

**ANDOVER PLANNING BOARD**

**APPLICATION FOR SITE PLAN REVIEW  
(Religious Uses, Educational Uses and Child Care Facilities)**


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).

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: jbevilacqua@lupolico.com
  
2. Record Owner(s) Name: Lupoli Companies  
Mailing Address: 280 Merrimack Street, Lawrence, MA 01843
  
3. Interest in Property: X Owner \_\_\_\_\_ Other \_\_\_\_\_  
(Describe): \_\_\_\_\_
  
4. Engineer: TEC, Inc.  
Contact Name: Matt Perry  
Mailing Address: 282 Merrimack Street, Lawrence, MA 01843  
Telephone Number: (978) 794-1792  
Name of Professional Surveyor: Gregory Gould PLS # 51280
  
5. Application is hereby made for Site Plan Review for certain uses protected by the provisions of MGL Chapter 40A Section 3 (circle all that apply):
  - a. Religious Use
  - |                    |
|--------------------|
| b. Educational Use |
|--------------------|
  - c. Child Care Facilities

6. 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 recorded in North Essex Registry of Deeds in Book 16184 Page 202
7. Lot square footage: 74,469 Gross floor area of existing building: 46,152  
stories: 3 square footage per floor: 15,384 height: 33' - 4"
8. Existing Use(s) General Office Proposed Use(s): College, Technical School
9. Increase amounts - gross floor area: 0 stories: 0  
Square footage per floor: 15,384 height: 3 Stories
10. Total gross floor area (existing + proposed): 46,152  
Total building coverage percentage: 21% landscaping percentage: 22%  
Total coverage of impervious surfaces - square footage: 58,086 percentage: 78%
11. Square footage of total land disturbance: 60,475
12. Parking required for proposed use(s) 105
13. The application shall include a site plan, prepared by a registered professional architect, registered civil engineer or a professional landscape architect, drawn at a scale of one inch equals forty (40) feet, containing the following information in both narrative and graphic detail:
- a. Date;
  - b. North arrow;
  - c. Name and address of owner;
  - d. Name and address of designer;
  - e. Locus plan;
  - f. Lot lines and setbacks;
  - g. Adjacent streets and ways;
  - h. Owner and use of abutting lots;
  - i. Zoning district boundaries;

- j. Wetlands and wetlands buffers, as shown on maps entitled "Wetlands Areas of Andover, Massachusetts" available from the Andover Conservation Commission;
- k. All existing and proposed topography at two-foot intervals;
- l. All test boring sites, keyed to accompanying documentation of results;
- m. All existing and proposed buildings, structures, parking and loading areas (with dimensional notations), driveways, walkways, signs, fences, and refuse collection areas;
- n. All existing structures and/or pavement to be removed or demolished;
- o. All utilities, including waterline locations, sewer line locations and profiles, and storm drainage systems;
- p. All areas designated as easements, conservation restriction area, or Open Space.
- q. Elevation of building exterior.
- r. A separate plan drawn at the same scale, showing landscaping and lighting details.
- s. A written statement detailing the size of the lot, the proposed use, parking calculations, building footprint coverage, and calculations of volume of earth to be moved and removed.

  
 \_\_\_\_\_  
 Signature of Record Owner  
  
 \_\_\_\_\_  
 Print Name  
 9-25-25  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Applicant  
  
 \_\_\_\_\_  
 Print Name  
 9-25-25  
 \_\_\_\_\_  
 Date