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City of Newburyport Planning Board
Review for Compliance with OSRD Special Permit Regulations

Review Comments #1

Review Date:	August 2, 2016
Plan Title:	Evergreen Commons 18 Boyd Drive
Applicant:	Evergreen Commons LLC
Applicant's Engineer:	Design Consultants, Inc. (DCI)
Applicant's Landscape Architect:	KD Turner Design
Plan Date:	July 20, 2016

The Office of Planning & Development has supplied the following plans and documents for Christiansen & Sergi, Inc. (CSI) to review:

1. Application for Special Permit to Create OSRD, with attached narrative prepared by Attorney Lisa Mead, dated July 20, 2016.
 2. Architectural & Site Narrative, undated.
 3. Yield Plan, prepared by DCI, dated July 20, 2016 (Note that plan is not stamped).
 4. OSRD Sketch Plan, prepared by DCI, dated July 20, 2016 (Note that plan is not stamped).
 5. Schematic Site Plan, prepared by KD Turner Design, dated July 18, 2016 (Note that plan is not stamped).
 6. Existing Conditions Plan to Accompany ANRAD, prepared by DCI, dated (last revised) February 10, 2016.
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The submitted plans and documents were reviewed for compliance with the Newburyport OSRD Special Permit Regulations. Our comments are as follows:

1. Part of the four-step design process is the identification of the primary and secondary conservation areas and the potentially developable areas by the Certified Landscape Architect. The application lists the land subject to flooding and wetland areas as primary conservation areas, but incorrectly lists the proposed open space, walking/bike paths, and playground as secondary conservation areas. The secondary conservation areas that exist on the site should be identified. An existing conditions plan showing the primary and secondary conservation areas and the potentially developable areas should be submitted.
2. The Special Permit Application requires a description of any waivers to be requested from the Rules and Regulations Governing the Subdivision of Land. Based on the information provided on the OSRD Sketch Plan, it appears that several waivers are going to be requested, including:
 - a. Width of roadway right-of-way
 - b. Sidewalk adjacent to curbing (no planting strip)
 - c. Length of cul-de-sac
 - d. Minimum radius of centerline curve

A full list of the proposed waivers should be submitted.

3. The application narrative references a Traffic Impact and Access Study, prepared by DCI, dated June 2016. CSI has not received a copy of this report and withholds comment on traffic matters.
4. It is noted that Boyd Drive is an existing dead-end street with a length of about 1,750 feet that serves as the sole access to about 20 existing homes plus the golf course. The proposed development would add another 38 homes on about 2,400 feet of new roadway, with two new entrances off of Boyd Drive. The Planning Board should consider whether 58 homes should be served by a single street. Based on the Yield Plan it appears that a connection to Laurel Road is possible.
5. The application narrative and the Yield Plan indicate that the property at 15 Laurel Road is included in the scope of the development to provide the second roadway access to the project that would be required for a conventional subdivision layout. The Yield Plan also indicates that the property at 16 Boyd Drive would be reconfigured to have its required street frontage on the adjacent new roadway (it would no longer have the required 150 feet of frontage on Boyd Drive). The Planning Board should consider whether any parcels that are included in the scope of the Yield Plan should have to be included in the scope of the OSRD. If these parcels are to be included in the OSRD area the Open Space calculations will have to be revised.
6. The layout of the roadways shown on the Yield Plan appears to be in conformance with the Rules and Regulations Governing the Subdivision of Land.

The 44 lots shown on the Yield Plan appear to be in conformance with the dimensional requirements of the Zoning Ordinance for the R-1 Zone, and there do not appear to be any physical or regulatory restrictions that would prevent the lots from being buildable. We believe that 44 lots would be viable in a conventional subdivision of the property.

7. Section XIV-J.a.ii.(2) of the OSRD Special Permit regulations requires that a buffer area of at least 100 feet be provided from natural and/or recreational resource areas such as wetlands, intermittent streams, etc. We note that on the OSRD Sketch Plan it is unlikely that Lots 21, 22, and 27 – 30 could be built upon if the 100' buffers from the isolated wetland areas are applied. It appears that waivers from this regulation may be required to allow for the construction on these lots.

Please contact us if you have any questions.

Regards,

Christiansen & Sergi, Inc.