

ANDOVER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

**For: Major Non Residential Project Building 3, Lot 2 3000 Minuteman Road
Section of Bylaw: 9.4.8**

APPLICATION MUST BE COMPLETE

(Please print or type)

This application, completed and signed, shall be submitted with 18 copies of the application and narrative, 12 copies of the plans, 1 CD with PDFs of the plans and 7 copies of any drainage report.

Application is hereby made for a Special Permit for Major Non-Residential Special Permit Section 9.4.8 of the Zoning By-Law.

1. Applicant(s): ARE - MA Region No 93 Phase 2 Holding, LLC
Contact Name: Dante Angelucci, Senior Vice President Development
Mailing Address: 26 North Euclid Avenue, Pasadena, CA 91101
Telephone Number: 617-252-4964

Record Owner(s) Name: ARE - MA Region No 93 Phase 2 Holding, LLC

Mailing Address: same as above

2. Interest in Property: x Owner _____ Other _____

(Describe): _____

3. Engineer: SMMA

Contact Name: Brian Lawlor, PE (37178)

Mailing Address: 1000 Massachusetts Avenue, Cambridge, MA 02138

Telephone Number: 617 520-9224

Name of Professional Surveyor: Feldman Surveyors, Timothy Agurkis PLS
#52782

4. Property Address: Building 3, Lot 2, 3000 Minuteman Rod, Andover, MA

Assessors Map 165, Lot 04D and Lot 187, Lot 04

Zoning District(s) including overlay districts: ID-2

5. Lot square footage/acres: 61.82 acres

6. Frontage: 63.45 feet

7. Square footage of existing building: 171,200

stories: 2 square footage per floor: approx. 80,000 sq feet

height: The building height will not exceed 50' except for mechanical penthouses and other rooftop equipment which may exceed 50'. The area of such penthouses and mechanical equipment will be less than 25% of the ground floor area of the building. We anticipate that the height of such penthouses and mechanical equipment will not exceed 60'.

8. Existing Use(s) office and medical device development
- Proposed Use(s): therapeutic drug development and cGMP compliant manufacturing
9. Square footage of proposed building or addition: no addition is proposed
- Total building coverage percentage: n/a (no addition is proposed) landscaping percentage: n/a (no addition is proposed)
- Total square footage: _____ percentage: _____
10. Square footage of total land disturbance: none
11. Parking: existing 362 _____ proposed 362 _____
12. Number of: Buildings 1 Units: n/a
13. Building Height: see 7, above
14. Open Space: Acreage _____ Percentage _____
- Percentage of Accessible Open Space _____
15. Square Footage of Roadway Construction Land Disturbance: there is not proposed additional roadway or land disturbance
- Square Footage of Total Land Disturbance: 0
16. Deed of Property Recorded In Essex North Registry of Deeds,
Book 17274 Page 258 or Certificate of Title _____
- Easements and Restrictions of Record (Include description and deed reference):
Declaration of Easements, Restrictions and Covenants dated June 30, 2021, recorded at Book 17025, page 27. This Easement is between the lot owners (Lot 1, 2, and 3) on the ANR Plan (Plan 18202) and the Easement Plan (Plan18203)
17. Certified Statement as to Encumbrances on the land: _____
- There are easements which do not affect the development of the property.
18. Describe any previous Special Permit Application or approvals for these premises _____
- None from Planning Board. There is a parking variance granted by the zoning board of appeals.
19. Provide a narrative of the project and how it meets the zoning bylaw requirements.

The Applicant seeks a Major Non-Residential Special Permit pursuant to Section 9.4.8 of the zoning by law. The Applicant proposes to alter, renovate, reconstruct or redevelop more than 40% of the gross floor area of the existing building where there is a change in use. The building is 171,200 sq. ft. of office and medical device development and it is the Applicant's intent to renovate the building for therapeutic drug development and cGMP compliant manufacturing. There will not be an increase in the square footage of the building. The following will be installed on the roof a) mechanical penthouse to house mechanical and electrical equipment, b) Exhaust systems, c) Emergency Generators. The Applicant is not changing the existing parking layout though the Applicant has submitted a Special Permit to Reduce Parking.

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

ARE - MA Region No 93 Phase 2 Holding, LLC



By:
Hunter Kass,
Executive Vice President –
Regional Market Director
Duly Authorized

Signature of Record Owner

Signature of Applicant

Hunter Kass
Print Name

Print Name

January 26, 2022
Date

Date

