

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Special Permit for a Mixed Use Structure

For: Special Permit to increase maximum building height for Mixed-Use Structure and to increase allowable density

Section of Bylaw: 8.9.3.2, 8.9.4.5

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 Special Permit for a Mixed Use Structure Section 8.9.3.2, 8.9.4.5 of the Zoning Bylaw.

1. Applicant(s): JMC/SVP Old River Road LLC
 Contact Name: Peter Mahoney, EVP
 Mailing Address: 100 Grandview Road Suite 205 Braintree, MA 02184
 Telephone Number: 781-849-0011
 Email Address: pmahoney@jmcandco.com
2. Record Owner(s) Name: JMC/SVP Old River Road LLC
 Mailing Address: 100 Grandview Road Suite 205 Braintree, MA 02184
3. Interest in Property: X Owner _____ Other _____
 (Describe): To develop a 432 mixed-use project under the newly adopted MODRR zoning
4. Engineer: Bohler Engineering
 Contact Name: Zachary Richards, P.E.
 Mailing Address: 45 Franklin St 5th floor, Boston, MA 02110
 Telephone Number: 617-849-8040
 Name of Professional Surveyor: Peter Nolan & Associates LLC PLS # 49185
5. Property Address: 100 River Road Andover, MA 01810
 Assessors Map Map 143 Lot(s) 143-8
 Zoning District(s) including overlay districts: Industrial ID2, River Road MODRR
 Deed of Property Recorded In Essex North Registry of Deeds,
 Book 18486 Page 5, or Certificate of Title _____
6. Lot square footage/acres: 9.6 Acres, 418,176 SF

7. Frontage: River Road, Old River Road
8. Square footage of existing building: 121,615 SF
stories: 3 square footage per floor: 30,403 SF height: 44'
9. Existing Use(s) Office Proposed Use(s): Mixed-Use
10. Square footage of proposed building or addition: 479,500 SF
Total building coverage percentage: 22.7% landscaping percentage: 57.6%
Total square footage: _____ percentage: 22.7%
11. Square footage of total land disturbance: 327,800 sf (7.53 acres)
12. Parking: existing 115 proposed 648
13. Number of: Buildings 1 Units: 432
14. Building Height: 60'-0"
15. Open Space: Acreage 4.08 acres Percentage 42.4%
Percentage of Accessible Open Space 42.4%
16. Square Footage of Roadway Construction Land Disturbance: 0%
Square Footage of Total Land Disturbance: 327,800 square feet (7.53 acres)
17. Easements and Restrictions of Record (Include description and deed reference) _____
See page 4
18. Certified Statement as to Encumbrances on the land: N/A
19. Describe any previous Special Permit Application or approvals for these premises N/A
20. Provide a narrative of the project and how it meets the zoning bylaw requirements.
A project narrative has been provided as supplemental documentation.

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

By: JMC/SVP Old River Road LLC



Signature of Record Owner

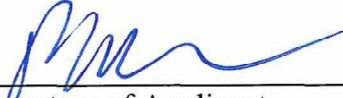
Peter Mahoney, EVP

Print Name

01/13/2026

Date

By: JMC/SVP Old River Road LLC



Signature of Applicant

Peter Mahoney, EVP

Print Name

01/13/2026

Date

17. Easements and Restrictions of Record (Include description and deed reference):

9. TAKING BY TOWN OF ANDOVER, BY INSTRUMENT DATED JUNE 25, 1985, AND RECORDED IN BOOK 1993, PAGE 194 AND PLAN REFERRED TO THEREIN RECORDED AS PLAN NO. 9944.

11. SEWER EASEMENT TO TOWN OF ANDOVER DATED JUNE 21, 1984 AND RECORDED IN BOOK 1832, PAGE 24, AS AFFECTED BY GRANT AND TERMINATION OF EASEMENT DATED OCTOBER 28, 1985 AND DECEMBER 2, 1985 AND RECORDED IN BOOK 2370, PAGE 21, AND SHOWN ON THE PLAN RECORDED AS PLAN NO. 9904 REFERRED TO THEREIN.

12. DEED OF EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND TO MASSACHUSETTS ELECTRIC COMPANY DATED AS OF MARCH 11, 1985 AND RECORDED IN BOOK 2370, PAGE 17.

13. LIMITED ACCESS PROVISIONS OF HIGHWAY TAKINGS DATED JANUARY 10, 1956 AND RECORDED IN BOOK 827, PAGE 430, AND DATED MAY 28, 1957, RECORDED IN BOOK 856, PAGE 100.

14. TAKING BY MASSACHUSETTS DEPARTMENT OF HIGHWAYS DATED DECEMBER 23, 1992 AND RECORDED IN BOOK 3632, PAGE 114.

15. TAKING BY MASSACHUSETTS DEPARTMENT OF HIGHWAYS DATED DECEMBER 23, 1992 AND RECORDED IN BOOK 3632, PAGE 122.

17. ORDER OF RESOURCE AREA DELINEATION ISSUED BY ANDOVER CONSERVATION COMMISSION DATED MARCH 11, 2024 AND RECORDED MARCH 13, 2024 IN BOOK 2370, PAGE 17.