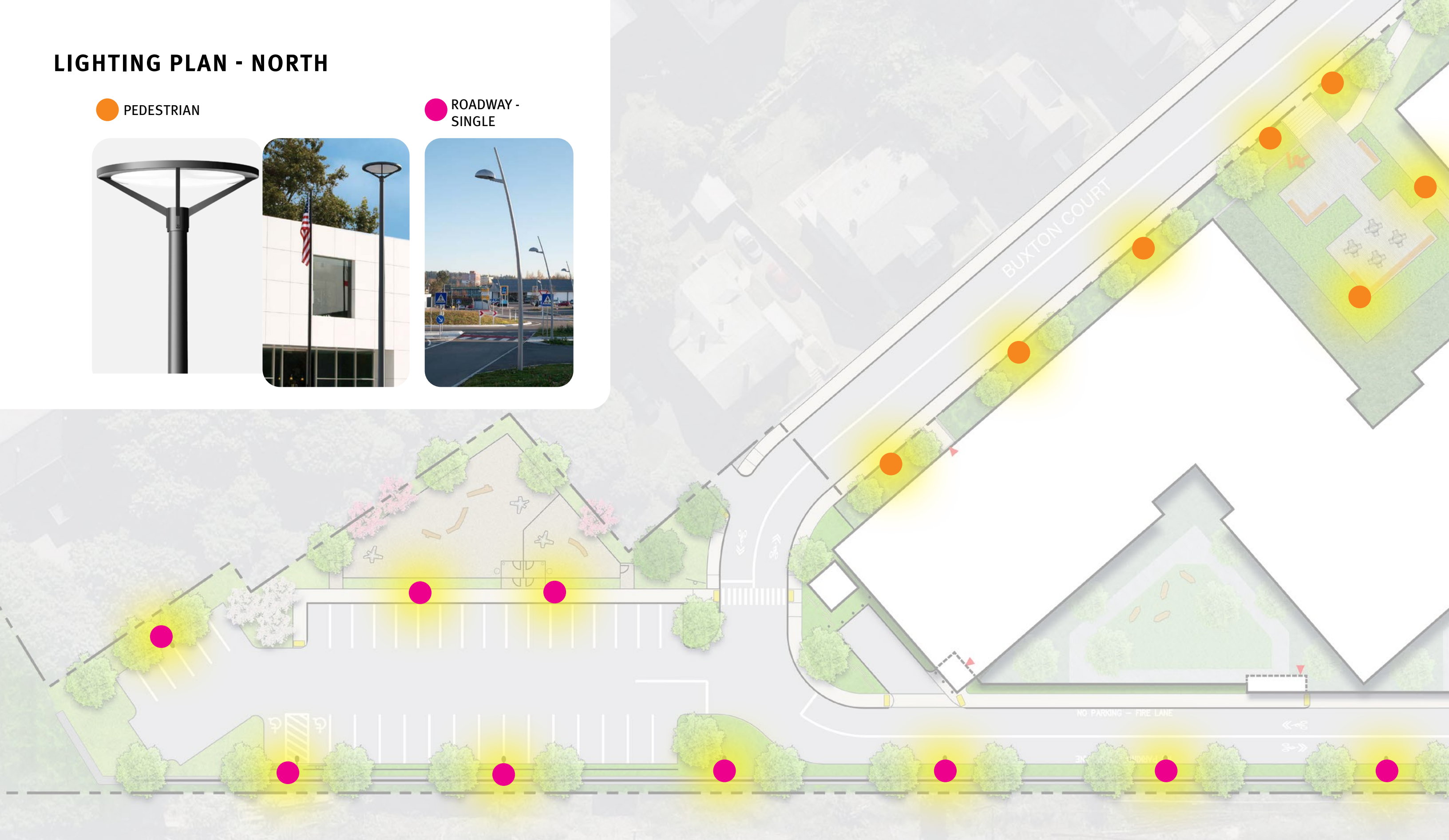
**Foamflower**  
*Tiarella cordifolia*

# LIGHTING PLAN - NORTH

PEDESTRIAN



ROADWAY - SINGLE



# LIGHTING PLAN - SOUTH



PEDESTRIAN



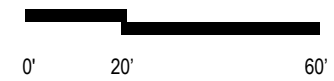
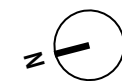
LIGHT BOLLARD



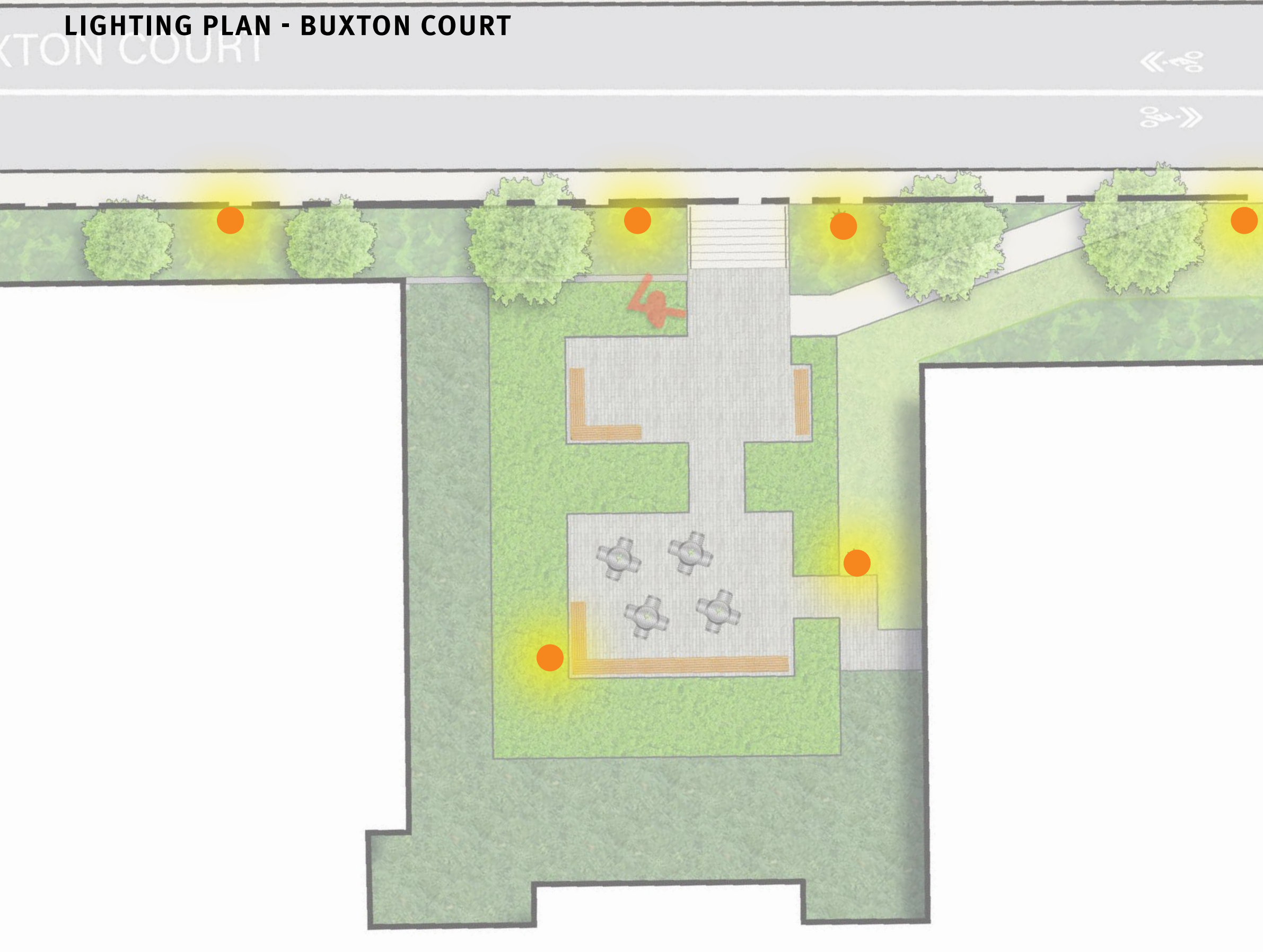
UP-LIGHTING



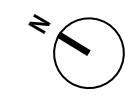
ROADWAY



# LIGHTING PLAN - BUXTON COURT

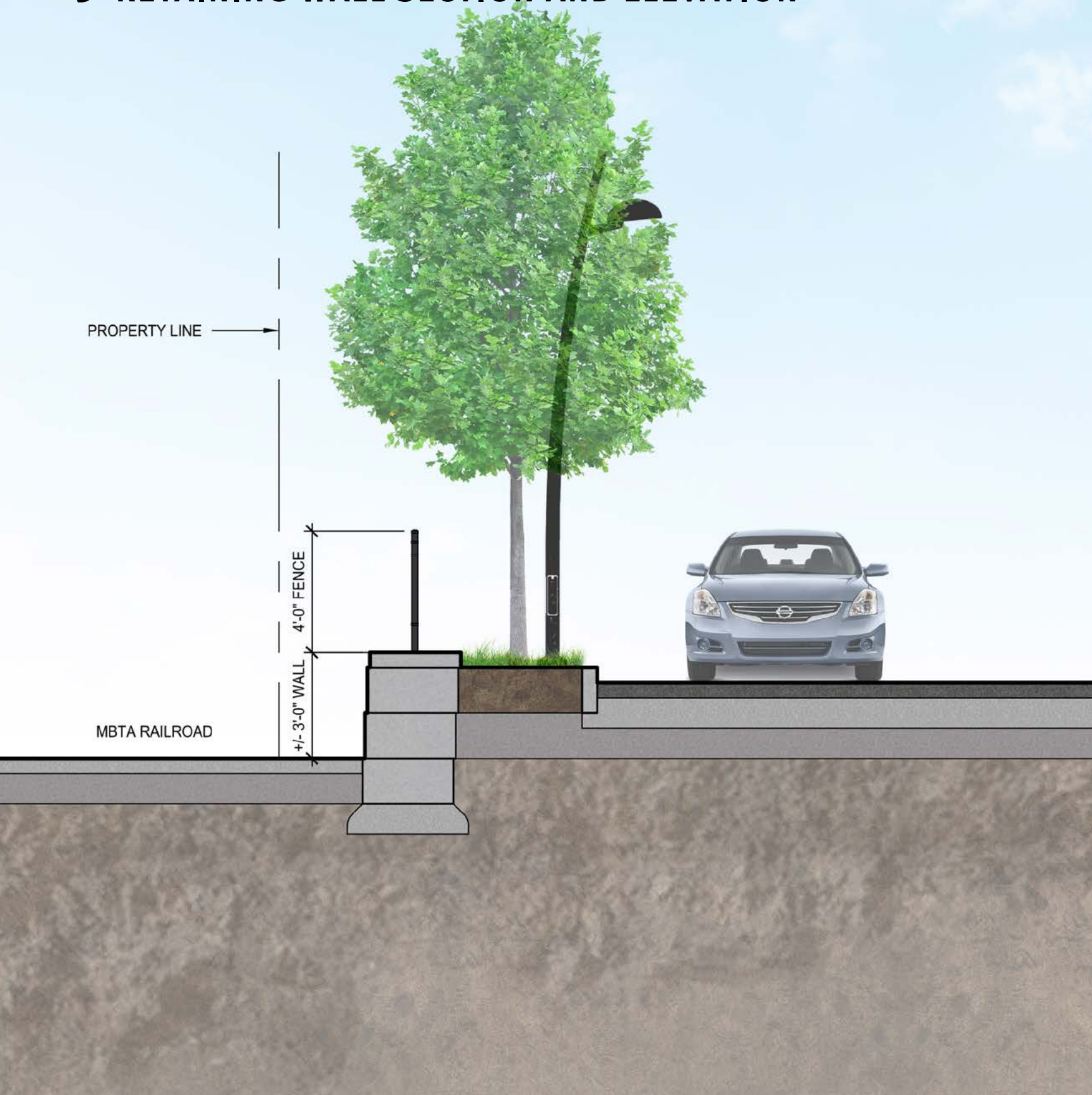


PEDESTRIAN



# 4. MBTA WALL SECTIONS

# 3' RETAINING WALL SECTION AND ELEVATION



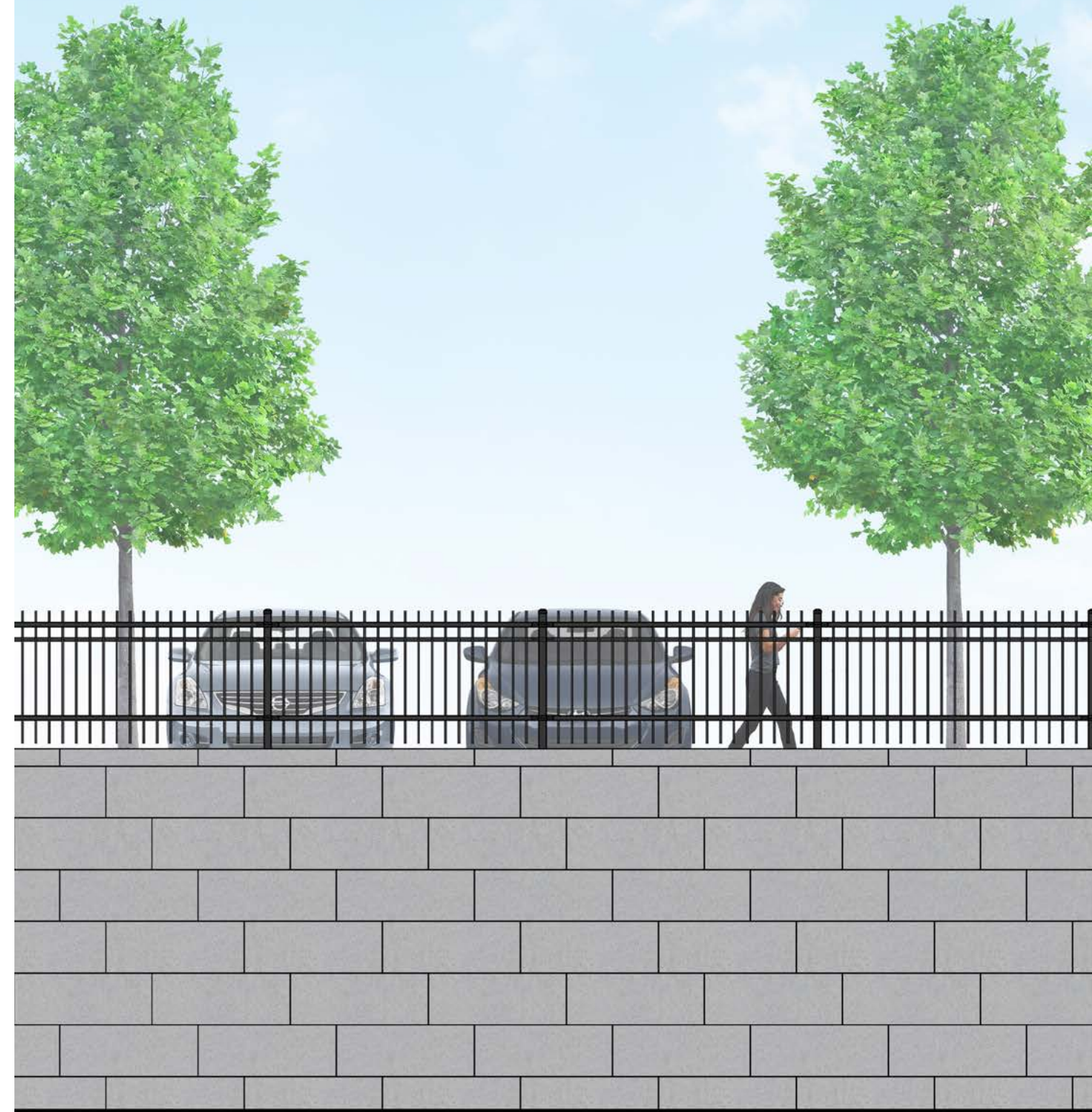
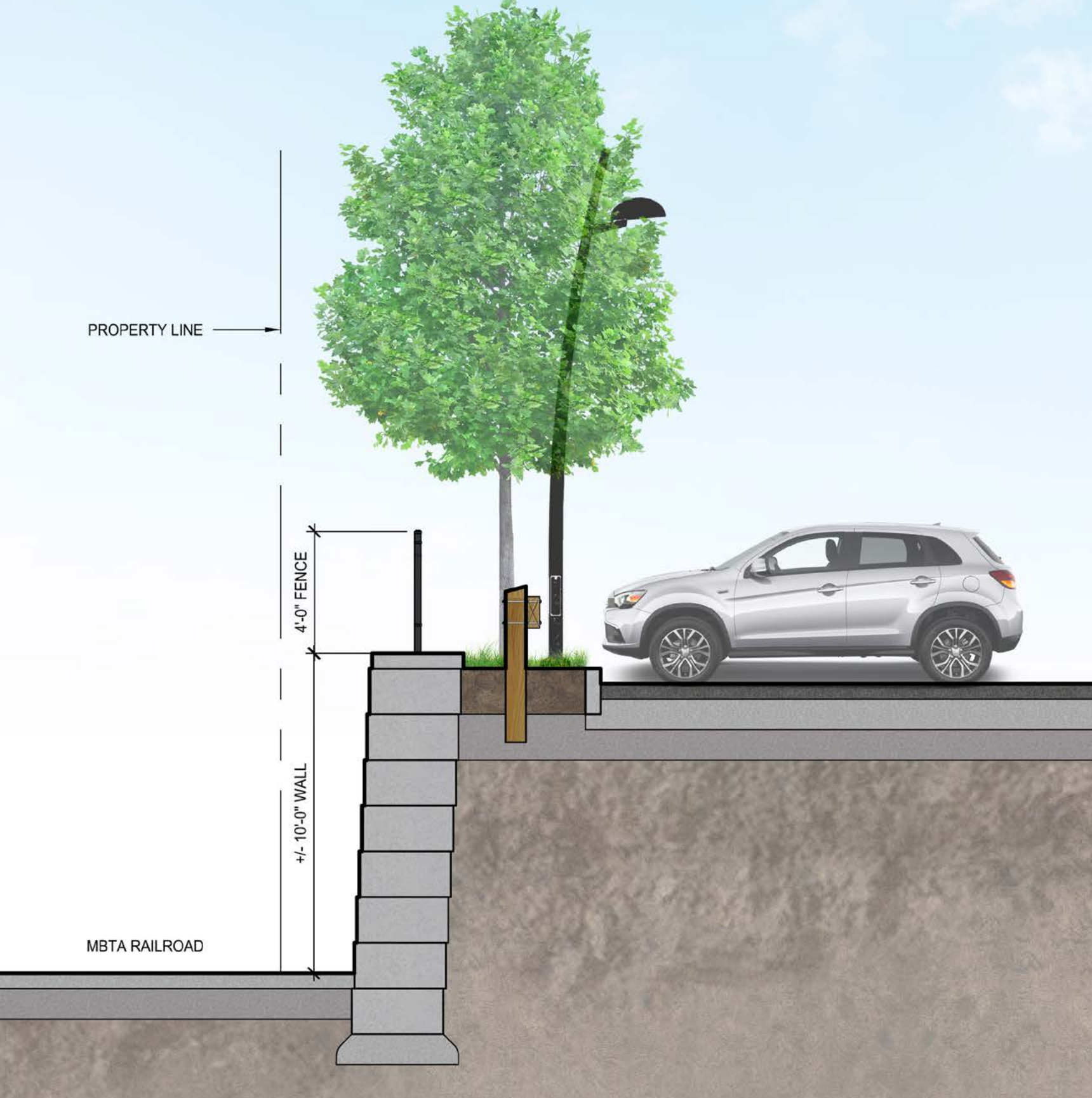
BLOCK WALL



FENCE

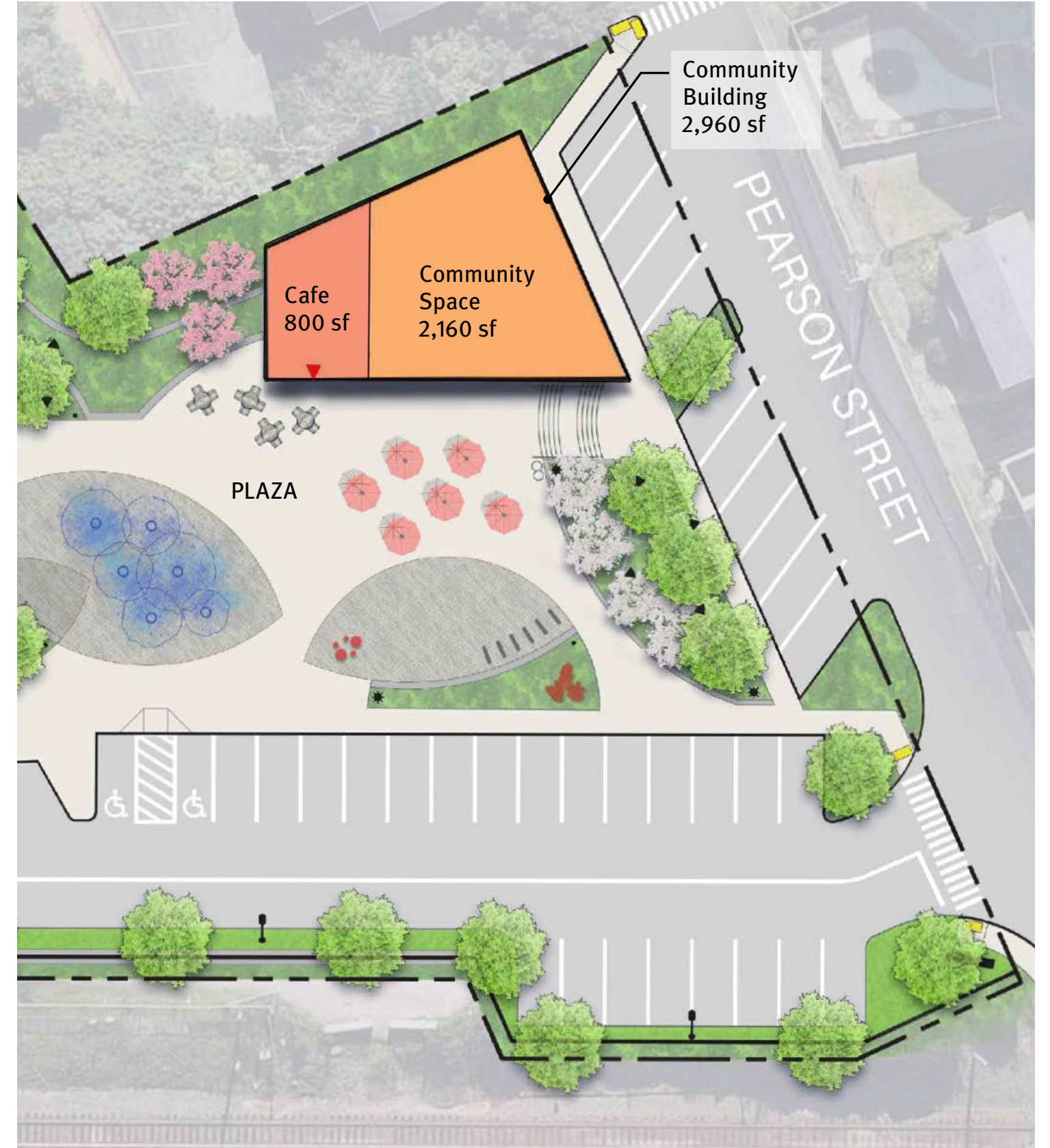


# 10' RETAINING WALL SECTION AND ELEVATION



# 5. COMMUNITY BUILDING DESIGN PROCESS

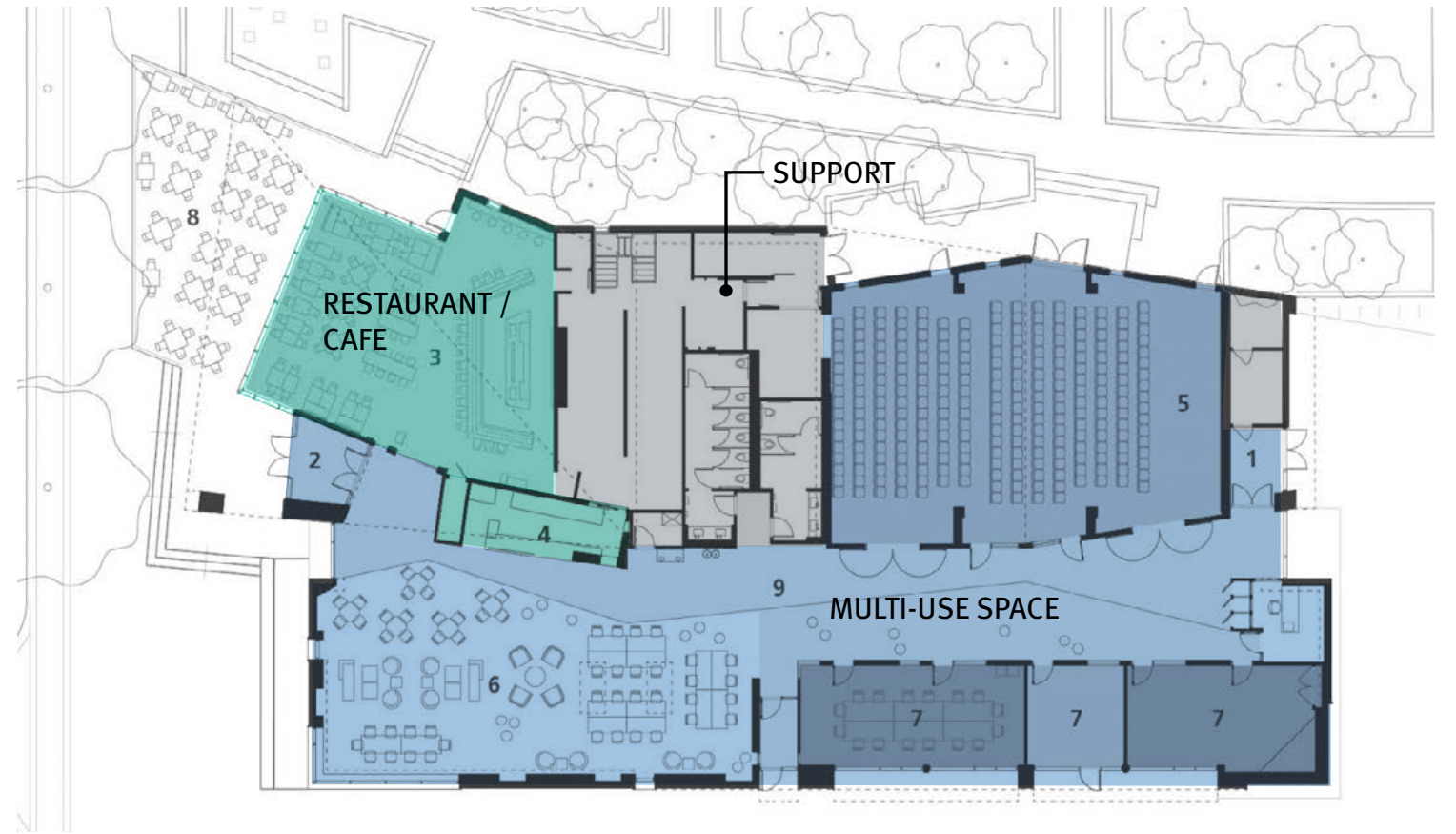
# COMMUNITY BUILDING DESIGN



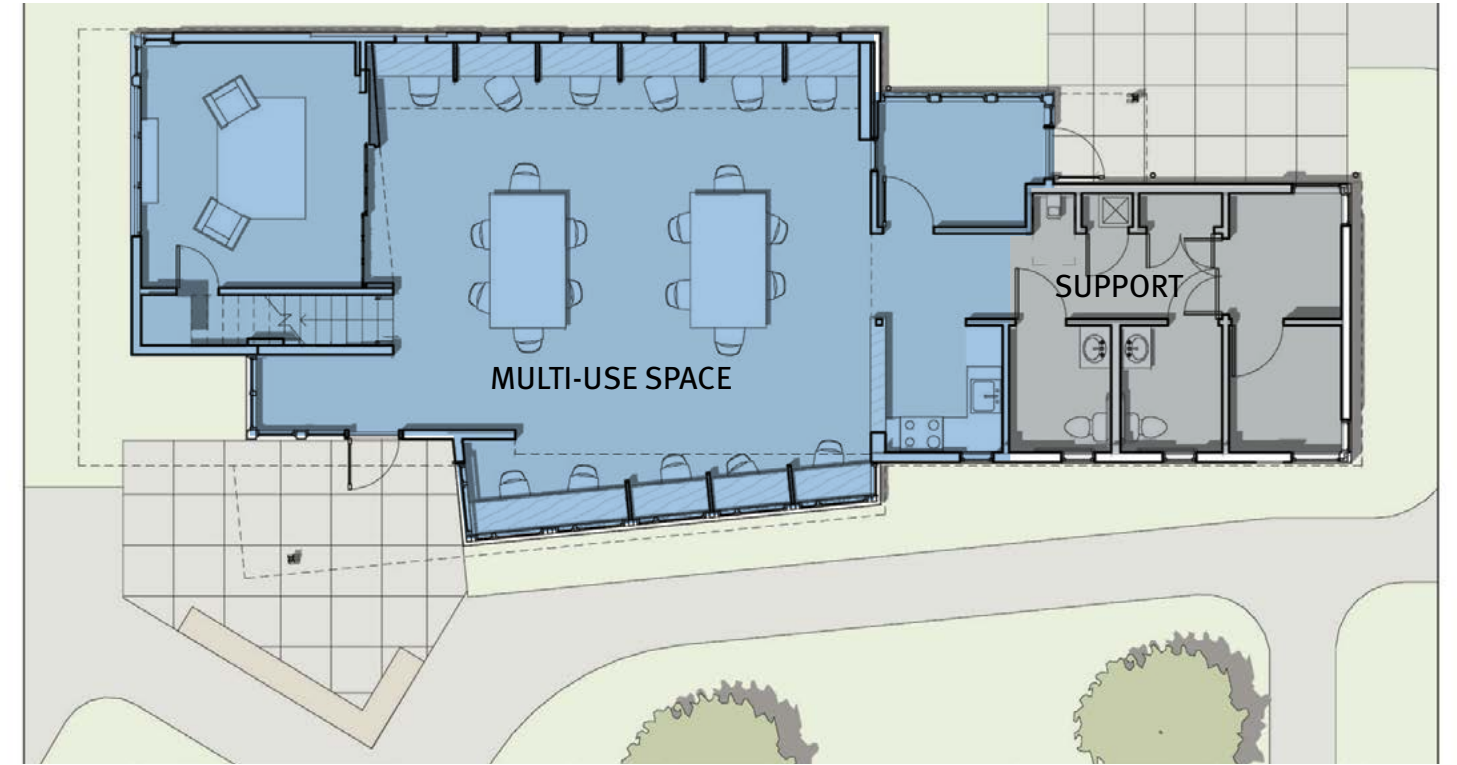
# CASE STUDY - THE HANGER AT KENMORE TOWN SQUARE



# CASE STUDY - DISTRICT HALL BOSTON



# CASE STUDY - ALLENCREST COMMUNITY CENTER



# ANDOVER ARTS & CULTURE ALLIANCE



## WHAT WE HEARD 5/16:

- Attendees were excited about the addition of new community space for the town, and noted that added space is greatly needed
- New space would benefit from kitchen access, something that could potentially be provided from the cafe
- The owner should look for opportunities to engage with local artists, this could happen within the community space, at the plaza, or in the park
- Members asked for information on the capacity of the community space, after reviewing it could accommodate around 100 people for an event, though the exact number will depend on the layout and type of program
- Some programming would benefit from a stage. We discussed looking for ways to make this movable to provide maximum flexibility for different users
- Storage for chairs, tables, and other equipment should be provided
- AV equipment should be provided to accommodate multiple uses
- Attendees asked about the flexibility of the plaza space, and suggested we incorporate infrastructure which makes it easy to use for an event (one suggestion was providing anchors for pop up tents)
- Integration of the community building and commercial space in the residential building will be critical for activation of plaza. Suggestions included outdoor dining, food trucks, and farmers markets.
- The design team should consider the solar orientation and positioning of glazing to maximize useability of the space

THANK YOU

