

ANDOVER PLANNING BOARD

**APPLICATION FOR MULTIFAMILY OVERLAY DISTRICT SITE PLAN REVIEW
(Section 8.9 of the Zoning Bylaw)**

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 Multifamily Overlay District Site Plan Review for IG/MODB District of the Zoning Bylaw.

1. Applicant(s): Bryan Duby Construction
Contact Name: Mark Morreale
Mailing Address: 655 Boston Street, #6, Billerica, MA 01821
Telephone Number: 978-987-4977
Email Address: bryanpduby@gmail.com
2. Record Owner(s) Name: See attached Owner Authorization
Mailing Address: _____
3. Interest in Property: _____ Owner Other
(Describe): Prospective purchaser under signed Purchase Agreement
4. Engineer: Land Engineering & Environmental Services, Inc.
Contact Name: Douglas E. Lees
Mailing Address: One Bridgeview Circle, Tyngsboro, MA 01879
Telephone Number: 978-649-4642
Name of Professional Surveyor: Douglas E. Lees PLS # 48094
5. Property Address: 24 and 30 Dale Street, Andover
Assessors Map 138 Lot(s) 17 and 18
Zoning District(s) including overlay districts: IG and MODB
Deed of Property Recorded In Essex North Registry of Deeds,
Book 10731 Page 129 and, or Certificate of Title Book 7534, Page 132
6. Lot square footage/acres: 21,811 sf +/-
7. Frontage: 147 ft

8. Use: Multifamily X Residential Accessory _____ Mixed Use*: _____
9. Square footage of proposed building or addition: Bldg 1 = 3,520 sf, Bldg 2 = 1,560 sf, Bldg 3 = 1,455 sf
- Total building coverage percentage: 30% landscaping percentage: 41%
- Total square footage: 6,535 sf percentage: 30%
10. Square footage of total land disturbance: 21,811 sf
11. Parking: existing 7 proposed 18
12. Number of: Buildings 3 Units: 9
13. Number of Affordable Units: None
14. Building Height: Less than 45 ft
15. Open Space: Acreage 0.205 sc Percentage 41%
- Percentage of Accessible Open Space 100%
16. Square Footage of Roadway Construction Land Disturbance: 3,410 sf
- Square Footage of Total Land Disturbance: 21,811 sf
17. Easements and Restrictions of Record (Include description and deed reference): _____
 None discovered in limited public records search. Full title exam is pending.
 Applicant reserves all rights pending completion of full title exam.
18. Certified Statement as to Encumbrances on the land: _____
 See response to Section 17 above.
19. Describe any previous Special Permit Application or approvals for these premises _____
 See response to #17 above.
20. Provide a narrative of the project and how it meets the zoning bylaw requirements.
 See attached Narrative.

*a separate special permit is required for Mixed Used Structure

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

See attached Owner Authorization

Signature of Record Owner

BRYAN DUBY

Print Name

3/11/20

Date



Signature of Applicant

Print Name

Date



OWNER AUTHORIZATION FORM

Patrick T. Keenan and Nancy W. Keenan

Owner(s) of the property located at: **24 Dale Street, Andover, MA 01810**

and

Barry M. Verville and Roberta A. Verville

Owner(s) of the property located at: **30 Dale Street, Andover, MA 01810**

Hereby authorize Johnson & Borenstein, LLC, 12 Chestnut Street, Andover, MA 01810, by and through the attorneys and/or paralegals employed therein, to act on my/our behalf to file any such application(s) as they deem necessary with the Andover Design Review Board, Planning Board, Zoning Board of Appeals, Building Department or other Town authority in connection with the development of 24 and 30 Dale Street, and to communicate with said authority(ies) with regard to said application(s).

Owner(s): 24 Dale Street

Owner(s): 30 Dale Street

Patrick T. Keenan dotloop verified
02/25/26 4:24 PM EST
X9RA-UJWH-U2OH-MPKW

Patrick T. Keenan

Barry M. Verville dotloop verified
02/27/26 8:46 AM EST
5IWX-3AMR-7NQZ-RHFC

Barry M. Verville

Nancy W. Keenan dotloop verified
02/26/26 1:03 PM EST
HRZ4-HD3O-9WSX-ACA1

Nancy W. Keenan

Roberta A. Verville dotloop verified
02/27/26 8:41 AM EST
J3X1-JAEB-M6OY-ESCM

Roberta A. Verville

**APPLICATION FOR SPECIAL PERMIT
MULTIPLE-FAMILY OVERLAY DISTRICT - BALLARDVALE**

24 & 30 Dale Street, Andover, Massachusetts

February 10, 2026

Neighborhood Description

The project site consists of two existing single-family house lots totaling one-half of an acre on Dale Street in the Ballardvale Multi-Family Overlay District just outside the Ballardvale Historic District. Dale Street contains a mixture of industrial, commercial and residential uses, the abutting properties to the south include a single-family residence and a commercial autobody garage. The Ballardvale Crossing Condominium project is directly to the west of the project site and the two lots north of the site both have single family homes. The property across Dale Street from the project is a contractor's yard.

The Ballardvale commuter rail train stop is just on the other side of Ballardvale Crossing, about a 0.2 mile walk from the site.

Existing Site Conditions

The existing site consists of two existing single-family house lots. There is a two-story detached garage behind the house at #24 Dale Street with a large driveway area between the house and the garage. There is a narrow, wooded strip along the western lot line with a 6' vinyl fence separating the site from the Ballardvale Crossing Condominium site. The remainder of the site is mostly lawn with a few trees scattered towards the rear of the lot. The land slopes north-easterly towards the neighboring property and Dale Street.

Soils on site have been mapped by the USDA as Pits, gravel and Udorthents, smoothed. Test holes conducted on site show the soil as being sand and gravel with a seasonal water table greater than ten feet.

Natural Terrain - Grading

The proposed buildings have been positioned so as to minimize the need for grading. The roadways and the utilities are designed to work with the existing grades on site to the extent practical.

Building Density

The project proposes the construction of nine (9) attached dwelling units in three (3) separate buildings on 21,811 square feet. Building 1 will provide five (5) units, building 2 and 3 will have two (2) units each. Each unit will have three bedrooms with a garage and dedicated driveway.

Plan of Maintenance and Services

The Project is serviced by municipal sewer and water. Each of the buildings will be provided with an individual water service and building 1, the five-unit building, will have a fire suppression system installed. The estimated sewerage flow generated by the project is 2970 gallons per day. Each of the units will be provided with an electric vehicle charger located in the unit's garage that is accessed by a dedicated driveway off the shared driveway, providing two parking spaces per unit.

The Maintenance of the facilities on site along with the project's driveway, stormwater system and snow removal will be the responsibility of the condominium association. Trash pickup will be with a private company contracted through the condo association.

Stormwater management consists of a subsurface infiltration system beneath the shared driveway that is designed to hold the excess runoff from the site and allow it to infiltrate. Roof gutters are proposed along the back of the units that are tied into a collection system that directs the runoff to the infiltration system. Runoff from the front of the buildings and most of the new, paved driveways is captured by a proposed catch basin and treated before being directed to the infiltration pond. The maintenance of this system will be by the condominium association as outlined in the Operation and Maintenance Plan contained in the project's Stormwater Management & Erosion Control Plan.

The project does not meet the criteria, one acre of disturbance, to be subject to the Andover Stormwater Bylaw but the project is designed to fully comply with the Massachusetts Department of Environmental Protection Stormwater Management Regulations.

Traffic Analysis

This project will have minimal effect on the existing traffic patterns on Dale Street or Andover Street.

Zoning

8.9.4 Dimensional Requirements

1. *Lot Size.* There is no minimum lot area within the MODB district.
The project site is 21,811 square feet.
2. *Lot Coverage.* The maximum lot coverage within the MODB district is 30%
The proposed buildings are designed to meet the 30% building coverage.
3. *Open Space.* The minimum Open Space within the MODB district is 5%.
The project layout provides 41% open space.
4. *Building Height.* No building shall exceed forty-five feet.
The proposed buildings are less than 45 feet.
5. *Building Setbacks.* Each building shall be set back at least five feet from all property boundaries.

Each building is set back at least five feet from all lot lines.

6. *Units per acre.* The maximum density allowed is 20 units per acre

The site is 0.5 acres, allowing for ten (10) units. Nine (9) units area proposed.

8.9.5. Development Standards

- *Off-Street Parking.* The minimum number of parking spaces – 1 space per unit
Each unit has two parking spaces, one in the garage and one in the driveway
- *Sidewalks and Landscaping*
The design provides for a sidewalk on the north side of the driveway with native plantings placed throughout the site as shown on the Landscape Plan.
- *Shared outdoor space*
A pocket park is provided in the grass area between units 7 and 8. A stone patio stone abuts the sidewalk with two park benches and a shade tree to enhance the common lawn area.
- *Exterior Lighting*
The site lighting will consist of light fixtures on the front of each of the units. This will be augmented with a residential style post light by the park benches and a second light by Dale Street as shown on the Layout Plan.