

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

For: Reduction or Change in Parking

Section of Bylaw: 5.1.12

APPLICATION MUST BE COMPLETE

(Please print or type)

This application, completed and signed with original signature(s), shall be submitted with 12 copies of the application and narrative, 3 copies of the full-size plans (24x36), 9 copies of 11x17 plans, 2 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 Change in Parking Section 5.1.12 of the Zoning Bylaw.


1. Applicant(s): 305 North Main St, LLC
Contact Name: Salvatore N. Lupoli
Mailing Address: 280 Merrimack Street, Lawrence, MA 01843
Telephone Number: (978) 681-7777
Email Address: jbevilacqua@lupolico.com
2. Record Owner(s) Name: Lupoli Companies
Mailing Address: 280 Merrimack Street, Lawrence, MA 01843
3. Interest in Property: Owner _____ Other _____
(Describe): _____
4. Engineer: TEC, Inc.
Contact Name: Matt Perry
Mailing Address: 280 Merrimack Street, Lawrence, MA 01843
Telephone Number: (978) 794-1792
Name of Professional Surveyor: Gregory Gould PLS # 51280
5. Property Address: 305 North Main Street, Andover, MA 01810
Assessors Map 36 Lot(s) 93, 94, 95, 96 & 97
Zoning District(s) including overlay districts: General Business
Deed of Property Recorded In Essex North Registry of Deeds,
Book 16184 Page 202, or Certificate of Title _____
6. Lot square footage/acres: 74,469

7. Frontage: 465 feet
8. Square footage of existing building: 46,152
stories: 3 square footage per floor: 15,384 height: 33'-4"
9. Existing Use(s) General Office Proposed Use(s): College, Technical School
10. Square footage of proposed building or addition: 0 (same as existing)
Total building coverage percentage: 21% landscaping percentage: 22%
Total square footage: 15,384 percentage: 21%
11. Square footage of total land disturbance: 60,475
12. Parking: existing 79 proposed 83
13. Number of: Buildings 1 Units: 1
14. Building Height: 33'-4" (3 stories)
15. Open Space: Acreage 0.38 Percentage 22%
Percentage of Accessible Open Space 22%
16. Square Footage of Roadway Construction Land Disturbance: 0
Square Footage of Total Land Disturbance: 60,475
17. Easements and Restrictions of Record (Include description and deed reference) _____
Book 923, Page 42: Sewer Easement, Book 820, Page 266: Sewer Easement
Book 438, Page 575: Sewer Easement, Book 1282, Page 53: Sewer Restriction
18. Certified Statement as to Encumbrances on the land: _____

19. Describe any previous Special Permit Application or approvals for these premises _____
Special Permit Application for a Planned Development Multi-Family Dwelling (SP19-06)

20. Provide a narrative of the project and how it meets the zoning bylaw requirements.
Please see attached narrative.


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
Sal Lupoli

Print Name
9-25-25

Date



Signature of Applicant
Sal Lupoli

Print Name
9-25-25

Date