

**City of Newburyport
Planning Board
October 7, 2015
Minutes**

The meeting was called to order at 7:02 PM.

1. Roll Call

In attendance: James Brugger, Sue Grolnic, Doug Locy, Noah Luskin, Leah McGavern, Andrew Shapiro, and Bonnie Sontag

Absent: Jim McCarthy and Don Walters

Andrew Port, Director of Planning and Development was also present.

2. General Business

- a) Vice Chair Sontag led the meeting. The minutes of 8/19/2015 were approved as amended. James Brugger made a motion to approve the minutes. Sue Grolnic seconded the motion and six members voted in favor. Andrew Shapiro abstained.

b) ANR – 1 Marshview Way

Director Port said the lot line change impacted nothing else and resolved an abutter issue.

Doug Locy made a motion to approve the ANR. Leah McGavern seconded and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

c) ANR – 35 Carter Street

The ANR differed from what was submitted to the ZBA for variances. Director Port recommended allowing the applicant to withdraw without prejudice.

Sue Grolnic made a motion to approve withdrawing the ANR without prejudice. Andrew Shapiro seconded and all members voted in favor.

Motion Approved.

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and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

***d) John Hargreaves for 17 Graf Road Realty Trust
17 Henry Graf Jr. Road
Request for Minor Modification***

Motion withdrawn.

2. New Business

***a) William Barrett
14 Hoyt's Lane
Definitive Subdivision (2015-DEF-02)***

Taylor Turbide, Millennium Engineering, Amesbury, represented William Barrett of Tessaire LLC. A 1.4-acre parcel with an existing house was shown on the plan as Lot 10. There were 235 feet of frontage on Hoyts Lane and 125 feet on Artichoke Terrace with curb cuts on both. An existing easement for water and sewer ran from Artichoke Terrace to Hoyts Lane. The proposal divided the parcel into two lots, creating one new house lot. Each lot exceeded size requirements. Lot 1 would maintain 235 feet frontage on Hoyts Lane. The new lot's frontage would be created through the subdivision process. The existing driveway would be extended via the easement to create a Y-shaped turnaround, giving extra space for a fire truck. The existing tree line would be maintained, with a little taken out for grading. No new sewer and water mains were needed. Artichoke Terrace served five houses.

Mr. Turbide proposed building a normal road and with a waiver to hold it to Court standards to minimize the impact for only one house. A waiver to remove curbing and sidewalks would make it consistent with the existing road. Peak flow rate would be addressed. A list of items to be that were in the best interest of the neighborhood would be created for discussion. After the road design was complete, comments from City Engineer Jon Eric White requested minimizing the roadway further by removing the turnaround and simply extending the driveway. Mr. Turbide had no issues with a 16-foot wide road if the board preferred it. Adding a condition for sprinklers could bring the Fire Department into agreement.

Member comments: Why would something be considered because there were more than four houses? Mr. Turbide said Newburyport subdivision regulations allowed a court or lane rather than a full street if there were four or fewer houses. The plan extended Artichoke Terrace by one house. Mr. Turbide said if the house rotated 90 degrees, there would be set back issues. He proposed constructing to road standards and waiving down to what best fit. The Fire Department generally preferred roads at least 20 feet wide. The driveway was 148 feet to the face of the garage. Was the parcel in an R2 zone? Mr. Turbide said the parcel was zoned R1. A member said the lot size should be 20,000 square feet. Could the house be repositioned? Mr. Turbide said that would create consistency with one row of houses – but positioning was the builder's decision. What about City services? Mr. Turbide said it was to be a private road. The easement had water and sewer weaving in and out of it and he would make sure the easement was widened to

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encompass all water and sewer. A member said the extension was private, but the option existed to turn it over to the City. Director Port said, typically, he did not recommend making a road for a small project public, primarily for maintenance and paving reasons, but in this case a public road could make sense. A member noticed the hammerhead turnaround created some of the frontage. Would the removing turnaround cause a loss of frontage? Mr. Turbide would be able to rework the plan for more frontage. If the Fire Department has been okay with the roadway all along, was there any reason to add more impervious surface? People could turn around the same way they had been turning around. Members agreed with Christiansen & Sergi request for a stormwater analysis. Placing the house far back on the lot created more impervious surface. Mr. Turbide said the house was oversized in case it had to be repositioned.

Public comment open.

Howard Salt, 7 Phillips Drive, asked about the possibility of two additional house lots. Mr. Turbide said there was only enough frontage for one additional lot. Mr. Salt asked about taking the tree line down on the backside. Mr. Turbide said there was about 15 feet of trees. Mr. Salt said some trees were dangerous.

Ron Booth, 9 Phillips Drive, asked to be shown Phillips Drive and Drew Street on the plan because he was concerned about his view of the new house through trees with no leaves. Mr. Turbide would bring a larger map to the next meeting to demonstrate the view from homes on those streets. Mr. Booth didn't think there enough room for another house. Mr. Turbide said there was about 75 feet. A member said the project was within the lot line set back. The next meeting could address green buffers to obscure the view. Mr. Booth wanted the builder to know about the existence of ledge. Previous blasting caused a rock to go through his roof.

Dianna Salt, 7 Phillips Drive, asked if the house could be four stories high? Director Port said the maximum height was three stories, the equivalent of two floors and a peak.

Mr. Turbide summarized the concerns as: trees, driveway width, road construction, easement to fully encompass water and sewer, stormwater analysis and peer review, and a public versus private road. He proposed keeping the road private and would return to the Fire Chief.

Andrew Shapiro made a motion to continue to November 4th. Leah McGavern seconded and all members voted in favor.

Motion Approved.

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5. Planning Office/Subcommittees/Discussion

a) Updates

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The 40R was signed last week by the mayor and City Council, and was ready for the application process.

6. Adjournment

Doug Locy made a motion to adjourn. James Brugger seconded the motion and all members voted in favor.

The meeting adjourned at 8:07 PM.

Respectfully submitted -- Linda Guthrie