



RANGER ENGINEERING GROUP, INC.

130 Main Street, Suite 202
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com

June 12, 2024

Jacki Byerley, Planner
Andover Planning Board
36 Bartlet Street
Andover, MA 01844

RE: 140 Haverhill Street
Major Non-Residential Special Permit Application

Dear Jackie,

Please accept this letter and the attached plans and supporting information as our application for a Major Non-Residential Special Permit Application for the proposed development one new building to replace the existing building at 140 Haverhill Street, Andover. The materials being submitted are listed below.

- 12 sets of proposed plans.
- Completed application with copy of the deed and corporate information.
- Design Narrative.
- Architectural Plans.
- Lighting Cut Sheets.
- Sewer flow estimates.
- Application Fee.
- Drainage Report.

A revised traffic memorandum will be submitted when it is received from the traffic engineer. It should be noted that there will be a reduction in trips due to the reduced square footage of the building and a reduction in the number of doctors.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Benjamin C. Osgood, Jr., PE
Sr. Engineer

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Major Non Residential Project

Section of Bylaw: 9.4.8 and 10

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 Major Non Residential Project Section 9.4.8 and 10 of the Zoning By-Law.

1. Applicant(s): Medico 140 LLC
Contact Name: Paul Kneeland
Mailing Address: 355 Middlesex Ave Suite 7, Wilmington, MA 01887
Telephone Number: 978-657-7300
Email Address: pkneeland@channelbuilding.com
2. Record Owner(s) Name: Same as applicant
Mailing Address: _____
3. Interest in Property: Owner _____ Other _____
(Describe): _____
4. Engineer: Ranger Engineering Group, Inc.
Contact Name: Benjamin C. Osgood Jr PE
Mailing Address: 103 Main St Suite 202 Salem, NH 03079
Telephone Number: 978-435-1324
Name of Professional Surveyor: Timothy Winings PLS # 45099
5. Property Address: 140 Haverhill St
Assessors Map 18 Lot(s) 104A
Zoning District(s) including overlay districts: office Park
6. Lot square footage/acres: 307,670 sf 7.06 ac
7. Frontage: 360.13'

8. Square footage of existing building: 25,000 +/-
 stories: 2-1/2 square footage per floor: 8,333 ' +/- height: 26'
9. Existing Use(s) Medical Office Proposed Use(s): Medical Office
10. Square footage of proposed building or addition: 19,200
 Total building coverage percentage: 3.12 landscaping percentage: 28.67
 Total square footage: 19,200 percentage: 3.12
11. Square footage of total land disturbance: 100,000 +/-
12. Parking: existing 162 proposed 107
13. Number of: Buildings 1 Units: 4
14. Building Height: 26'
15. Open Space: Acreage 2.02 Percentage 28.6
 Percentage of Accessible Open Space 28.6
16. Square Footage of Roadway Construction Land Disturbance: 0
 Square Footage of Total Land Disturbance: 100,000
17. Deed of Property Recorded In North Essex Registry of Deeds,
 Book 16214 Page 202, or Certificate of Title _____
 Easements and Restrictions of Record (Include description and deed reference): _____
Drainage as shown on Plan 6919 , Sewer and Drainage shown on Plan 9979
Utility easement to Comcast of Mass Book 10791 Page 169, Subject to all rights and easements
reserved in Deed of Lots A&C on Plan 8987 Oct 7, 1982
18. Certified Statement as to Encumbrances on the land: None

19. Describe any previous Special Permit Application or approvals for these premises _____
Property originally approved in 1982. Site plan approved July 12, 2022 for 2 buildings on 2 lots

20. Provide a narrative of the project and how it meets the zoning bylaw requirements.
The project proposes a medical office building, which is allowed by zoning. The building, parking,
and site development will all comply with the zoning dimensional requirements.

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

MEDICO 140, LLC
Signature of Record Owner

Print Name

Date

Paul Kneeland, MANAGER
Signature of Applicant

Paul Kneeland
Print Name

6/11/24
Date

(REVISED 3/22)

(Space Above this Line Reserved for Registry of Deeds)

CONDOMINIUM QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that New Joint Realty, LLC, a Massachusetts Limited Liability Company with an address of 140 Haverhill Street, Andover, Massachusetts,

for consideration paid, in the amount of \$669,600.00

grants to Medico 140 LLC, a Massachusetts Limited Liability Company, with an address of 355 Middlesex Avenue, Suite 7, Wilmington, Massachusetts

with Quitclaim Covenants

Unit No. 1, Building I, of the Doctors Park I Condominium (the "condominium") created pursuant to Master Deed dated September 10, 1996 and recorded with the North Essex County Registry of Deeds at Book 4589, Page 291, which said Unit is shown on the floor plans filed with said Master Deed and a copy of a portion of said plan is affixed hereto with a verified statement in the form required by Chapter 183A, Section 9 of the General Laws.

Said Unit is conveyed together with an undivided 22.32 percentage interest in the common areas and facilities described in said Master Deed and in Doctors Park I Condominium Association, the organization of unit owners through which said Condominium is managed and regulated.

Said Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, easements, agreements, restrictions, and covenants of said Condominium, as set forth in said Master Deed and floor plans; the ByLaws of Doctors Park I Condominium Association recorded with the Master Deed; and real estate taxes not yet due and payable as of the date hereof.

Grantor grants to Grantee and its successors, assigns, licensees, invitees and business invitees an easement of access for purposes of maintenance to Unit No. 4, Building I of the Doctors Park I Condominium and an Easement of Access to the lobby area of Unit No. 6 of Doctors Park I Condominium. The Grantor shall be responsible for maintenance and upkeep of the easement

Unit 1, Doctors Park I Condominium, 140 Haverhill Street, Andover, MA

The Post Office address of said Condominium is 140 Haverhill Street, Andover, Massachusetts.

The Unit does not constitute a sale of all or substantially all of the Massachusetts assets of the Grantor.

The undersigned hereby certifies that he has been authorized on behalf of the limited liability company to convey Unit 1 of Doctors Park I Condominium located at 140 Haverhill Street, Andover, Massachusetts, and he has been authorized by the limited liability company to execute any and all documents necessary to effectuate said sale.

By executing this Certificate, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to sell the premises described above on the terms and conditions contained in the deed recorded herewith; and that no member of New Joint Realty LLC has filed for bankruptcy protection.

Being the same premises conveyed to New Joint Realty, LLC by deed of LGH Health Enterprises, Inc. dated October 8, 1996 and recorded in the Essex North County Registry of Deeds at Book 4608, Page 281.

Signed as a seal instrument as of this 28 day of February, 2020.

New Joint Realty, LLC

Thomas E Hoener, Jr
Common Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 28th day of February, 2020, before me, the undersigned Notary Public, personally appeared Thomas E Hoener as Manager of New Joint Realty, LLC, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

Ellen M Melvin
Notary Public Ellen M Melvin
My Commission Expires: 10-



Signed as a seal instrument as of this 28th day of February, 2020.

New Joint Realty, LLC

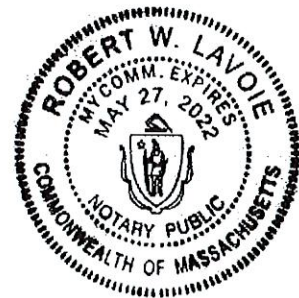
[Signature]
ERIC B. ARVIDSON, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 28th day of February, 2020, before me, the undersigned Notary Public, personally appeared ERIC B. ARVIDSON as _____ of New Joint Realty, LLC, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, for its stated purpose.

[Signature]
Notary Public
My Commission Expires: 5-29-2022



Corporations Division

Business Entity Summary

ID Number: 001423543

[Request certificate](#)

[New search](#)

Summary for: **MEDICO 140 LLC**

The exact name of the Domestic Limited Liability Company (LLC): MEDICO 140 LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001423543

Date of Organization in Massachusetts: 01-31-2020

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 355 MIDDLESEX AVE STE 7

City or town, State, Zip code, WILMINGTON, MA 01887 USA

Country:

The name and address of the Resident Agent:

Name: KENNETH INGBER

Address: ONE MCKINLEY SQUARE

City or town, State, Zip code, BOSTON, MA 02109 USA

Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	PAUL J KNEELAND	355 MIDDLESEX AVE STE 7 WILMINGTON, MA 01887 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	KENNETH INGBER	ONE MCKINLEY SQUARE BOSTON, MA 02109 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	PAUL J KNEELAND	355 MIDDLESEX AVE STE 7 WILMINGTON,

Consent **Confidential Data** **Merger Allowed** **Manufacturing**

View filings for this business entity:

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Completion

[View filings](#)

Comments or notes associated with this business entity:

[New search](#)

**DESIGN NARRATIVE
140 HAVERHILL STREET
ANDOVER, MASSACHUSETTS**

Project Overview.

The site is in the northwest corner of the intersection of Haverhill Street (Route 133) and High Street. Currently, the site consists of Doctors Park I and Doctors Park II. Two driveways currently serve the site, one from Haverhill Street and one from High Street.

The current development proposal consists of construction of a single 2-story medical office building with 4 suites that would each accommodate 2 doctors.

Access would continue to be provided by way of the driveways to Haverhill Street and High Street. The access for Doctor's Park II will remain as configured and the proposed buildings and new parking areas will not interfere with that access.

Existing Conditions

The project site consists of a 7.2 ± acre parcel of land located at 140 Haverhill Street. (Assessors Map 108 Lot 5-1) in Andover, Massachusetts. The site has been previously developed with a 25,000 square foot medical building and associated driveways and parking areas. The parcel is bordered by a similar medical office structure to the north, residential properties across the street to the south and east, and a large wetland area to the west.

Generally, the topography is sloped from the southeast corner of the property to the west towards the wetlands. The existing stormwater system is a catch basin and manhole system that routes water from the developed areas of the site to a wetland area within the parking lots and driveway connecting to the adjacent medical building. The outlet of the wetland is a pipe under the driveway which flows north into the adjacent wetland area. Soils on the site are generally dense till on the upper areas of the site and saturated hydric soils on the lower portions of the site.

Proposed Development

The property will be developed with a 2 story, 19,200 square foot medical office building that will replace the existing building. The parking and driveways will generally remain the same with new parking being provided in front of the new building on the Haverhill Street side of the property.

Zoning

This parcel and the adjacent Doctor's Park II parcel are zoned Office Park (OP). The parcels to the south are zoned Single Residence A. The parcels on the opposite side of Haverhill Street are zoned Residence A. The parcels on the opposite side of the intersection of Haverhill and High Streets is zoned Apartments. The parcels on the opposite side of High Street are zoned Residence B. The parcel to the north adjacent to the Lawrence City Line is zoned Industrial.

The proposed use is considered a Medical Center or Clinic, which is an allowed use in the OP district. The proposed building will comply with the dimensional requirements of the zoning bylaw.

The OP zoning district has a requirement that all structures must be located at least 300 feet from a residential structure. The current medical building does not comply with this requirement, which was added to the zoning bylaw after construction of the current building. The new building will not comply with this requirement, so a variance will be requested from the BOA.

Parking and Circulation

The site driveways which enter onto Haverhill and High Street will remain. The building will be smaller than the existing building and will have fewer doctors than the existing building can house, so traffic will be reduced under the new development conditions as compared to the existing medical facility. The existing driveways are adequate for the current traffic flow and have the proper site distances on Haverhill and High Street.

Most of the existing parking will remain with only the area to the south of the building which is adjacent to the main entrance being reconfigured. The number of parking spaces required for the new uses is 107, and 147 are being provided.

New walkways will be constructed to allow pedestrian access to the building from the parking areas. A crosswalk connection will be provided to allow pedestrian circulation between the two new facilities.

Utilities

Municipal Water

The current water connection in Haverhill Street is to remain and is proposed to be extended around the new building into High Street where a new connection will be made to the municipal system. The new water main will be 8" and will create a loop between Haverhill Street and High Street. There will be one new hydrant installed within the site adjacent to the building and the building will have its own fire line and domestic water line connected to the main.

Municipal Sewer

The existing building is connected to the 8" main in Haverhill Street by a 6" clay pipe gravity connection. Approximately mid-way between the connection point and the existing building there is a manhole with a force main connection from Doctor's Park II.

Because a 6" clay pipe installed in the mid 70's most likely will have excessive infiltration, a new 8" SDR 35 sewer connection is being proposed. The existing manhole where the force main connection is located will be replaced and the sewer will extend to the new building.

Electric and Communication

The existing building is serviced by overhead wires extending from High Street to a pole located on the property. This system will be maintained and used to service the new building. The existing underground system after the pole will be removed and replaced.

Natural Gas

Natural Gas pipes are in Haverhill Street and High Street. New gas services will be extended to the building.

Lighting and Landscape

Lighting

The existing lighting includes wall mounted fixtures and post mounted fixtures that are not shielded in compliance with current codes. The existing parking lot lighting will be removed and replaced with shielded LED lighting fixtures in the same locations as they currently exist and in several new locations. A photometric plan will be provided which demonstrates that light will not flow off property. Cut sheets for the individual fixtures will be provided

Landscape

A full landscape plan is included with this submittal. Landscaping will include the addition of deciduous trees and shrubs throughout the site with emphasis on keeping a buffer of wooded area along the frontage on Haverhill and High Streets.

Signage

There are existing signs on the property identifying both the existing medical facility on 140 Haverhill Street and the Doctor's Park II.

New signage has not been developed at this time but it is anticipated that the new signs will be no larger than what is existing.

Stormwater

The developed property has a stormwater system that consists of a catch basin and manhole system. The existing system flows to the northwest corner of the developed area of the site where it discharges to a wetland area that sits in the middle of the driveway and parking lots that service both the 140 Haverhill Street facility and Doctor's Park II. That wetland drains in a northerly direction in a culvert under the driveway to Doctors Park II into a ditch that flows along the parking lot into a large swamp. This infrastructure was constructed when the parcels were originally developed in the late 70's to early 80's.

The current proposal will utilize some of the existing system with upgrades. Any catch basin that does not have a deep sump will be replaced with a deep sump hooded catch basin. Several

catch basins will be relocated to accommodate the new layout and many of the pipes will be replaced and the elevations raised to correct a submerged outlet condition.

Stormwater flows will be controlled by installing subsurface detention structures to accept roof runoff. Post development flows are reduced in all storms as a result of providing this storage.

Stormwater treatment will be provided by the installation of a Jellyfish Filter System just upstream of the discharge point to the wetlands.

Some stormwater from the intersection of High Street and Haverhill Street flows onto this property. Easements for this flow do not exist, however, the proposed development maintains this flow through the existing swales and pipes. The majority of flow from the developed areas on this site is not combined with this flow until it enters the wetland.

Erosion Control

Erosion control plans have been developed to protect the adjacent wetland areas. Erosion control will consist of silt fence, hay waddles, or a combination of the two around the perimeter of the construction area. Additional controls such as inlet protection, stone entrances, and slope stabilization matting will be utilized throughout the duration of construction.

Post construction erosion control will be provided through maintenance of the stormwater structures and grass slopes. A full maintenance plan is included in the drainage report.

Wetlands

Wetlands exist on the property along the south and west sides of the developed area. These wetlands have been delineated and accepted by the conservation commission. New construction respects the 25' no disturb and 50' no build restrictions in the local conservation commission bylaw and regulation. An amendment to the current Order of Conditions will be submittal to the conservation commission.

140 HAVERHILL STREET, ANDOVER, MA SEWAGE FLOW CALCULATIONS

EXISTING BUILDING

The existing doctors park building was constructed in 1975 and houses 8 individual medical office units. Based upon conversations with the previous building owner, the building was 100% occupied by several different medical practices with over 30 doctors occupying the facility.

The best fit sewer flow estimate can be found in the Massachusetts Title 5 Regulations which govern the installation of subsurface sewage disposal systems. Section 15.203 established system flows and lists Doctor's Office as having a design flow of 250 gallons per day per doctor.

For this existing facility the daily sewage flow can be calculated as follows:

Number of Doctors x 250 gallons/day. = 30 Doctors X 250 GPD = 7,500 Gallons Per Day

PROPOSED BUILDINGS

The building being proposed is a 19,200 square foot building containing 4 individual medical suites with 2 doctors in each suite for a total of 8 doctors.

The best fit flow rate found in Title 5 for the smaller building would be for a Doctor's office at a flow rate of 250 gallons per day per doctor which equals 2,000 gallons per day.

The total design flow for the proposed development is 2,000 Gallons Per Day

CONCLUSION

The proposed uses for the site will have a smaller sewage flow rate than the existing use at the site.



Color: Bronze

Weight: 32.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.50W
Efficiency	92%

LED Info

Watts	50.00W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	6,617
Efficacy	121.4 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

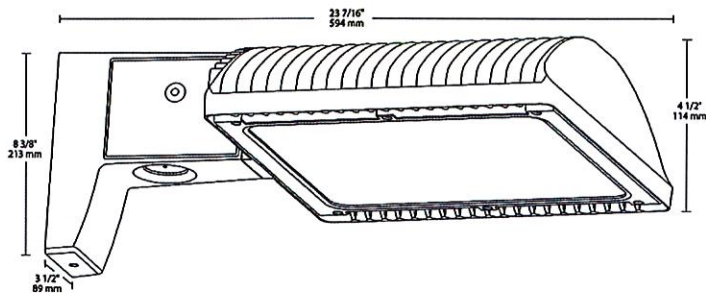
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty