

City of Newburyport Planning Board
Application for a SPECIAL PERMIT

Petitioner: Evergreen Commons LLC

Address: c/o Lisa Mead, Esq. 30 Green Street, Newburyport MA 01950

Phone: 9784637700

Owner: DDJH LLC / Howard J. and Kathleen B. Hall

Address: 16 Boyd Drive and 15 Laurel Road

Phone: _____ Years owned land: 6 years / 7 mths

Site Address: 18 Boyd Drive and 15 Laurel Road

Assessor's Map and Lot(s): 110/20 and 111/17 Zoning District: R-1 and R-2

Book and Page #: 29288/376 & 34678/456 or Certificate of Title: _____

Ordinance section where relief is being requested:

- | | |
|--|---|
| <input type="checkbox"/> One residential structure per lot (VI.C) | <input type="checkbox"/> Courts and Lanes (XXIII) |
| <input type="checkbox"/> Floodplain (XIII) | <input type="checkbox"/> Waterfront West Overlay District (XXIV) |
| <input checked="" type="checkbox"/> Open Space Residential Development (XIV) | <input type="checkbox"/> Towle Complex Redevelopment Overlay District (XXV) |
| <input type="checkbox"/> Water Resource Protection District (XIX) | <input type="checkbox"/> Downtown Overlay District (XXVII) |
| <input type="checkbox"/> Federal Street Overlay District (XXII) | |

Describe the Special Permit request:

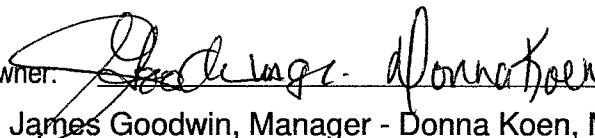
Special Permit to create Open Space Residential Development Subdivision.

Petitioner and Landowner signature(s):

Every application for a Special Permit shall be made on this form, which is the official form of the Planning Board. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in the Planning Board dismissing the application as incomplete.

Signature of petitioner/owner: _____

Print name(s) here: _____


James Goodwin, Manager - Donna Koen, Manager, Howard Hall, Kathleen Hal

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**OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)
FOUR-STEP DESIGN PROCESS
[SECTION XIV(5)(A)(I)-(IV)]
ADDENDUM TO THE SPECIAL PERMIT APPLICATION**

ZONING INFORMATION	
Acreage of the property(ies) (must be three acres or more)	36.42 acres
What is the property zoned (AC, R1, R2, BUS-1 I-B-ROD)?	R-1 and R-2
If zoned R1 or R2, is the property less than three (3) acres?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SKETCH PLAN REQUIREMENTS (check each step completed as part of the sketch plan)

☒ **Step 1: Identifying Conservation Areas and Potentially Developable Areas**

Primary Conservation Areas

List and describe briefly the primary conservation areas identified on the site. If present, attach documentation for areas protected by jurisdictional federal, State and local laws.

There is ILSF and a wetlands area on site as identified by the Conservation Commission in an Order of Resource Area Deliniation. See plan Attached.

Secondary Conservation Areas

List and describe briefly the secondary conservation areas identified on the site.

21.85 acres of open space, walking/bike paths, playground accessable to the public. See plan attached.

Potentially Developable Area (PDA): 14.57 acres If the PDA consists of areas separated by primary or secondary conservation areas or public right(s)-of-way, list acreages separately.

**Step 2: Locating House Sites**

Locate the approximate site of individual houses or structures and delineate the private yards and shared amenities, so as to reflect an integrated neighborhood that conforms to the existing topography and natural features.

38

Number of homes/dwelling units

0

Number of accessory structures

Lot Number	Acreage	Lot Number	Acreage
1	11,496	15	12,147
2	13,221	16	13,022
3	13,920	17	12,397
4	12,811	18	12,390
5	12,040	19	12,545
6	11,184	20	12,572
7	11,716	21	12,028
8	11,591	22	12,209
9	13,955	23	13,060
10	17,537	24	13,162
11	17,738	25	13,551
12	12,554	26	13,735
13	11,841	27	13,359
14	11,380	see attached	

**Step 3: Aligning Streets and Trails**

Align streets to access the house lots and lay out sidewalks and walking trails to create internal and external connections to existing and/or potential future streets, sidewalks and trails. These features should be shown on a sketch plan.

If walking trails or recreational trails are proposed, describe use, width and surface material(s).

The bike and walking paths will range from 4-6 feet and will have a surface of either fine pea stone or stone dust surface.

**Step 4: Determining Lot Lines**

If any restrictive covenants or easements are proposed for common space, open space or individual lots, provide proposed language that describes briefly any use restrictions within the designated areas.

There will be a Home Owner's Association which will hold the conservation restriction on the open space and common space in accordance with section XIV-I(vii)(3) of the NZO.

<p style="text-align: center;">Conventional Subdivision Yield Plan Requirements (refer to requirements described in Section 7 of the OSRD Ordinance)</p>

44 Number of lots or dwelling units permitted by a conventional subdivision yield plan

<p style="text-align: center;">Waivers for Subdivision Requirements and Dimensional Requirements</p>

Provide a description of any waivers requested from the Rules and Regulations Governing the Subdivision of Land.

Provide a zoning analysis describing any waivers to the dimensional requirements in Section VI of the Zoning Ordinance and any other waivers of requirements in the Zoning Ordinance.

Refer to OSRD Ordinance for more detailed application and public hearing requirements and deadlines for OSRD projects.

**Continuation Sheet
OSRD Application
18 Boyd Drive
Evergreen Commons**

Lot	Size
28	14,060
29	13,605
30	13,194
31	14,183
32	14,156
33	14,549
34	15,165
35	13,740
36	12,711
37	20,287
38	20,035

BLATMAN, BOBROWSKI, MEAD & TALERMAN, LLC
ATTORNEYS AT LAW

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CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

Millis Office
730 MAIN STREET, SUITE 2B
MILLIS, MA 02054
PHONE 508.376.8400
FAX 508.376.8440

LISA L. MEAD
Lisa@bbmatlaw.com

By Hand

July 20, 2016

James McCarthy, Chair
Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

RE: 18 Boyd Drive – Application for Open Space Residential Development

Dear Mr. Chair and Members of the Zoning Board of Appeals;

Reference is made to the above captioned matter. In that connection this firm represents the Applicant, Evergreen Commons LLC. The Applicants are seeking a special permit for the establishment of an Open Space Residential Development (“OSRD”) on the property located at 18 Boyd Drive (the “Property”). If allowed, the OSRD will assure the permanent preservation of 951,936 square foot (21.85 acres) open space parcel (“Open Space Parcel”) which will include bike and walking trails, connection to the multimodal path which is proposed to traverse the Merrimac River, revitalization of a wetlands area, ponds to be used for ice skating or other recreational activities, a playground and neighborhood gathering area. This will be the single largest useable Open Space preservation in the past 20 years.

A. Property Background

The Property is currently known as the Evergreen Golf Course. It includes 1,586,560 square feet of land (36.42 acres) and is located in the R-1 zoning district as well as the Zone II Water Resource Protection District.¹ The Applicant also controls 15 Laurel Road, the square footage of which have not been included in the calculation of the proposed subdivision but for which access is provided for the yield plan as more fully noted below.

The definitive plan for the Boyd Drive subdivision was approved in 1985 and the Special Permit for the golf course was issued in 1985. It is the land upon which the golf course exists that is the Property in this application. Interestingly, the Planning Board and

¹ It should be noted that the proposed development is approximately 720 feet from the city’s Well Number 2, the closest residence on Boyd Drive is 380 feet from the well, the closest residence on Briggs Avenue is 420 feet from the well.

Zoning Board files from the 1985 subdivision and special permit approvals are replete with information and peer reviews from appropriate civil engineers related to drainage and effects of both the subdivision and golf course on Well Number 2. For example, the Planning Board hired not only the civil engineer, CES, John O'Connell, and a separate specific engineer, Anthony M. Lallay, on behalf of the Water Commission to address any potential impacts on the City's Well Number 2. As a result of this, conditions were included in the subdivision approval and the golf course special permit including the use of stormwater retention basins on the golf course for storm water purposes on Boyd Drive.² In addition the decision included limitations on the amount and area of fertilizers and other topical agents on the golf course. Further, since 1985, the Commonwealth of Massachusetts and the City of Newburyport have adopted water resource protection regulations and a Water Resource Protection Overlay District which was adopted in 1998 and revised in 2003. The Ordinance sets forth what uses may and may not take place in various watersheds. In this instance, the Property before the Board is located in a Zone II which permits residential development. The Applicant will set forth later in this letter, what steps it will take, above and beyond that required by the Newburyport Zoning Ordinance ("NZO") in order to better facilitate and add safeguards. Most importantly, the Applicant will be proposing new treatment for the stormwater coming off of Boyd Drive which treatment will meet the current standards as required by the Department of Environmental Protection and the City of Newburyport.

B. Relief Requested

The Applicants seek a Special Permit to allow the establishment of an OSRD on the Property. As you can see from the plans, the Property will support a 44 single family home subdivision laid out to meet all of the subdivision regulations of the Planning Board without need for waivers and which would fully comply with the City of Newburyport Wetland's Ordinance and Regulations. Given that the Property includes in excess of three (3) acres, in accordance with Section XIV-(B)(a) of the NZO, the Applicant is required to submit this Special Permit Application.

C. Zoning Ordinance Requirements

Pursuant to Section XIV-D the Applicant attended a pre-application conference with the Planning Board on June 15, 2016. Prior to that the Applicant applied for and after a series of meetings over several months, received an Order of resource Area Delineation for the Property on June 14, 2016. Early in the year before the Conservation Commission opened their public hearing and then again on June 15, 2016, the Applicant met with the residents of Boyd Drive. Finally, on July 13, 2016 the Applicant attended a Technical Review meeting with various city officials to discuss the project and seek input on various aspects of the design. Those comments have been incorporated in the design presented to this Board.

In accordance with Section XIV-C of the NZO, the Applicant is required to meet the Special Permit Criteria set forth in Section X-H(7)(A) of the NZO.

² The report of Anthony Lallay Associates dated September 17, 1985 p. 2 specifically says "Drainage from the subdivision access roadway is shown to flow into the proposed golf course holding ponds. This drainage will be conducted into the retention ponds for quality control and for probable irrigation purposes."

Section X-H(7)(A)

1. *The use requested is listed in the table of use regulations or elsewhere as in the ordinances requiring a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.*

Single family residential use is allowed in the table of use regulations by right in the R-1 zoning district. Additionally, Section XIV-B (a) of the NZO requires that any proposed residential development on three (3) acres or more shall submit a special permit for an OSRD.

2. *The requested use is essential and/or desirable to the public convenience or welfare.*

The use as single family homes in the R-1 by their very nature being allowed by right, have been determined to be essential and/or desirable to the public convenience or welfare given the City Council as authorized the use by right. Additionally, the NZO requires that any residential development over three (3) acres must submit an application for a Special Permit for an OSRD. Given that requirement, the City has determined that the development of an OSRD is more desirable than a traditional subdivision on land of three (3) acres or more.

3. *The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The use as single family homes is one of the least impactful uses allowed under the ordinance. The Applicant has included a Traffic Impact and Access Study prepared by Design Consultants, Inc., dated June 2016. (the "Traffic Study") The study concludes that there will a net difference as follows of the proposed versus the existing use of the property.

Net Number of Trips – Existing vs. Proposed

	AM	PM	Daily	Sa.t Peak	Sun. Peak
Net Trips	9	12	40	-6	-7

As a result, and based upon the full Traffic Study conclusions, the Board can find that the requested use will not create undue traffic congestion or unduly impair pedestrian safety.

4. *The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.*

The Applicant will construct the project to meet all of the required stormwater regulations. Additionally, the Applicant will improve the treatment and retention of stormwater off of Boyd Drive which now goes un-treated notwithstanding the fact that the area is in the Zone II Watershed Protection District. The Applicant will be looping the water main which now dead ends at the end of Boyd Drive, this is an improved condition as well.

The desire of the water department is to loop all water mains for safety and water quality. The loop will either be to the water main which services Laurel Road or Briggs Avenue. Finally, the Applicant will replace the sewer pump station at the bottom of Boyd Drive to current standards and specifications as instructed by the City. The proposed development will not overload any city systems and in fact will improve upon same.

Given the existing condition of the road which is Boyd Drive and the concern of the residents, the Mayor has requested and the Applicant agrees, that it will lessen any impacts on the public infrastructure of Boyd Drive by milling and overlaying the last 1,000 feet of Boyd Drive down to the cul de sac and the cul de sac will be re-worked as set forth on the plans. Additionally, the Applicant will agree to replace the sidewalks on the entire west side of Boyd Drive which is approximately 1,400 feet.

Additionally, the Applicant heard from the Mayor at the Technical Review Committee meeting that she was concerned that more be done than is required by law to assure individual residents are not applying fertilizers and pesticides on their lawn in a Zone II Watershed Protection District. As a result, the Applicant will prepare for the Planning Board's review and approval a draft Home Owners Association agreement, whereby the individual homeowners are required to utilize one maintenance contractor to care for all outdoor lawn and garden maintenance as well as individual snow plowing. The contract with the lawn maintenance company will allow only the use of organic fertilizers and prohibit or limit the use of salt if requested by the water department.

Finally, for the purpose of ongoing monitoring only, the Applicant will agree to install two monitoring wells along the open space in the vicinity of Lots 3-8. It is important to note, for comparison purposes, as I did above, that proposed development is approximately 720 feet from the city's Well Number 2, the closest residence on Boyd Drive is 380 feet from the well, the closest residence on Briggs Avenue is 420 feet from the well. There are no controls or prohibitions of similar kind on either the residents of Boyd Drive nor of Briggs Avenue.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

All special regulations set forth in Section XIV of the NZO are fulfilled in this submission. For those specific items not represented on the plan, the Applicant will be doing the following:

- a. Use of Open Space: The open space will be suitable for a combination of conservation, outdoor education, passive and active outdoor recreation.
- b. Long-term protection: the open space will be subject to a recorded conservation restriction enforced by the city and held exclusively for the foregoing purposes and conveyed to the Home Owners Association as set forth in Section XIV-I(1)(e)(vii)(3) of the OSRD.

The proposed OSRD meets all General Design Standards found in Section XIV-J(a)(i) of the NZO. Please see Landscape, OSRD and architectural plans attached. Of particular note, the two lots which face Boyd Drive have similar dimensions as the remainder of Boyd Drive to assure that they development of these two lots carry on the character and distinction of the Boyd Drive neighborhood.

6. *The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.*

The proposed OSRD will be located in the R-1 district. The proposed development is located on 36.42 acres, where by traditional subdivision standards 44 lots could be created. Notwithstanding the Applicants ability to propose 44 lots as part of the OSRD, the Applicant is proposing 38 lots. From a density comparison, the proposed OSRD is equal to 1.04 units per acre. On the other hand, the Boyd Drive subdivision is 20 units on 16.225 acres which is 1.23 units per acre. The entire area, except for the existing golf course, is residential. The R-1 district was created to allow residential development. The Applicant has taken great care in assuring the area is not overdeveloped, rather is complimentary to the surrounding area and uses.

7. *The proposed use is in harmony with the purpose and intent of this ordinance.*

Section XIV of the NZO requires that residential development on three acres or more be submitted by way of an OSRD Special Permit. The purpose of the OSRD is to allow greater flexibility and creativity in design of residential development, permanent preservation of open space and natural resources, encourage more efficient and compact design and minimize disturbance on the site, among others. This proposal accomplishes these purposes. Indeed, by allowing this development, the Applicant proposes to recreate a poorly functioning wetland and repair and rework it so that it is a vibrant properly functioning wetland. The design creatively uses the site to assure access to various outdoor recreational activities all year round, it connects the bike and walking path to the City intermodal path adjacent to I95 leading over the Merrimac River, the compact nature of the design minimizes overall site disturbance and returns much of the groomed golf course into natural vegetated areas. Indeed, one could argue the OSRD which is being presented will return the site closer to a state that at one time might have existed prior to the time it was a gravel pit. The layout and design of the lots, the open space, the homes on the lots and the interplay of the lots and the openspace are all in compliance with the design criteria of the NZO. As a result, given its compliance with the NZO, the residential use in the OSRD is in harmony with the purpose and intent of the NZO.

8. *The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.*

The proposed OSRD will not create any type of dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other similar hazard before, during or after construction. As to be expected, construction of any type will create some amount of noise and dust. All construction will consequently take place at reasonable hours and all measures will be taken to minimize any temporary disturbances to surrounding properties.

I. Section XIV-K

In accordance with Section XIV-K of the NZO, a special permit may be granted for the establishment of an OSRD where this Board determines that the proposed OSRD has a less

detrimental impact on the tract and advances further the interests of the community than a conventional development plan (“CDP”) for the tract based on the following factors:

1. *Whether the OSRD achieves greater flexibility and creativity in the design of residential developments than a CDP.*

The use of an OSRD to develop the Property allows the Applicants to create smaller lots that are clustered in smaller portions of the Property rather than using all of the Property for individual homeowners thereby essentially turning private property into public property without the need for public tax dollars to be spent. The proposed OSRD accomplishes this goal as can be seen on the plan. First, while the Applicant is permitted to construct 44 house lots, it is proposing only 38. Next, the Applicant uses the land in its present state and highlights, so to speak, the water features that currently exist. It combines to the greatest extent possible all of the open space which then allows it to be connected to other public property, namely the new multimodal path near interstate 95. The proposed OSRD and the method by which the homes are placed on the lots will essentially create a tight-knit neighborhood, where the residents are encouraged to have neighborly interactions with one another by congregating toward the front of the lots.

2. *Whether the OSRD promotes permanent preservation of open space, scenic vistas, agricultural land, forestry land, wildlife and rare species habitat, other natural resources and features, including aquifers, waterbodies, areas of critical environmental concern, and wetlands, and historical and archeological resources in a manner that is consistent with the City of Newburyport Master Plan, City of Newburyport Strategic Land Use Plan and City of Newburyport Open Space Plan.*

The proposed OSRD will promote the preservation of open space and recreation in the City in accordance with the City of Newburyport Master Plan (hereinafter referred to as the “Master Plan”) and the Open Space Plan. The proposed OSRD includes conservation restriction on the Open Space Parcel to be held by the Home Owners Association as set forth in the NZO.

These actions are in alignment with Goal OSR-1 of the City’s Master Plan. That Goal is to “[i]ncrease the amount of public and private open space that is protected.” The placement of a conservation restriction on the Open Space Parcel will ensure that 21.85 acres of land becomes open space preserved in perpetuity and is available to the public.

The proposed OSRD will also further Goal NCR-2 of the Master Plan which is to “[p]reserve and enhance the City’s historic structures, traditional neighborhoods, and cultural landscapes.” If a special permit is granted for the development of an OSRD, the new neighborhood will enhance those neighborhoods around the Property by eliminating a commercial use, creating public open space and providing safe access to bike and walking paths and other forms of outdoor activity without the need to use an automobile.

The proposed OSRD will also further the goals of the City’s Open Space and Recreation Plan which places an emphasis on preserving the City’s remaining open space. This area is one of the largest pieces of open space left in the city that is privately owned. The proposed OSRD will give the City the opportunity to preserve 60% of the parcel without spending any tax payer dollars to do so.

3. *Whether the OSRD promotes a more efficient and compact form of development that consumes less open land and natural materials and conforms to existing topography and natural features better than a CDP.*

The use of an OSRD in the development of the Property will allow for residential lots with less area than is required in a CDP. The use of small lots and smaller setbacks allows the residences to be constructed in a more compact fashion. This configuration will consume less land than a CDP with the same number of lots.

The clustering of the residential lots towards the proposed roads and closer to an existing public road, namely Boyd Drive prevents the construction of unneeded public streets. The flatter, area of the land is used for the homes and roads, preserving the topography and natural resources to the rear of the Property.

4. *Whether the OSRD reduces the total amount of disturbance on the site as compared with a CDP.*

A 44 lot CDP would cause significantly more disturbance to the Property than the proposed OSRD. The additional disturbances primarily result from the larger required lot area and longer roads. Creating larger lots leaves much less open space. By clustering the residential lots together towards the southeast side of the Property, more valuable open space is preserved and less area is taken by private individual ownership.

5. *Whether the OSRD furthers the goals and policies of the City of Newburyport Master Plan (2001), City of Newburyport Strategic Land Use Plan (2004) and City of Newburyport Open Space Plan as amended from time to time.*

As discussed above in Section 2, the proposed OSRD furthers the goals and policies of the Master Plan and the Open Space Plan with respect to the preservation of open space and historical features of the City.

The Master Plan places an emphasis on housing. The proposed OSRD furthers the Goals of the Master Plan in that respect. In particular, Goal H-4 is to “[e]nsure that new housing developments are designed to protect the City’s natural and cultural resources and to preserve open space corridors.” The proposed OSRD furthers this Goal by creating the Open Space Parcel. Goal H-5 is to “[p]romote a wide range of housing options . . . in order to maintain diverse neighborhoods and accommodate households with varying housing needs and family structures.” The proposed OSRD will provide a unique neighborhood in the City. It will add valuable open space that is not only available to owners in this development, but also to the residents of Boyd Drive, Laurel Road and Briggs Avenue, most immediately but also to the public at large. The opportunity to preserve 21.85 acres is rare. The imposition of the OSRD allows the opportunity to be ceased.

6. *Whether the OSRD facilitates the construction and maintenance of housing, streets, utilities, and public services in a more economical and efficient manner than a CDP.*

The proposed OSRD will allow for a more efficient construction of public services, streets and utilities than a CDP primarily due to the placement of the residential lots. The

use of an OSRD allows the residential lots to be smaller than are required in a CDP. This allows all of the residential lots to be located towards an existing public road. This OSRD will provide the opportunity to loop a dead-end water main, replace an outdated sewer pump station, apply restrictions over that which is required by law in a Zone II Water Resource Protection District, repave a large portion of a city street and replace public sidewalks. The neighborhood created inside the development will be more efficiently maintained by the City as the streets are not a long or with higher grades than could otherwise be proposed. The open space will be maintained by the Homeowners Association thereby preventing more pressure on City finances. The Applicant has provided 24 feet wide roads pursuant to the request of the Mayor and the Deputy Fire Chief to better enable on street parking and passage for emergency vehicles.

7. *Whether the OSRD special permit plan and other supporting documentation complies with all provisions of this section XIV.*

The OSRD special permit plan and all supporting documentation comply with the provisions of Section XVI of the NZO

8. *Whether the proposed construction of housing, landscape and streetscape is in harmony with the overall architectural heritage and historic character of the City of Newburyport.*

The 44 new single-family homes comprising the proposed OSRD have been carefully designed to be in harmony with and compliment the character of the City.

9. *If applicable, whether the OSRD meets the affordable housing requirements as compared to a CDP.*

The proposed OSRD does not contain an affordable component.

Wherefore, the Applicants meet the requirements of sections XIV-K of the OSRD and the Special Permit Criteria set forth in Section X-H(7)(A) and therefore request the Board issue a Special Permit accordingly.

Respectfully submitted
Evergreen Commons LLC
By Its Attorney



Lisa L. Mead

cc: Client

18 BOYD DR**Location** 18 BOYD DR**Mblu** 110/ 20/ / /**Owner** VITALE ETHEL M L/I**Assessment** \$1,050,600**PID** 7172**Building Count** 2**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$565,400	\$485,200	\$1,050,600

Owner of Record

Owner VITALE ETHEL M L/I
Co-Owner DDJH LLC
Address PO BOX 1456
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 29288/0376
Sale Date 02/19/2010
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VITALE ETHEL M L/I	\$0		29288/0376	1F	02/19/2010
VITALE ETHEL M L/I	\$0		29235/0045	1A	01/25/2010
VITALE ETHEL M TRUSTEE	\$0		24753/0321	1F	08/29/2005
VITALE ETHEL M	\$0		24182/0393	1G	04/15/2005
VITALE ETHEL M	\$0		14013/0080	1F	03/14/1997

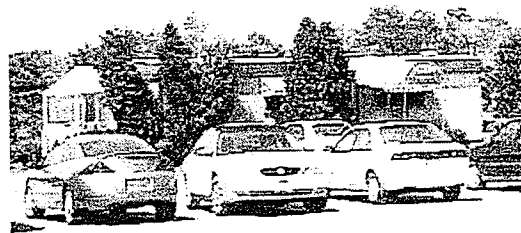
Building Information**Building 1 : Section 1**

Year Built: 1990
Living Area: 560

Building Photo

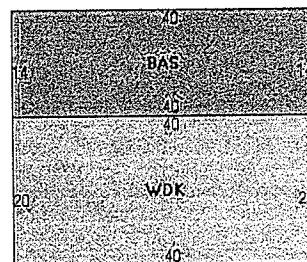
Building Attributes	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	

Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Hot Air-no Duc
AC Type	Heat Pump
Bldg Use	GOLF CRSE
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3800
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//\01\00\49\31.jpg>)

Building Layout



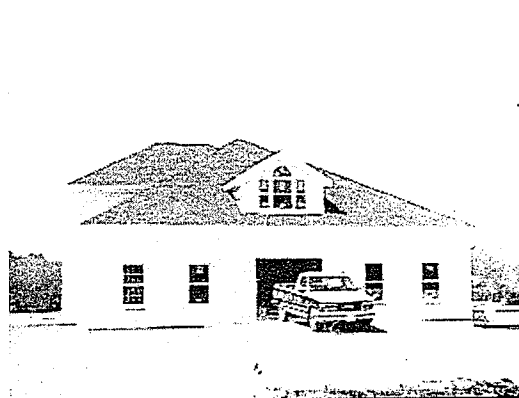
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	560	560
WDK	Deck, Wood	800	0
		1,360	560

Building 2 : Section 1

Year Built: 2000
Living Area: 4,820

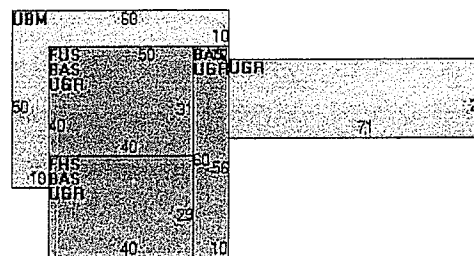
Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//\01\00\49\30.jpg>)

Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Bldg Use	GOLF CRSE
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3800
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	0

Building Layout

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,000	3,000
FUS	Upper Story, Finished	1,240	1,240
FHS	Half Story, Finished	1,160	580
UBM	Basement, Unfinished	1,000	0
UGR	Garage, Unfinished	4,562	0
		10,962	4,820

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 3800
Description GOLF CRSE
Zone R1

Land Line Valuation

Size (Acres) 36.76
Depth 0
Assessed Value \$485,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
HOLE	GOLF			9 UNITS	\$225,000	1
PAV1	PAVING-ASPHALT			11040 S.F.	\$19,000	2

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total

2016	\$565,400	\$485,200	\$1,050,600
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15 LAUREL RD**Location** 15 LAUREL RD**Mblu** 111/ 17/ / /**Owner** DAVIS RICHARD W**Assessment** \$329,200**PID** 7215**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$116,100	\$213,100	\$329,200

Owner of Record

Owner DAVIS RICHARD W
Co-Owner DAVIS SHARALYN G T/E
Address 15 LAUREL ROAD
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 5119/ 113
Sale Date 10/25/1963

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DAVIS RICHARD W	\$0		5119/ 113	10/25/1963

Building Information**Building 1 : Section 1**

Year Built: 1963
Living Area: 999

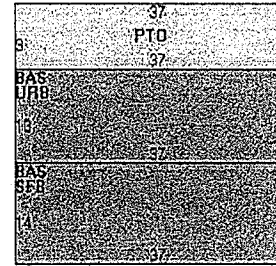
Building Attributes	
Field	Description
Style	Raised Ranch
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPhotos/\00\00\11\96.jpg>)

Building Layout

Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	999	999
PTO	Patio	333	0
SFB	Base, Semi-Finished	518	0
URB	Basement, Unfinished, Raised	481	0
		2,331	999

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM
Zone R2

Land Line Valuation

Size (Acres) 0.41
Depth 0
Assessed Value \$213,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$116,100	\$213,100	\$329,200

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