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TOWN OF ANDOVER, MA

DECISION OF THE ANDOVER PLANNING BOARD
AS A SPECIAL PERMIT GRANTING AUTHORITY

ON THE APPLICATION OF
Ministers Lane, LLC

For a Special Permit for Earth Movement under Section 6.6 of the Zoning Bylaw.

Decision: SP25-01

YES (with conditions)

A public meeting of the Planning Board was held on September 9, 2025. Present and voting on this matter were Neil Magenheimer, Rocky Leavitt, Vincent Chiozzi, Zachary Bergeron and Morgan von Prelle Pecelli.

Pursuant to public notice in the Eagle Tribune, a newspaper of general circulation in the Town of Andover, published on April 25, 2025 and May 2, 2025 and pursuant to notice sent by mail, postage prepaid, to all interested parties under the provisions of Massachusetts General Laws Chapter 40A, a public hearing was convened by the Planning Board (the "Board") on May 13, 2025 for an application filed on April 16, 2025, by Ministers Lane, LLC at 39 Sunset Rock Road on property to be owned by Ministers Lane, LLC, for a Special Permit for Earth Movement as associated with the Ministers Estates Subdivision which was also reviewed during concurrent public hearings and filed under a separate permit. The property is more specifically identified as Assessors Map 79 Lots 17, 18, and 19A and Map 77 Lot 35. The public hearing was closed on September 9, 2025.

Premises affected are property to be owned by Ministers Lane LLC located at 39 Sunset Rock Road, a portion of 31 Sunset Rock Road, 45 Sunset Rock Road and 84 Spring Grove Road and shown on Assessors Map 79 Lots 17, 18, and 19A and Map 77 Lot 35, comprising of a 4.9-acre tract of land located off Sunset Rock Road, hereinafter referred to as the "site", on which a definitive subdivision plan entitled Ministers Estates would take place.

In consideration of the Special Permit for Earth Movement, the applicant had submitted an earth quantities plan. The construction of the subdivision street along with the infrastructure and stormwater structure with lot grading will require the export of 2,367 cubic yards. A breakdown of the roadway, lots and stormwater earth movement was included in the application package. It

has been the past practice of the Planning Board to regulate the hours and days of the earth movement activities. In this instance, the Planning Board has conditioned their approval by restricting earth movement activities to the time period between the last morning pick-up of school children and the first afternoon drop-off.

When considering a special permit for earth removal and regrading, the Planning Board must find that the subdivision plan with which it is associated makes the best feasible use of existing topography. The Board must also find that the proposed use will not be unreasonably detrimental to the established or future character of the neighborhood or the Town, and further that there are adequate public roadways and municipal utilities. When considering a special permit, the Board can, and will, impose such conditions or safeguards, as it deems reasonably necessary.

In the opinion of the Board, the subdivision plan, as a whole, makes the best feasible use of the existing topography; the areas of the building lots themselves; and the roadway profiles which will not involve major cuts or removal of earth materials from the site. Although the development is being constructed in an established neighborhood, any adverse effects to those abutters can be mitigated through the regulation of hours of operation.

In consideration of the abutting residences, the anticipated hauling operations associated with the development, the existing vegetation, and the preservation and protection of significant natural features, the Planning Board has conditioned their approval to help mitigate any adverse effects that may be associated with this development. In the opinion of the Board, the issuance of the special permit (with appropriate conditions) will not result in unreasonable detriment to the neighborhood or the Town.

In consideration of all of the foregoing, including the plans, documents, and testimony given during the public hearing, the Planning Board hereby approves and issues a Special Permit for Earth Movement subject to the following conditions:

Conditions of Approval:

General Conditions

1. For purposes of this approval the subdivision shall be defined as all features depicted on the plans described under condition number 2; the developer shall be defined as the applicant, Ministers Lane, LLC, and its assigns or successors in title to the development, and all contractors and subcontractors under control of or in service to the developer;
2. Except as otherwise provided for in these conditions the construction of the subdivision and all activities associated therewith shall be in conformance and compliance with the information, details, notations, grading and features shown on the following plans, drawings and documents prepared by DK Engineering LLC dated April 14, 2025, revised through August 12, 2025 unless otherwise noted;

- b. Definitive Subdivision Plan 2 of 10
- c. Existing Conditions Plan 3 of 10
- d. Grading Plan 4 of 10
- e. Erosion Control Plan 5 of 10
- f. Plan & Profile Sheet 6 of 10
- g. Drainage Detail Sheet #1 7 of 10
- h. Drainage Detail Sheet #2 8 of 10
- i. Detail Sheet miscellaneous 9 of 10
- j. Landscape Plan 10 of 10
- k. Project Report on Drainage & Sedimentation Control & Stormwater Report, Ministers Estates, prepared by DK Engineering LLC, dated April 14, 2025 revised August 4, 2025
- l. Operation and Maintenance Plan Ministers Estates prepared by DK Engineering LLC dated July 7, 2025;

3. An instrument containing these conditions, shall be recorded at the Northern Essex Registry of Deeds;
4. Import or export of earth materials from within the subdivision is prohibited except as may be provided for under this special permit issued under Planning Board Decision SP25-01, or as otherwise allowed under the applicable provisions of the Zoning Bylaw;
5. Construction traffic associated with this subdivision shall be regulated by the Inspector of Buildings. Prior to commencing hauling operations, a hauling route shall have been reviewed and approved by the Inspector of Buildings. Any deviation from the approved route and/or scheduling once established shall require proper notification and approval from the Inspector of Buildings. Construction traffic shall be defined as large trucks hauling earth moving equipment, dump trucks, trucks hauling building materials, cement trucks, and contractors' vehicles larger than panel trucks. It shall be the developer's responsibility to inform all contractors, subcontractors, vendors, and workmen of this restriction, which shall be enforced under the provisions of Section V.H. of the Board's Rules and Regulations;
6. Prior to any construction activity of any kind within the subdivision the developer shall submit for review and approval to the Planning Department a detailed schedule of the anticipated earth operations;
7. All construction activities within the subdivision shall be confined between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday, unless otherwise approved by the Planning Board. Once fully framed, interior construction related activities are allowed on Saturdays between 8:00 a.m. and 6:00 p.m. unless otherwise restricted or prohibited by the Inspector of Buildings in response to complaints. Construction activities include the transport of equipment, materials and supplies to and from the subdivision;
8. Hauling of earth materials and heavy equipment during the school bus morning pick up at the site location and drop off at the site location is not allowed. It shall be the developer's responsibility to communicate with the proper school departments to

determine precise hours of pick up and drop off at the Sunset Rock Road location, and to inform all contractors, subcontractors, vendors, and workmen of this restriction, which shall be enforced under the provisions of Section V.H. of the Board's Rules and Regulations;

Following the statutory twenty-day appeal period, and in the absence of any appeal, the plan and an instrument containing the foregoing restrictions will be filed in the Registry of Deeds. The applicant is responsible for the costs associated with the Registry filings.

On September 9, 2025, at a public meeting, the Planning Board voted (5-0) to issue the foregoing Special Permit with conditions.

Date: September 10, 2025

Neil Magenheim

Neil Magenheim, Chair
ANDOVER PLANNING BOARD

Essex, ss:

COMMONWEALTH OF MASSACHUSETTS

Date: September 10, 2025

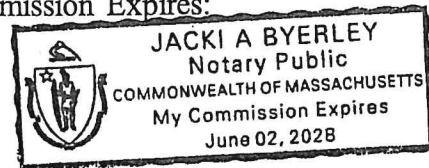
On this 10 day of September, 2025, by Neil Magenheim, the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate to the best of his knowledge and belief and who acknowledged to me that he signed it voluntarily for its stated purpose and acknowledged the foregoing to be the free act and deed of the Andover Planning Board.

Before me,

Jacki A. Byerley

, Notary Public

My Commission Expires:





CERTIFICATION

I, _____, Town Clerk of the Town of Andover, Massachusetts, do hereby certify that twenty (20) days have elapsed since this decision of the Andover Planning Board was filed in the Office of the Town Clerk on _____ and no appeal has been filed with the Town Clerk.

Date: _____

Town Clerk

