

City of Newburyport Planning Board
Application for a SPECIAL PERMIT

Petitioner: Hillside Living LLC

Address: c/o Lisa Mead, Blatman, Bobrowski, Mead & Talerman, LLC 30 Green St.

Phone: 978 463 7700

Owner: Hall & Moskow Corp., See Also Attached Power of Atty.

Address: 75 Water Street, Newburyport

Phone: 978 465 7047 Years owned land: 4 yrs

Site Address: Hillside Ave. and Cottage Court

Assessor's Map and Lot(s): 35-110,117,118,119,120,121 Zoning District: R3

Book and Page #: See Attached or Certificate of Title: _____

Ordinance section where relief is being requested:

- | | |
|--|---|
| <input checked="" 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 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:

Construct 7 residential structures on one lot.

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: _____

DAVID D. HALL

Cottage Court and Hillside Ave.

Book and Page of Control and/or Ownership

35-110	Book	30377 Page 467
35-119, 118, 117, 121 see	Book	33040 Page 110 and attached powers of attorney
35-120	Book	30377 Page 467

City of Newburyport Planning Board
Application for SITE PLAN REVIEW

Applicant: Hillside Living LLC
Address: c/o Lisa Mead, Blatman, Bobrowski, Mead & Talerman, LLC
30 Green Street, Newburyport MA 01950
Phone: 978 463 7700

Property Address: Hillside Ave. and Cottage Court

Assessor's Map and Lot(s): 35-110,117,118,119,120, 121 Zoning District: R3

Deed Reference: Book and Page(s) #: See Attached
or Certificate of Title: _____

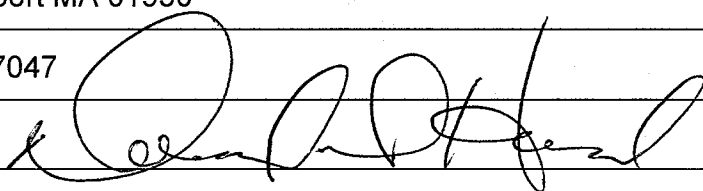
Type of Project: ☒ Major ☐ Minor

Brief description of request:

Construct multifamily homes with bonus units and with reduced separation between buildings
and construct a private parking lot.

Engineer: Westcott Site Services
Address: 60 Prospect St, Waltham MA 02453
Phone: 781 647 0062

Owner: Hall & Moskow Corp, See Also Attached Power of Atty.
Address: 75 Water Street
Newburyport MA 01950
Phone: 978 465 7047

Owner's Signature: 

Cottage Court and Hillside Ave.

Book and Page of Control and/or Ownership

35-110	Book 30377 Page 467
35-119, 118, 117, 121 see	Book 33040 Page 110 and attached powers of attorney
35-120	Book 30377 Page 467

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

30 GREEN STREET
NEWBURYPORT, MA 01950
PHONE 978.463.7700
FAX 978.463.7747

Concord Office
9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

LISA L. MEAD
Lisa@bbmatlaw.com

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

February 2, 2016

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

RE: Cottage Court and Hillside Ave
Map 35 Parcels 110, 117, 118, 119, 120 and 121 (the "Property")
Site Plan Review / VI-C Special Permit

Dear Chairman McCarthy and Members of the Board;

Reference is made to the above captioned matter. In that connection, this firm represents Hillside Living LLC., (the "Applicant") which is developing the Property. The Applicant proposes to construct a multifamily sustainable development community which will have net zero impact on the environment. The Applicant is proposing forty-eight (48) units in seven (7) residential buildings, one connected accessory structure which is a green house and one free standing accessory structure which a barn. The adjacent parcels located as the Northern portion of Map 35 Lot 120 and Map 35 Lot 121 along with a portion of 12- 14 Cottage Court will be used for Private Parking and will include a solar array canopy. In total there will be 76 parking spaces provided where 73 are required. (The "Project").

I Overview

The Property is located in the R-3 zoning district and the residential component consists of 149,153 square feet of lot area. There is an adjacent lot, a portion of Map 35 Lot 120 located to the north of the private way, along with Map 35 Lot 121 which will be used for private parking and which consists of 13,593 square feet of lot area. In addition, there is a portion of 12-14 Cottage Court which will be used for private parking which is a part of a separate application. The Property has 358 feet of frontage on Cottage Court where 120 is required and meets all other dimensional requirements. Currently the lots are vacant. As some of you might recall much of the Property is the former Hiller property and since the Applicant has owned same it has invested substantially in the remediation of hazardous materials.

As required, the Petitioner has received a denial from the Building Commissioner for the proposed renovations. Said denial dated November 18, 2015 and attached hereto. The Applicant has attended a Technical Review Committee Meetings over the past year with various department

representatives within the City including, Water, Sewer, Fire, Police, Engineering and Planning. The Applicant has received letters from the Water, Sewer, Fire and Police Departments noting that they are satisfied with the Applicant's proposal with regards to their areas of responsibility.

In order to construct the proposed Project, the Applicant will require the following permits from this Board: Major Sit Plan Review under Section XV-C of the Ordinance and a Special Permit to locate more than one residential structure on the same lot under section VI-C of the Ordinance.

II. The Requirements Under Section XV-E(a)

Under Section XV-C of the Ordinance, site plan review is required "for any structure intended for residential use which includes five (5) or more residential units on one property..." Major site plan review is mandated where a project consists of construction of ten (10) or more new or additional parking or loading spaces and where there is renovation to 25% or more of the existing gross floor area. Accordingly, this project is subject to major site plan review.

In accordance with Section XV-E(a) of the Ordinance, the following information is provided, all as shown on the Plans included herewith:

1. Location and boundaries. The location and boundaries of the Property and adjacent roadways, to the extent feasible, are shown on the Plans.
2. Structures. Both existing and proposed structures are shown on the Plans.
3. Signage. Signage is shown on the plan.
4. Landscaping. The Landscape Plan is provided.
5. Traffic. Traffic patterns, site access and circulation within the site are all shown on Site Plans included in the Plan Package by Moskow Linn Architects, Inc. and dated November 16, 2015, revised date February 1, 2016 (the "Plans") and as more specifically reviewed in the traffic impact and access study provided by MDM Transportation Consultant's, Inc., dated November 2015 and attached hereto.
6. Parking. The locations of parking spaces, entrances and exits and the Property area are all shown on the Plans.
7. Public access. All access through the property is shown on the Plans and the interconnection between the private ways and the public ways are set forth as well.
8. Lighting. The lighting is shown on the Lighting Plan in the Plans. There will be low level lighting in various areas of the site as well as typical residential fixtures located at the entry to the residential units adjacent to the ways. The cut sheets for same are a part of the Plans.
9. Topography. Both existing and proposed topography of the site, with contours, are shown on the Plans.
10. Water and waste disposal, drainage and other utilities. The locations of water and

sewer systems, other utilities and connections thereto are shown on the Plans.

III. Narrative Submittals Under Section XV-E(b)

As required by Section XV-E(b) of the Ordinance, the following narrative submittals are provided to assist with the Board's review of the Project:

1. Surface and groundwater pollution. The Storm Water Report prepared by Westcott Site Services is attached hereto. (the "Storm water Report").

2. Soils. Please see Storm Water Report.

3. Environmental and community impact analysis. The Applicant requests a Waiver from a full Environmental and community impact analysis. However, the Applicant provides that it has undertaken significant hazardous material remediation from the Property which was for years operated essentially as a salvage yard. The proposed project is projected to have a "Net Zero" impact on energy consumption through the inclusion of solar panels throughout the project, methods of construction, sources and methods of heat, production of food on site, permeable roadways, rainwater collection, LED lighting and implementation of recycling and reuse to name a few employed techniques. The Applicant has provided letters from the water and sewer department which indicate there will be no negative impact on those aspects of the city infrastructure. Additionally, the Applicant will be employing the use of electric car sharing among its residents to reduce the number and type of cars on the public roads. Stormwater will also be all taken care of on site. (Please see attached letters of the Water, Sewer and Police Departments).

Additionally, it should be noted that the density proposed is in keeping or below density in nearby neighborhoods of the city. Specifically, in the Dalton, Hill, Pond Street block there are 15.01 units per acre where the Project is 12.44 units per acre. Said another way, the Dalton Street block has 45.1 bedrooms per acre where the Project has 21.3. As a result, the impact of units is less than the nearby neighborhood.

Given the initial cleanup of the site and the proposed reuse the actual impacts to the environment and the community are a net positive with little to no negative impact.

4. Traffic impacts. As provided in the Traffic Report attached, "Traffic impacts associated with the proposed apartment development are not expected to notably affect travel or safety conditions in the site vicinity."

5. Architectural style. The architect is providing a style which will nicely integrate into the existing style of homes in the Cottage Court Hillside Avenue neighborhood. The residential structures are of a cottage style as shown in the attached plans.

6. Other permits required. In addition to site plan approval, the Project requires: a Section VI-C Special Permit from this Board, a Special Permit for multifamily use, Special Permit to reduce the setbacks between residential structures and a Special Permit for Private Parking from the Zoning Board.

IV. Criteria for Site Plan Review

Pursuant to Section XV-G of the Ordinance, I address each of the criteria for site plan review as follows:

1. Community character. The Hillside Avenue Cottage Court Area consists of a mix of architectural styles. The Cottage Court area resembles a cottage style architecture. The area generally is residential on three sides but also is bounded by a state highway and cemetery. The Project is in keeping with the residential area and compliments the character of the architecture as well as making use of the unique topography of the site.

2. Traffic, parking and public access. Traffic impacts, or the absence thereof, are referenced above, and analyzed in detail in the Traffic Study annexed hereto. As noted previously the project will have a negligible impact on the surrounding roads. All parking is accommodated on site and importantly the creation of the private parking lot will utilize a solar canopy for cover.

3. Health. The Project will have no negative effect on the public health or safety. In fact, by remediating the hazardous materials on site, constructing the Project to be Net Zero and including the ability to grow food will be a benefit to the health of the residents of the Project and the community at large.

4. Public services and utilities. Both the water and sewer demand of the Project have been reviewed by the Water and Sewer Departments who have determined that there is sufficient capacity to handle the additional residential units. All storm water will be treated on site.

5. Land use planning. The Project implements the use of the density bonus available in the Zoning Ordinance to allow for a restriction on providing rental units for at least 40 years. The Master Plan as well as other goals of the city include reusing former “dirty” sites in a productive manner such as is being proposed. The design of the development which takes advantage both for energy efficiency as well as design, of the existing topography of the site allows for more density while not creating sprawl. The implementation of the use of solar arrays over parking and on structures fully utilizes the square footage available as does the creation of the greenhouse and community growing space and private garden space in between the units. The proposal is a model for land use planning of a sustainable community.

6. Open space and environmental protection. The proposal has only positive impacts on the environment, beginning with the cleanup of the site to the creation of a Net Zero project. Further, as time goes on, the environment both locally, at the Property, and on the community at large will be positive. Further, the use of open space on the site and dual use of the parking lot are examples of positive use of open space while at the same time protecting the environment.

V. Development and Performance Standards

Pursuant to Section XV-H of the Ordinance, I address each of the required development and performance standards, to the extent the same are applicable, as follows:

1. Pedestrian and vehicular access and traffic impacts. Pedestrian and vehicular access, circulation on-site and traffic concerns are all addressed, above, and in detail in the traffic study annexed hereto.
2. Site plan and architectural design. The Project has been designed so as to address the design elements identified in the Ordinance and, as noted above, to be consistent with and complimentary too the surrounding neighborhood and takes advantage of the topography of the site.
3. Lighting. The lighting uses low level, low located, LED lights at various spaces throughout the project. Additionally, typical residential lighting is placed at the front entry of the units. The lighting will not spill onto the neighboring properties.
4. Landscaping. Landscaping is an integral part of the Project's design, both for aesthetics and for the practical purpose gardening and sustainable development. All landscaping will be properly maintained by the Petitioner who will be employing an on-site manager.
5. Storm water runoff. The project complies with the Massachusetts Storm Water Guidelines.
6. Water quality. The Project does not result in any negative impact on the quality of groundwater.
7. Wetlands. The Project does not result in any impact on wetland resources.
8. Erosion control. Erosion control measures will be implemented during construction.
9. Environmental performance standards. The Project complies with the performance standards set forth in Section XI of the Ordinance, governing fire and explosive hazards, radioactivity, smoke, air pollution, wastes, vibration, noise, odors and glare.
10. Utilities. All new locations and connections are represented on the Site Plans. The Applicant will be providing a new looped water main from Cottage Court, through the Fireman's Lane to Hillside. The City does not currently have a looped system. A new fire hydrant will be installed on the south end of the site. All electricity, telephone and cable will be underground.

VI Section VI-C

An Application to construct more than one residential structure on a lot must meet the criteria set forth in Section VI-C or the NZO as well as the Special Permit criteria of Section X-H (7).

Section VI-C includes the following criteria:

(1) The application shall include conceptual by-right development plans, such as a conventional subdivision, to demonstrate to the planning board that more than one residential structure per lot is a reasonable alternative to other allowed developments of the parcel involved.

The Applicant has submitted with this Application a development plan which shows the layout of 14 single family home lots by right. As you can see, the plan provides for a conventional layout of typical single family home lots. The lots and homes would not provide the same public benefit that the Applicants proposal does either by way of providing market rate rentals, taking advantage of the natural topography of the site or implementation and creation of a sustainable net zero development.

The Applicants proposal, as opposed to the traditional layout, is a reasonable alternative to other developments of the Property. In fact, the Applicants proposal is a superior alternative to the traditional development of the Property. The Applicant has remediated and cleaned up a once blighted property, the reuse of the property will provide much needed rental housing for the city for at least 40 years to come, the Project takes advantage of the topography rather than decimating it, the Project is sustainable and is projected to have a net zero impact on the environment due to the use of renewable energy to support it, the type of construction, the method of heating and cooling and the provision to grow its own food.

The Applicant has opened its hearing before the Zoning Board to allow a multi-family use as well as reduce the setbacks between residential structures to 0'. While the Zoning Board has not closed out its hearing, the Board did not express concerns about the project.

(2) A clear public benefit is derived from the proposed development, including but not limited to a long-term restriction involving one or more of the following:

- a. Creation of affordable housing;
- b. Preservation of historical structures; and/or
- c. Conservation of significant natural resources.

As part of the overall project, the Applicant is proposing to build a ten (10) room lodging house on an adjacent parcel at the corner of Route One and Cottage Court extension. Once constructed the lodging house and the land upon which it is built will be turned over to the YWCA for ownership and management at a significantly reduced rate. The lodging house will be operated by the YWCA similar to the housing which it has operated on Market Street since 1890.

The Newburyport Housing Needs Assessment which was conducted in 2014 for the Newburyport Affordable Housing Trust in preparation of their affordable housing production plan identified the following Housing Priority Needs for the City:

- Rental housing for individuals
- Rental housing for families
- Preservation and improvement of existing housing stock
- Affordable homeownership for families
- Housing for at risk and special needs populations.

The wait list for the Newburyport Housing Authority currently includes 140 non-elder individuals and 170 Newburyport households on the section 8 wait list.

There is no doubt that the housing provided through a lodging house will help, no matter how small, the first priority of the Affordable Housing Trust needs assessment.

The Applicant would suggest that an appropriate restriction be a condition of the permit to be finalized prior to the issuance of any occupancy permit for the YWCA structure.

As a result, there is a clear public benefit of this Project, aside from the environmental and rental aspects of the Project, by the provision of the creation of affordable housing to be operated by the YWCA.

(3) Unless the residential structures are located side-by-side and have the same front yard setback, then one (1) residential structure shall be subordinate to the other dwelling in appearance by meeting either of the following:

- a. Covering at least ten (10) percent less building footprint and built no higher than the existing dwelling; or
- b. Located entirely within the envelope of an accessory building in existence on the effective date of this ordinance.

As you can see from the plans the residential structures are located side by side and have the same front yard setbacks as the adjacent structure. As the structures are laid out throughout the site they provide easy access to the road and are clearly principal structures.

(4) The plan provides adequate ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.

There is adequate and safe access throughout the site which has been reviewed and approved by the Police Department and the Fire Department, for both vehicular traffic, pedestrian traffic and emergency vehicles. Cottage Court necks down to reduce excess traffic at the northern end for existing abutters, but allows those same abutters to have a choice about existing Cottage Court. Hillside Avenue continues as it currently exists and connection to an emergency and maintenance access roadway called the Fireman's Lane. There is two-way traffic in and out of Route One to service the main parking area of the site and allow for an alternate egress for the northern end of Cottage Court.

(5) The proposed residential structures shall comply with all other applicable zoning regulations.

The proposed residential structures comply with all other applicable zoning regulations. As noted previously, the Applicant has appeared before the Zoning Board for a Special Permit for multifamily use, using the density provisions in section XVI-C of the NZO as well as a Special Permit to reduce the separation between buildings to 0' under section VI-D of the NZO.

In addition to complying with the foregoing specific criteria under section VI-C of the NZO, the

Applicant must comply with the general Special Permit criteria under Section X-H (7) of the NZO. I note the following, required “general conditions” for the issuance of a special permit for the proposed use together with an explanation of the Applicant’s compliance with each such requirement:

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances [as] 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.

As noted above, the Property is located in an R3 zoning district where multifamily use is allowed by special permit and more than one structure on the lot is allowed by special permit.

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

The multifamily use in more than one structure on the lot is an integral part of the Project. The Applicant is proposing seven buildings with 48 units on one site which will have little to no negative impact on the environment and which will be essentially tucked away from the remainder part of the R3 district and the newly downzoned R2 district. The Property will be built into the topography of the land with the cemetery rounding out the rear corners of the site and Route One surrounding the other corner. The City is in need of more rental housing and by its very nature section XVI-C(2) of the NZO encourages more densely created rental housing by providing for the density bonus. In this instance the manner in which the units are proposed to be constructed, the layout of the required parking and the location of the Project overall, is desirable to the public convenience and welfare by providing convenient much needed rental housing and at the same time helping to eliminate the reliance on fossil fuels and thereby reduce carbon emissions, not to mention the environmental cleanup that has already taken place on the Property. Further, the residents of the development will be growing their own produce within the greenhouse on site providing for further benefits to the residents and community at large.

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

The creation of forty-eight (48) multifamily units in seven buildings on one lot will not create undue traffic congestion or unduly impair pedestrian safety. The proposed parking is adjacent to Route One and directly across the private way from the proposed residential development. Additionally, there are two means of access off of Pond Street via Hillside Avenue and Cottage Court and there is ingress and egress from Route One. There are sidewalks throughout the site and on Pond Street. All parking will be provided for either on the Property or the adjacent Private Parking provided by the Applicant. The Applicant will be providing a Traffic Report to support this criterion and which concludes that the project is not projected to significantly change any reported operating levels compared to future No-Build conditions.

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 has reviewed the application with the water and sewer department and they have agreed the city services are sufficient to service the Project. Sewer service will be pumped up Pond Street. The construction of the Project will allow for the Applicant to replace the water line in Cottage Court starting at Pond Street and loop it around to the eight inch main in Hillside Avenue thus providing the City with a looped water main which they did not have before. All storm water design and treatment will occur on site and meet or exceed the storm water regulations. All internal plumbing will be constructed with water conservation measures and equipment and fixtures.

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

There are no special regulations for the multifamily use which exist in the NZO. Section XVI-C (2) of the NZO requires that where the density bonus is related to the Market Rate Rental housing, the Applicant provide a deed restrictions prohibiting conversion of at least 25% of the units from rental to for-sale units for a period of forty (40) years on any units designated as market rate rental units. The Applicant is seeking that Special Permit from the Zoning Board of Appeals. Section VI-C sets forth special criteria, which the Applicant has addressed above.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

As has been previously stated, the location of the proposed multifamily Project is tucked in the end of two dead end streets with the cemetery and Route One providing the buffer to a large part of the Property. It is the use of multiple buildings on one lot which makes this Project a success and which allows for the integration into the topography and environmentally sensitive construction. Given the topography of the site there is little to no impact on the surrounding properties. Additionally, the density of the site is less than several two or multifamily sites in the nearby district. The residential portion of the Property consists of 149,153 square feet for 48 units – that is one unit per 3,107 square feet or 12.44 units per acre. Nearby in the Dalton Street, Pond Street, Hill Street neighborhood has a density of 15.01 units per acre. Said another way, the proposal has 21.3 bedrooms per acre and the Dalton Street neighborhood has 45.1 bedrooms per acre. Beginning with the cleanup of the property to the sensitive design of the units taking advantage of the topography of the site to the overall architectural design, in fact the proposed Project will be a benefit to the district and adjoining districts. Again, the environmentally conscious design and net zero impact and use will benefit not only the residents of the Project but the community overall and will not be detrimental to the health and welfare of anyone.

Allowing more than one structure per lot will not be averse to the area or nearby neighborhood. Indeed, the allowance does not overwhelm the density or physical characteristics of the Property.

7. 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.

There will not be an of multiple buildings on one lot or an excess of multifamily housing in the neighborhood. The immediate adjacent properties include single family homes. Further up Pond Street at 37-43 Pond there is a multifamily, 1-3 Hill is a multifamily and 5 Hillside is a two family, lower on Hill Street there is a multifamily, otherwise there are two and single family homes throughout the district. There will not be an excess of more than one building on a lot or of multifamily use in the neighborhood.

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

The use of more than one building on a lot is allowed by special permit in the R3 district. By its very nature the use is in harmony with the purpose and intent of the ordinance. Given its location and design, the proposed use will take advantage of the land and will not overwhelm an already dense area of the city. The reuse of a prior contaminated site will be consistent with the land use principals of the City.

In the most recent draft of the Master Plan, Land Use Principals, the city provides: "In order to preserve Newburyport's scenic vistas, heritage landscapes, wildlife habitat and lands bordering its water supply, it is important to guide future development to appropriate locations, maximizing density in some areas and minimizing the effects on the natural environment and preserving open space corridors and recreational opportunities." And the Smart Growth and Sustainable Development Principals provides a goal of: "New development must mimic these patterns and create compact, sustainable, walkable and vibrant new neighborhoods. Compact development with adequate municipal infrastructure using sustainable construction techniques and materials along with water conservation and energy efficiency are a central goal when reviewing development and redevelopment proposals." By allowing more than one building on a lot as proposed for the Project, the Board will be making a decision which is consistent with these two principals.

9. 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 use as residences in the proposed net zero Project will not be conducted in a manner which is dangerous or injurious or otherwise objectionable. Indeed, quite to the contrary the creation and ongoing use of the Project will provide a benefit to the community overall. The use of green energy, reuse of storm water, provision of greenhouse for growing of food among other benefits, will result in a positive impact to the community.

VI. Conclusion

Wherefore, the Petitioners respectfully request that the Board grant site plan approval for the Project in accordance with Section X-V of the Ordinance and grant a Special Permit in accordance with section VI-C for construction of more than one structure on a lot.

Respectfully submitted,
Hillside Living, LLC
by its attorney,



Lisa L. Mead

BLATMAN, BOBROWSKI, MEAD & TALERMAN, LLC

ATTORNEYS AT LAW

30 GREEN STREET
NEWBURYPORT, MA 01950
PHONE 978.463.7700
FAX 978.463.7747

Concord Office
9 DAMONMILL SQUARE, SUITE 4A4
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

February 2, 2016

IN HAND
Planning Board
Pleasant Street
Newburyport MA 01950

RE: Waiver Request / Site Plan Review / Cottage Court and Hillside Ave.

Dear Members of the Board;

Reference is made to the above captioned matter. In that connection, this letter shall serve as a waiver request from the requirements of a portion of section XV-H-C.2 of the City of Newburyport Zoning Ordinance as follows:

1. Environmental and Community Impact Analysis

Given the limited nature of the modification and that there are no new or additional uses and no impacts on surrounding roadways, the Applicant requests that the requirement for this specific reports be waived and that the information provided in this submittal be deemed sufficient.

2. Landscape Plan Executed by a Registered Landscape Architect.

Whole Systems Design LLC (WSD) is imminently qualified to prepare a landscape and permaculture plan to the Board. WSD was developed as a land-based response to biological and cultural extinction and the increasing separation between people and elemental things. WSD identifies, designs, and develops human habitats - landscape and infrastructure systems - that yield perennial abundance and enduring value. The product is adaptive, resilient and secure places in a future of peak oil, climate instability, and deepening economic insolvency. WSD's studio and homestead in Vermont's Mad River Valley serves as a proving ground for the regenerative land developments featured throughout their work. Conducting nearly 200 site development consultations across New England and beyond, Ben and his highly skilled team have generated widespread acclaim for their revolutionary approach to mitigate today's pressing issues, as they develop into a world class design shop - one of their most notable projects being the redesign of Burlington's city center into an interactive landscape full of edible vegetation and stormwater infiltration features. Their services integrate the many aspects of sustainable landscape architecture, including ecological analysis, land planning, sustainable architecture and green building, renewable energy systems integration, planting and hardscape construction, and project management. Ben is also the author of the award-winning book *the Resilient Farm and Homestead* (Chelsea Green, 2013), illustrated by his partner at Whole Systems Design, Cornelius Murphy.

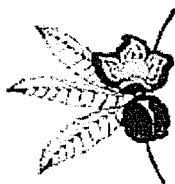
The landscape design required for this project must incorporate both the traditional landscape techniques but also integrate the agricultural needs of the Property.

I thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mead', with a long horizontal flourish extending to the right.

Lisa L. Mead



WHOLE SYSTEMS DESIGN, LLC

WHOLE HUMAN HABITATS

FIRM PROFILE

Whole Systems Design, LLC (WSD) identifies, designs and develops human habitats; integrated landscape and building systems, that yield perennial abundance and enduring value. We go beyond current trends in sustainability by implementing regenerative food, fuel, and shelter systems that thrive on current solar energy. We differ from other designers in that we actually live inside of our work everyday, amidst the spaces and ecosystems we design. Our direct interaction with our designs allows us to provide clients with enhanced connections to place, increased levels of self-sufficiency, and tangible learning opportunities through integration with the ecological systems that surround them. These places become more adaptive, resilient and vibrant over time, while requiring less input from distant and ancient energy sources.

We are a multi-faceted design studio rooted in ecological analysis and holistic practices, known for our pioneering work in the research and development of regenerative land management strategies. These strategies include a diverse array of stormwater management and perennial food system techniques. Our process involves a multi-disciplinary approach integrating ecology, agriculture, architecture, pedagogy, and project management. We assist clients in all areas of project development from visioning and goals articulation to site selection, construction management, project communications, and research/education.

We facilitate 1-day to 10-day courses that equip citizens with the capacity to grow their own food, medicine and fuel; plan and develop a resilient home and farm infrastructure; and cultivate a high level of self-reliance while creating durable and vibrant livelihoods for themselves and their family. This allows our firm continual practice and interaction with what it means to design and develop optimal learning landscapes.

LAND PROCUREMENT | DESIGN | DEVELOPMENT | MANAGEMENT

www.wholesystemsdesign.com | Mad River Valley, VT | design@wholesystemsdesign.com



BEN FALK, M.A.L.D.
WHOLE SYSTEMS DESIGN, LLC

Ben developed Whole Systems Design, LLC as a land-based response to biological and cultural extinction and the increasing separation between people and elemental things. Life as a designer, builder, ecologist, tree-tender, and backcountry traveler continually informs Ben's integrative approach to developing landscapes and buildings. His home landscape and the WSD studio site in Vermont's Mad River Valley serve as a proving ground for the regenerative land developments featured in the projects of Whole Systems Design. Ben has studied architecture and landscape architecture at the graduate level and holds a master's degree in land-use planning and design. He has conducted nearly 200 site development consultations across New England and facilitated dozens of courses on permaculture design, property selection, microclimate design, and design for climate change.

EDUCATION 2005 **The Conway School of Landscape Design**
Master of Arts, Landscape Design

2000 **The University of Vermont**
Bachelor of Science, Environmental Studies

PROFESSIONAL **Author | The Resilient Farm & Homestead** - published by Chelsea Green Press

Founder & Director, Planner, Teacher | Whole Systems Design, LLC - Moretown, VT

Speaker | TEDx, Keynotes & Conferences

Instructor | Yestermorrow Design/Build School - Warren, VT

Teacher, Design/Builder, Campus Designer | The Island School - Cape Eleuthera, BS

RELEVANT EXPERIENCE **Riverdale Country School** - New York, NY

Edible Landscape Plan and curriculum development

The Lawrenceville School - Lawrenceville, NJ

Campus Food Garden

The Hotchkiss School - Lakeville, CT

Central Heating Facility | THS Farm Working Master Plan | Campus Trail Map

Farm & Wilderness - Plymouth, VT

Saltash Mountain Master Plan | Tamarack Farm Master Plan

Northfield Mount Hermon - Gill, MA

Campus Map & Sustainability Programming

CEF & The Island School - Cape Eleuthera, Bahamas

Campus Master Plan

State of Vermont Department of Buildings, Grounds & Services - Windsor, VT

Windsor Integral Sustainability Initiative



BEN FALK, M.A.L.D.
WHOLE SYSTEMS DESIGN, LLC

**AWARDS, HONORS &
PUBLICATIONS**

Board of Directors (past & present)

Yestermorrow Design/Build School
Bright Blue Ecomedia
Whole Systems Health
Compost Power Network

- 2013 American Horticultural Society Book Award - *The Resilient Farm & Homestead*
2013 Falk, B. *The Resilient Farm & Homestead: An Innovative Permaculture and Whole Systems Design Approach*. Chelsea Green Press
2011 "Future Farmers" Utne Reader
"Post-Oil Groceries" Landscape Architecture Magazine
2010 "Wild Farms" Northern Woodlands
"Cleaner Energy from Firewood" Mother Earth News
Vermont Commons - Regular Columnist
2008 "Promised Land" Fast Company Magazine



CORNELIUS MURPHY

WHOLE SYSTEMS DESIGN, LLC

Cornelius is an ecologically minded designer, illustrator, and project manager focusing on the research and development of regenerative and ecological design principles in the areas of agriculture, community planning, education and the public realm. Over the last eight years, he has helped Whole Systems Design grow into a recognized leader in ecological design, permaculture, regenerative agriculture and landscape master planning. His professional experience includes academic and corporate campus, estate and public park planning and design while working for several California-based landscape architecture studios. Cornelius also manages 40 acres of prime farmland along the Lamoille River in Johnson, VT for Laraway Youth & Family Services, a state-wide social services agency focusing on the empowerment of at-risk youth through strengthening families and building community.

EDUCATION

- 2007 **Regenerative Design Institute**
Permaculture Design Certificate
- 2005 **Santa Barbara City College**
Course studies in sustainability and ecology
- 2004 **Temple University Rome Campus**
Advanced Architecture Studio, Photography
- 2004 **Temple University Ambler Campus**
Bachelor of Science (BSLA),
Department of Landscape Architecture and Horticulture

PROFESSIONAL

- Land Steward | Laraway Youth & Family Services - Johnson, VT**
- Designer, Project Manager | Whole Systems Design, LLC - Moretown, VT**
- Designer | Land Goodkind Landscape Architects - Santa Barbara, CA**
- Project Manager | Van Atta Associates, Inc. - Santa Barbara, CA**

RELEVANT EXPERIENCE

- The Hotchkiss School - Lakeville, CT**
Central Heating Facility | THS Farm Working Master Plan | Campus Trail Map
- Farm & Wilderness - Plymouth, VT**
Saltash Mountain Master Plan | Tamarack Farm Master Plan
- Northfield Mount Hermon - Gill, MA**
Campus Map & Sustainability Programming
- CEF & The Island School - Cape Eleuthera, Bahamas**
Campus Master Plan



CORNELIUS MURPHY

WHOLE SYSTEMS DESIGN, LLC

State of Vermont Department of Buildings, Grounds & Services - Windsor, VT
Windsor Integral Sustainability Initiative

Westmont College - Santa Barbara, CA
Landscape Mater Plan

University of California Santa Barbara - Santa Barbara, CA
UCSB Lagoon Park | North Campus Housing

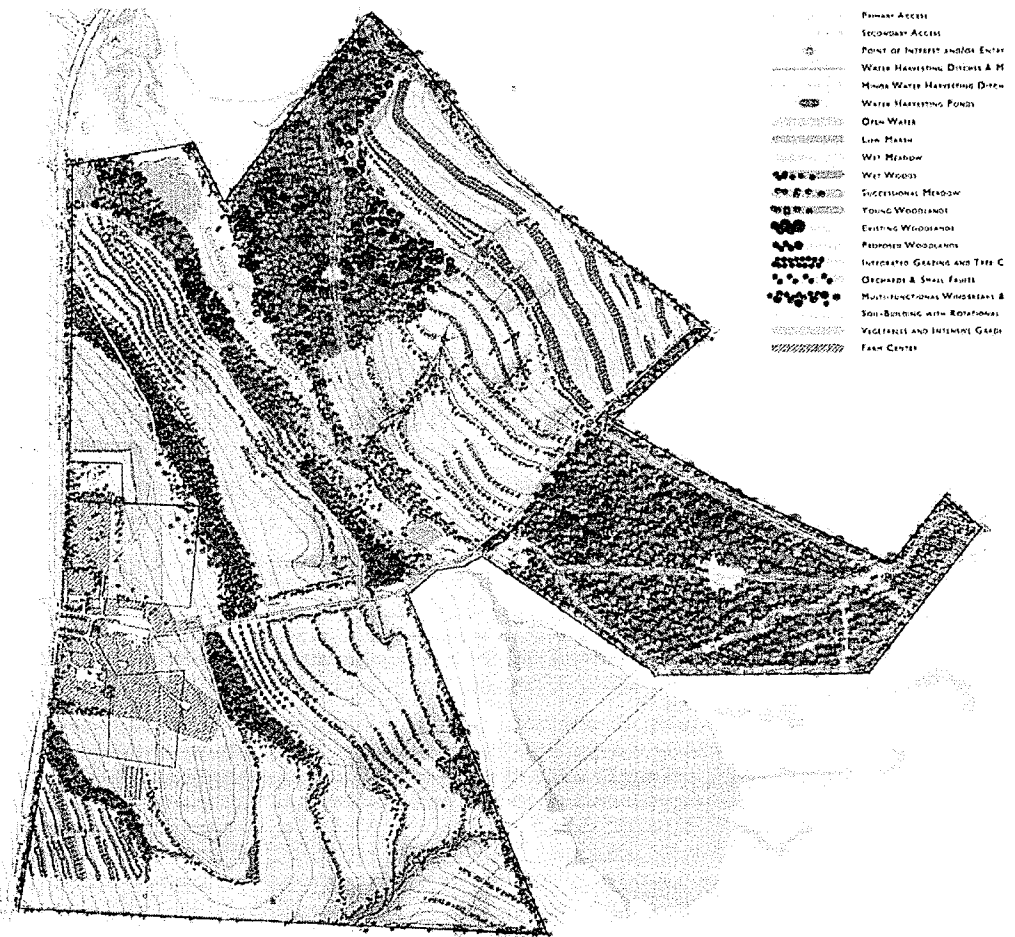
AWARDS, HONORS & PUBLICATIONS

- 2013 American Horticultural Society Book Award - *The Resilient Farm & Homestead*
- 2013 Falk, B. *The Resilient Farm & Homestead: An Innovative Permaculture and Whole Systems Design Approach*. Chelsea Green, 2013; Illustrations.
- 2011 "Future Farmers" Utne Reader
- "Post-Oil Groceries" Landscape Architecture Magazine
- 2010 "Wild Farms" Northern Woodlands
- "Cleaner Energy from Firewood" Mother Earth News
- Vermont Commons - Staff Cartoonist & Illustrator
- 2008 "Promised Land" Fast Company Magazine
- ASLA General Design Award of Honor
- UCSB Lagoon Park
- 2004 ASLA Certificate of Honor Award
- ASLA Honor Society, Alpha Row Chapter
- Cum Laude Honors, Temple University
- 2003 Greywater Gardens, Philadelphia Flower Show
- Best in Show, Educational Category
- Bulkley Medal, Garden Club of America
- ASLA Honor Award, Communications Category



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



THE HOTCHKISS SCHOOL

Lakeville, CT

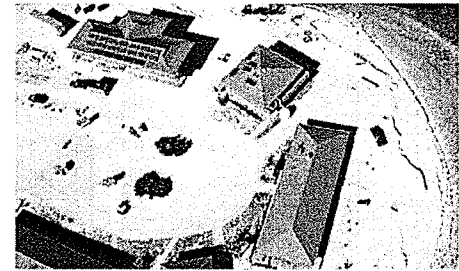
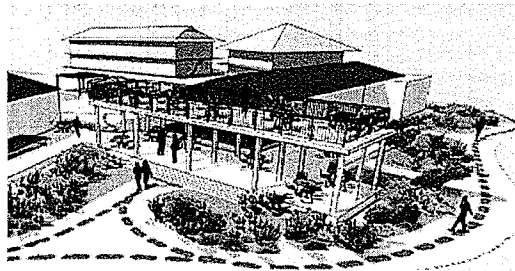
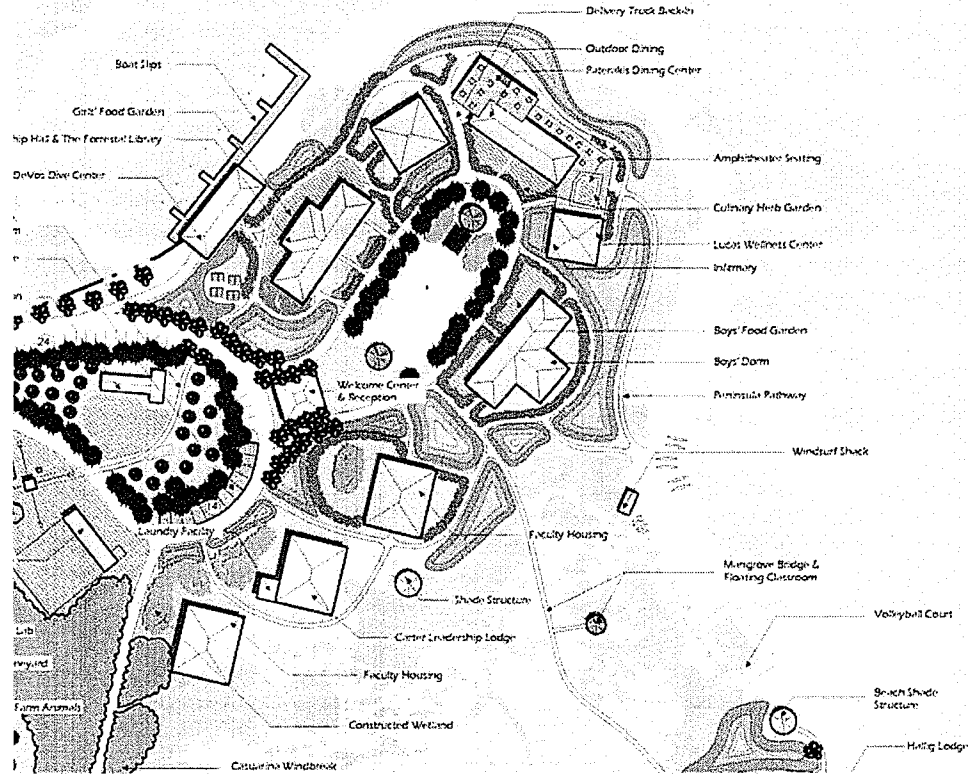
The Hotchkiss School (THS) is a selective, independent boarding school striving to develop a lifelong love of learning, responsible citizenship, and personal integrity in their students. THS is a nationally recognized secondary school with students from across the United States and 37 foreign countries.

WSD was hired to create a forward looking campus master plan, an agricultural master plan for a newly acquired farm property, a campus trail map and provide overall consulting for sustainable campus strategies. WSD also provided interpretive graphics, programmatic consultation, and resource management strategies for THS's new Central Heating Facility.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



THE ISLAND SCHOOL

Cape Eleuthera, BS

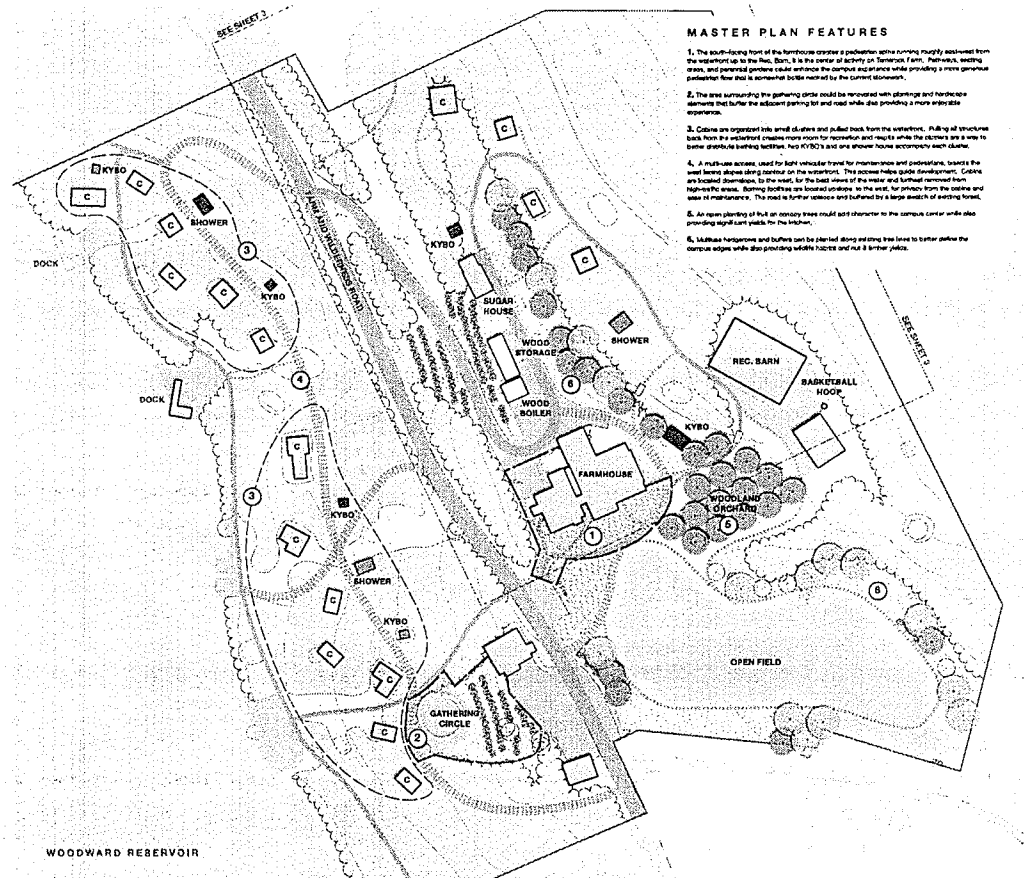
The Island School (IS) offers a transformative educational semester and summer journey for high school students from around the world. IS engages in the process of inquiry in order to discover sustainable solutions to real world problems.

WSD provided master planning services and program development for the 18-acre school and research facility. The CEF Master Plan integrated various ongoing initiatives to create and solidify plans for future growth and expansion while also improving the resiliency and adaptability of a landscape facing both immediate and long-term threats due to global climate change.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



FARM & WILDERNESS

Plymouth, VT

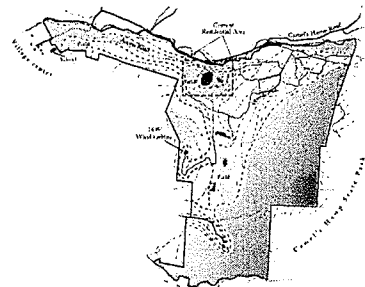
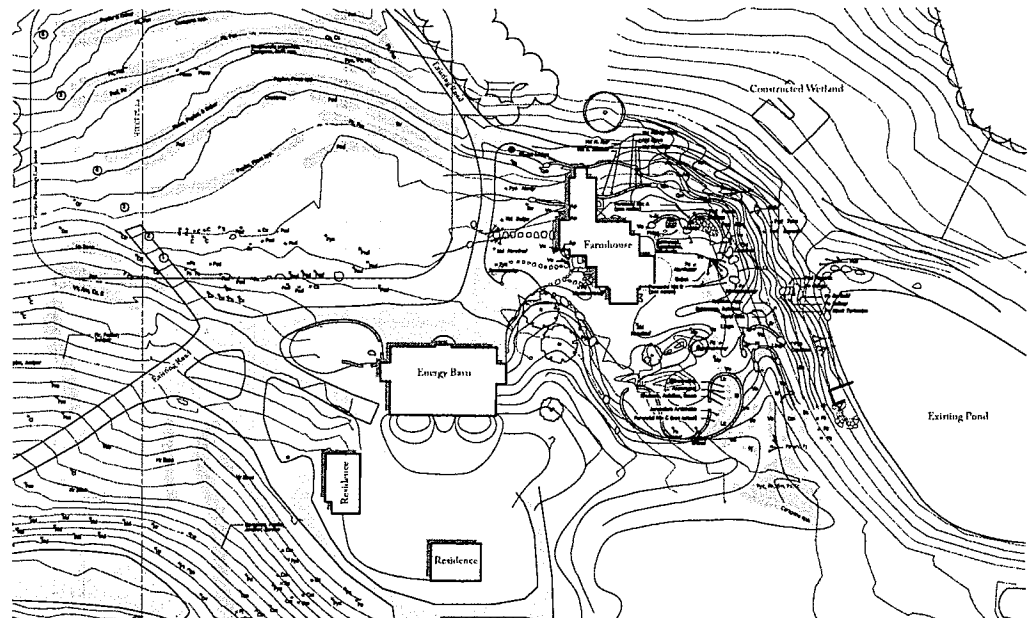
Farm & Wilderness offers six overnight camps for children ages nine through seventeen, a day camp and a family camp. At F&W, activities grow out of a closeness to the land and the people. Campers delve into the farm and garden, the woods and lake, and are living within a close-knit community. The strength of the F&W program is that use of daily activities and the simple tasks of daily life to teach the intangible skills of living respectfully and happily.

WSD consulted with Leadership staff to re-think the layout and development of two F&W campuses, Tamarack Farm & Saltash Mountain. While the organization and their programs have been incredibly successful over the years, their campuses have suffered from an ad-hoc approach to growth. WSD provided strategies to improve campus circulation, utility & resource management, and create a more aesthetic but still highly functioning and working landscape.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



TEAL FARM

Huntington, VT

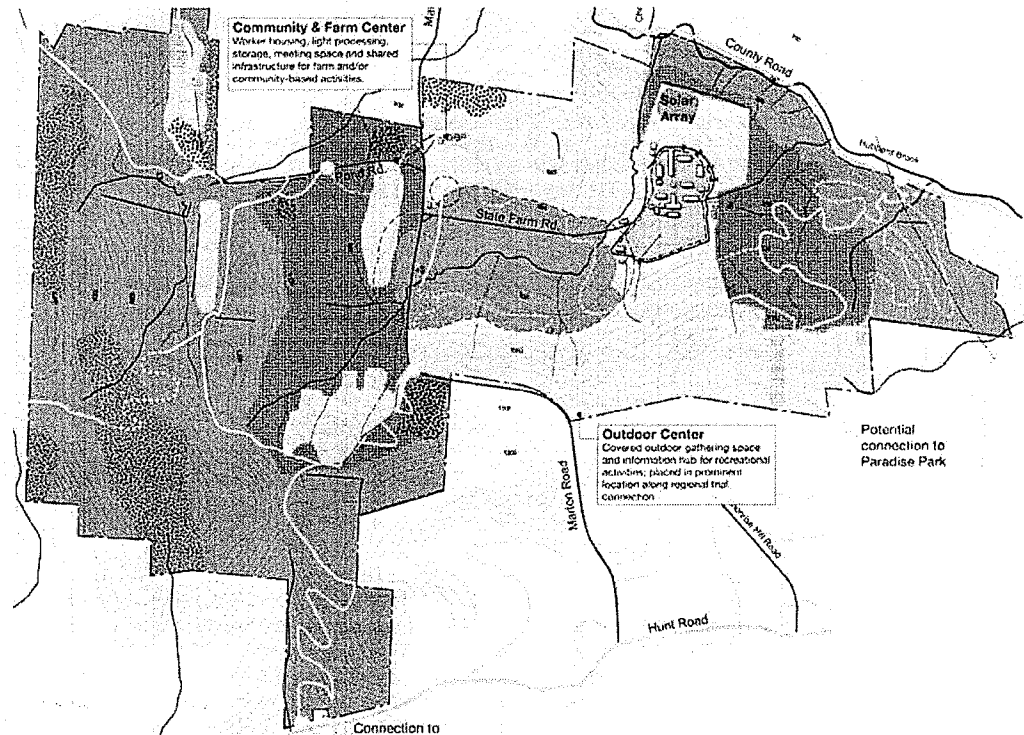
Teal Farm is a 1200 acre future-looking farm, ecological preserve, and residence seeking to prototype perpetual agriculture and energy systems capable of meeting regional food and energy needs within the tumultuous conditions of global warming, fluctuating energy supplies, and an oil-dependent global economy.

Whole Systems Design (WSD) created a Master Plan that outlined agricultural and infrastructure development potential for the next 10-25 years. The first phase began implementation in spring of 2007 with WSD responsible for planting thousands of trees and overseeing all landscape construction.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



WINDSOR INTEGRAL SUSTAINABILITY INITIATIVE

Windsor, VT

The State of Vermont hired a team led by WSD to develop a master plan for 900 acres of surplus property around the Southeast State Correctional Facility in Windsor, VT. The WSD team crafted a vision, program and plan to enhance inmate rehabilitation through involvement in agricultural practices, wildlife management, recreation and other site services.

The plan articulates a new model for local economic growth and investment by integrating inmate rehabilitation, a more localized and sustainable food system and community stewardship that is facilitated and supported by state agencies. Aspects of Phase 1 implementation as outlined in the plan began in 2012 with new inmate programming led by a local non-profit.

4 HILLSIDE AVE**Location** 4 HILLSIDE AVE**Assessment** \$246,800**Mblu** 35/ 110/ //**PID** 2054**Owner** HALL & MOSKOW CORP**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$246,800	\$246,800

Owner of Record

Owner HALL & MOSKOW CORP
Co-Owner
Address 75 WATER ST STE 503
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 30377/0467
Sale Date 04/29/2011
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HALL & MOSKOW CORP			30377/0467	1F	04/29/2011
HALL & MOSKOW CORP	\$355,000		29959/0455	1V	11/12/2010
HART MICHAEL J & LORNA HILLER TRS			28209/0182	1F	12/22/2008
HILLER BRUCE W	\$0		4306/ 172		

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPphotos//\01\00\69\62.jpg>)

Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout☒ Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1300
Description RES ACLNDV
Zone R3

Land Line Valuation

Size (Acres) 2.87
Depth 0
Assessed Value \$246,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

19 COTTAGE CT**Location** 19 COTTAGE CT**Assessment** \$36,200**Mblu** 35/ 119/ / /**PID** 2063**Owner** DONAHUE DAN F**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$36,200	\$36,200

Owner of Record

Owner DONAHUE DAN F
Co-Owner C/O HOISETH
Address 10 VIRGINIA LN
 NEWBURYPORT, MA 01950

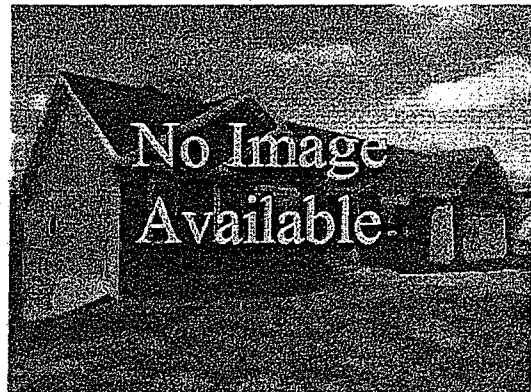
Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DONAHUE DAN F	\$0			

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPhotos//default>)

Building Layout
☒ Building Layout
Building Sub-Areas**Legend**

Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

No Data for Building Sub-Areas

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1310
 Description RES ACLNPO
 Zone R3

Land Line Valuation

Size (Acres) 0.19
 Depth 0
 Assessed Value \$36,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

17 COTTAGE CT**Location** 17 COTTAGE CT**Assessment** \$36,200**Mblu** 35/ 118/ //**PID** 2062**Owner** REYNOLDS ROSE E**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$36,200	\$36,200

Owner of Record

Owner REYNOLDS ROSE E
Co-Owner C/O HOISETH
Address 10 VIRGINIA LN
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 3000/ 220
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
REYNOLDS ROSE E	\$0		3000/ 220	

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPhotos//default>)

Building Layout
☒ Building Layout
Building Sub-Areas**Legend**

Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

No Data for Building Sub-Areas

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1310
Description RES ACLNPO
Zone R3

Land Line Valuation

Size (Acres) 0.19
Depth 0
Assessed Value \$36,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

15 COTTAGE CT**Location** 15 COTTAGE CT**Assessment** \$36,200**Mblu** 35/ 117/ //**PID** 2061**Owner** DONOGHUE IGNATIUS F**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$36,200	\$36,200

Owner of Record

Owner DONOGHUE IGNATIUS F
Co-Owner C/O HOISETH
Address 10 VIRGINIA LN
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DONOGHUE IGNATIUS F	\$0			

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPhotos//default>)

Building Layout
☒ Building Layout
Building Sub-Areas**Legend**

Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

No Data for Building Sub-Areas

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1310
Description RES ACLNPO
Zone R3

Land Line Valuation

Size (Acres) 0.19
Depth 0
Assessed Value \$36,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

18 COTTAGE CT

Location 18 COTTAGE CT

Assessment \$6,300

Mblu 35/ 120/ //

PID 2064

Owner HALL & MOSKOW CORP

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$6,300	\$6,300

Owner of Record

Owner HALL & MOSKOW CORP

Sale Price \$0

Co-Owner

Certificate

Address 75 WATER ST STE 503
NEWBURYPORT, MA 01950

Book & Page 30377/0467

Sale Date 04/29/2011

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HALL & MOSKOW CORP			30377/0467	1F	04/29/2011
HALL & MOSKOW CORP	\$355,000		29959/0455	1V	11/12/2010
HART MICHAEL J & LORNA HILLER TRS			28209/0182	1F	12/22/2008
HILLER BRUCE W	\$0		5147/ 193		

Building Information**Building 1 : Section 1**

Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	

Building Photo

(http://images.vgsi.com/photos/NewburyportMAPhotos//defau

Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Layout

 Building Layout

Building Sub-Areas	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320
Description RES ACLNUD
Zone R3

Land Line Valuation

Size (Acres) 0.35
Depth 0
Assessed Value \$6,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

16 COTTAGE CT**Location** 16 COTTAGE CT**Assessment** \$35,300**Mblu** 35/ 121/ //**PID** 2065**Owner** GRIFFIN MARGARET F**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$35,300	\$35,300

Owner of Record

Owner GRIFFIN MARGARET F
Co-Owner C/O HOISETH
Address 10 VIRGINIA LN
 NEWBURYPORT, MA 01950

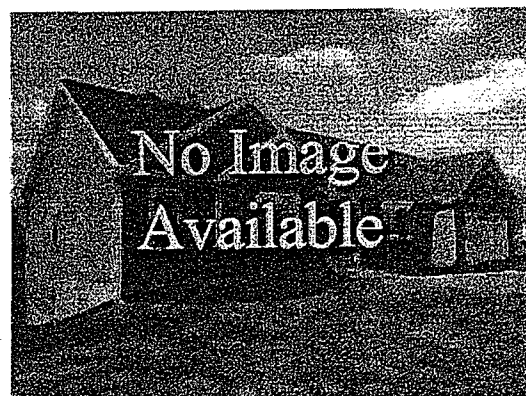
Sale Price \$0
Certificate
Book & Page 2977/ 273
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
GRIFFIN MARGARET F	\$0		2977/ 273	

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPPhotos//default>)

Building Layout
☒ Building Layout
Building Sub-Areas**Legend**

Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

No Data for Building Sub-Areas

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1310
Description RES ACLNPO
Zone R3

Land Line Valuation

Size (Acres) 0.16
Depth 0
Assessed Value \$35,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 61Name: HALL AND MOSCOW CORP.Address: COTTAGE CT/Hillside Ave MAP 35
Parcels 110, 117, 118, 119, 120, 121Zoning District: R2-IIIRequest: Construct (48) units in Eight Residential Blocks RequiringSpecial Permits For spacing, use (multifamily parking), MAJOR SITE PLAN☒ ZONING BOARD Review, etc special permitsDimensional Variance☐ Dimensional Controls (VI)

<input type="checkbox"/> Lot Area	<input type="checkbox"/> Open Space	<input type="checkbox"/> Front Yard
<input type="checkbox"/> Lot Frontage	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Lot Width	<input type="checkbox"/> Rear Yard

☐ PIOD (XXI)

☐ FAR
☐ 2 1/2 stories

☐ Parking (VII)Use Variance☐ Not permitted use (V)Sign Variance☐ Sign Location/Replacement (VIII-D)Special Permit

- ☒ Special Permit for Use (V.D) Use #: 104
413
- ☒ Spacing (VI.D)
- ☐ In-Law Apartment (XI.A)
- ☒ Bonus for Multifamily Developments (XVI)
- ☐ Personal Wireless Communication Services (XX)
- ☐ Demolition Control Overlay District (XXVIII)
- ☐ Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

- ☐ Extension or Alteration (IX.B.2)
- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Parking | <input type="checkbox"/> Rear Yard |
| <input type="checkbox"/> Upward Extension | <input type="checkbox"/> Lot Coverage |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Side Yard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Lot Frontage |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Front Yard |
- ☐ Over 500 s.f. increase (IX.B.3.c)
- ☐ Plum Island Overlay District (XXI-G-3)
- ☐ FAR
- ☐ Footprint Expansion
- ☐ Height Increase

☒ PLANNING BOARDSpecial Permit

- ☒ One residential structure per lot (VI.C)
- ☐ Floodplain (XIII)
- ☐ Open Space Residential Development (XIV)
- ☐ Water Resource Protection District (XIX)
- ☐ Federal Street Overlay District (XXII)

- ☐ Courts and Lanes (XXIII)
- ☐ Waterfront West Overlay District (XXIV)
- ☐ Towle Complex Redev. Overlay District (XXV)
- ☐ Downtown Overlay District (XXVII)

Site Plan Review (XV)

☒ Major ☐ Minor

☐ HISTORICAL COMMISSION

☐ Demo. Delay ☐ Advisory Review

☐ CONSERVATION COMMISSION☐ CITY COUNCIL☐ GACM (X.H.9)

11/18/15
Date

[Signature]
Building Commissioner/Zoning Code Enf. Officer



CITY OF NEWBURYPORT
DEPARTMENT OF PUBLIC SERVICES

16A PERRY WAY
NEWBURYPORT, MA 01950
TEL: 978-465-4463 EXT. 1701

ANTHONY J. FURNARI, DIRECTOR OF DPS
WAYNE S. AMARAL, DEPUTY DIRECTOR/DIRECTOR OF OPERATIONS

November 13, 2015

Ed Ramsdell
Chair
Zoning Board of Appeals
60 Pleasant Street
Newburyport MA 01950

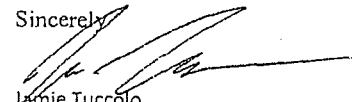
RE: Cottage Court and Hillside Avenue Development.

Dear Chair and Members of the Board;

I have reviewed the plans from Hall and Moskow Corp dated 11-05-15 showing the creation of 48 multifamily units on 149,153 square feet along with the accessory structures and proposed parking. The City of Newburyport sewer collection system has sufficient capacity to handle the proposed development. The proposed development will discharge into the Pond Street gravity sewer. The sewer division has no issues at this time with the proposed development.

Should you have any questions, please let me know.

Sincerely,



Jamie Tuccolo
Collection System Superintendent



CITY OF NEWBURYPORT

POLICE DEPARTMENT

MARK R. MURRAY
INTERIM CITY MARSHAL

4 GREEN STREET
NEWBURYPORT, MA 01950

TEL: 978-462-4411
FAX: 978-462-0396

November 13, 2015

Ed Ramsdell
Chair
Zoning Board of Appeals
60 Pleasant Street
Newburyport MA 10950

RE: Cottage Court and Hillside Avenue Development by Hall and Moskow,
Corp.

Dear Chair and Members of the Board;

I have reviewed the plans from Hall and Moskow Corp dated 11-05-15 showing the creation of 48 multifamily units on 149, 153 square feet along with the accessory structures and proposed parking. There is sufficient access in and around the structures on the site and through the site for the police department. Given the various methods of access to and from the site, I see no public safety issues from a traffic or police enforcement point of view. The Police Department has no issues with the proposed plan.

Should you have any questions, please let me know.

Sincerely,

Mark Murray
Interim City Marshal

Excellence In Policing Through Superior Service



CITY OF NEWBURYPORT
DEPARTMENT OF PUBLIC SERVICES
16A PERRY WAY
NEWBURYPORT, MA 01950

TOMY FURNARI, DIRECTOR
DAN LYNCH, WATER DISTRIBUTION SYSTEM MANAGER

PHONE: 978-465-4464
FAX: 978-465-1623

November 13, 2015

Ed Ramsdell
Chair
Zoning Board of Appeals
60 Pleasant Street
Newburyport MA 01950

RE: Cottage Court and Hillside Avenue Development by Hall and Moskow, Corp.

Dear Chair and Members of the Board;

I have reviewed the plans from Hall and Moskow Corp dated 11-05-15 showing the creation of 48 multifamily units on 149,153 square feet along with the accessory structures and proposed parking. The City has sufficient water capacity to service this project and the Applicant has agreed to loop the water mains servicing the site from Pond Street and replace the existing mains in Hillside Avenue and Cottage Court as determined necessary by our Department.

Should you have any questions, please let me know.

Sincerely

Daniel Lynch



CHRISTOPHER J. LECLAIRE
FIRE CHIEF

CITY OF NEWBURYPORT
FIRE DEPARTMENT

0 Greenleaf Street, Newburyport, MA 01950
(978) 465-4427 FAX (978) 463-9177



STEPHEN H. BRADBURY, III
DEPUTY CHIEF

November 20, 2015

To: Ed Ramsdell, Zoning Board of Appeals
From: Deputy Bradbury
Re: Cottage Court & Hillside Ave, Hall and Moskow

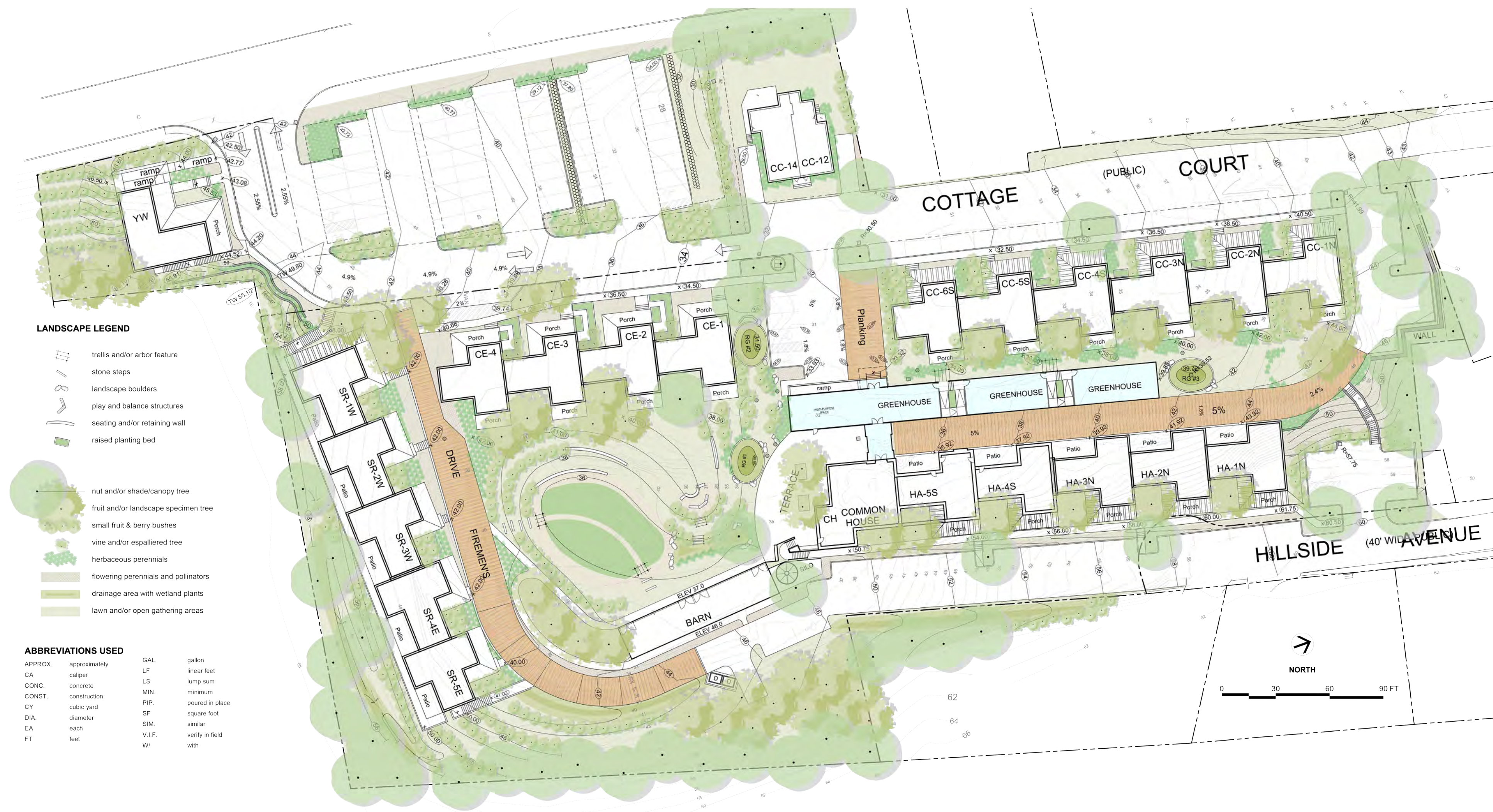
I have reviewed the site plans in regards to fire department vehicle access and location of fire hydrants. The fire department has no objections to this development proceeding.

If I can be of further assistance to you do not hesitate to call.

Sincerely,

Steve Bradbury
Deputy Fire Chief

Cc: building department and planning office.



ILLUSTRATIVE LANDSCAPE PLAN (provided by WSD)

HILLSIDE - CENTER FOR SUSTAINABLE LIVING

NEWBURYPORT, MA

OWNER

Hillside Living LLC
2 Federal Street
Newburyport, MA 01950
978.465.7047

DEVELOPER

Hall & Moskow
75 Water Street
Newburyport, MA 01950
978.465.7047

ARCHITECT

Moskow Linn Architects
88 Broad Street
Boston, MA 02110
617.292.2000

CIVIL ENGINEER

Westcott Site Services
60 Prospect Street
Waltham, MA 02453
781.647.0062

LANDSCAPE & PERMACULTURE

Whole Systems Design
66 Dean's Mountain Road
Moretown, VT 05660
802.496.3128

SOLAR ENGINEER

Solar Market
25 Limerick Road
Arundel, ME 04046
207.985.0088

TRAFFIC ENGINEER

MDM Transportation Consultants
28 Lord Road
Marlborough, MA 01752
508.303.0370

ATTORNEY OF RECORD

Lisa L. Mead
Blatman, Bobrowski, Mead & Talerman
30 Green Street
Newburyport MA 01950

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES. INCLUDING BUT NOT LIMITED TO, THE MASSACHUSETTS STATE BUILDING CODE (8th ADDITION), MASSACHUSETTS FUEL, GAS AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF NEWBURYPORT, AND THE REQUIREMENTS OF THE NEWBURYPORT FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

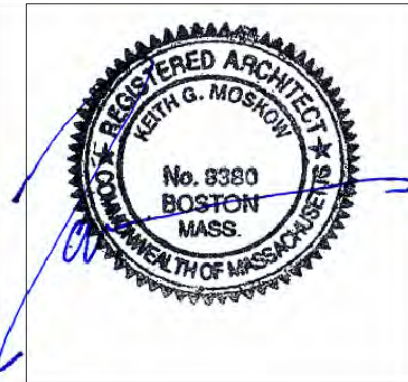
DRAWING LIST

- | | |
|------|---|
| A0.0 | COVER SHEET & GENERAL NOTES |
| C-0 | EXISTING TOPOGRAPHIC PLAN |
| C-1 | EROSION CONTROL PLAN |
| C-2 | LAYOUT PLAN |
| C-3 | PROPOSED GRADING PLAN |
| C-4 | PROPOSED DRAIN PLAN |
| C-5 | PROPOSED SEWER, WATER, & ELEC PLAN |
| A0.1 | SITE SECTIONS |
| A0.2 | GFA CALCULATIONS |
| A0.3 | SIGNAGE PLAN |
| A0.4 | EXTERIOR LIGHTING PLAN |
| A1.1 | HILLSIDE AVE FLOOR PLANS |
| A1.2 | HILLSIDE AVE FLOOR PLANS |
| A1.3 | HILLSIDE AVE ELEVATIONS & BLDG SECTION |
| A2.1 | COTTAGE COURT FLOOR PLANS |
| A2.2 | COTTAGE COURT ELEVATIONS & BLDG SECTION |
| A3.1 | COTTAGE COURT EXTENSION FLOOR PLANS |
| A3.2 | COTTAGE COURT EXTENSION ELEVATIONS & BLDG SECTION |
| A4.1 | SOUTH RISE FLOOR PLANS |
| A4.2 | SOUTH RISE FLOOR PLANS |
| A4.3 | SOUTH RISE ELEVATIONS & BLDG SECTION |
| A5.1 | COMMON HOUSE FLOOR PLANS |
| A5.2 | COMMON HOUSE FLOOR PLANS |
| A5.3 | COMMON HOUSE FLOOR PLANS |
| A5.4 | COMMON HOUSE ELEVATIONS |
| A5.5 | COMMON HOUSE BLDG SECTIONS |
| A6.1 | BARN FLOOR PLANS |
| A6.2 | BARN ELEVATIONS & BLDG SECTION |

02.01.2016	PERMIT SET

SCALE:	NTS
DATE:	02.01.2016
DRAWN BY:	DF

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

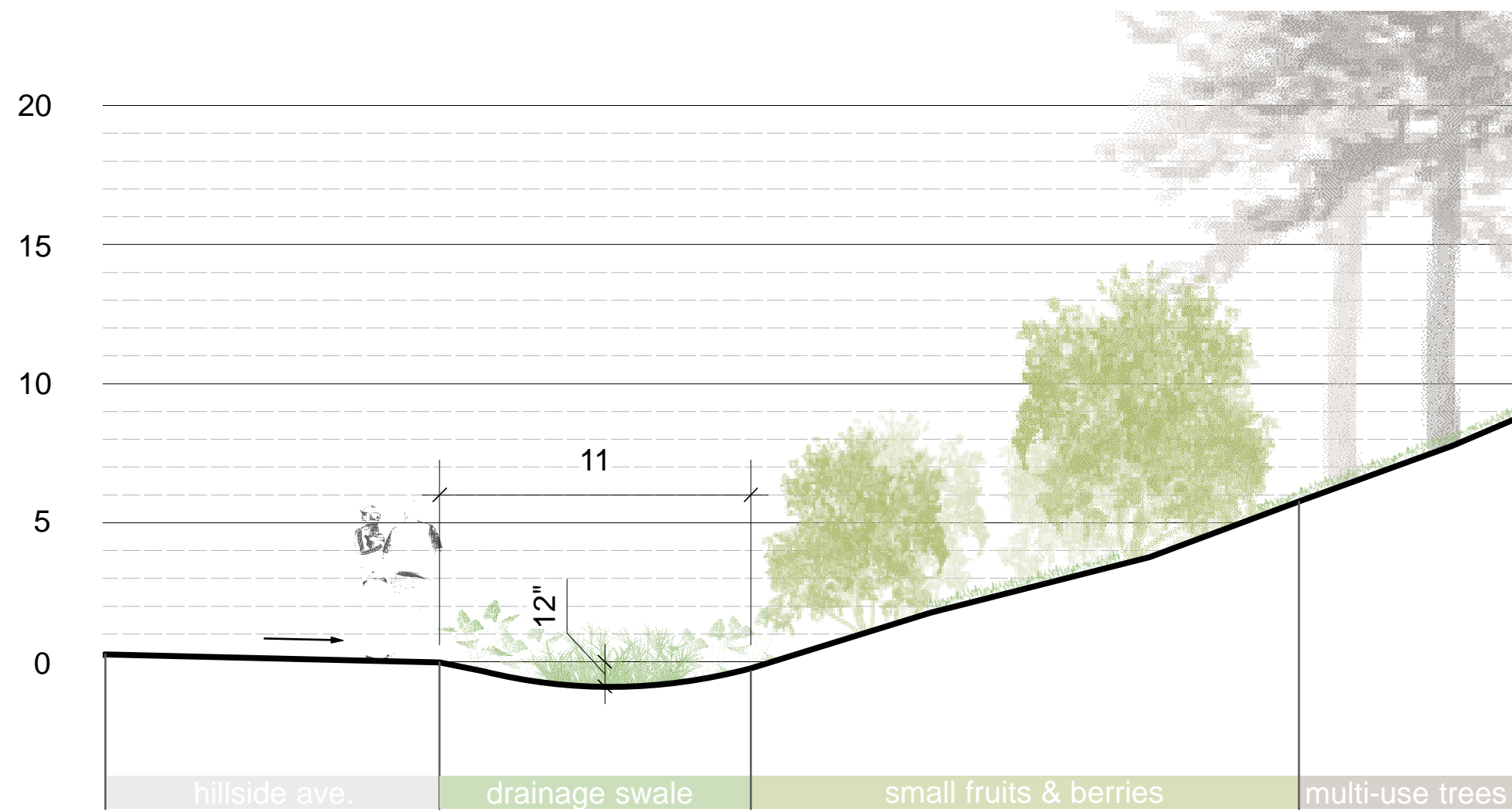


Hillside - Center for Sustainable Living
NEWBURYPORT, MA
COVER SHEET

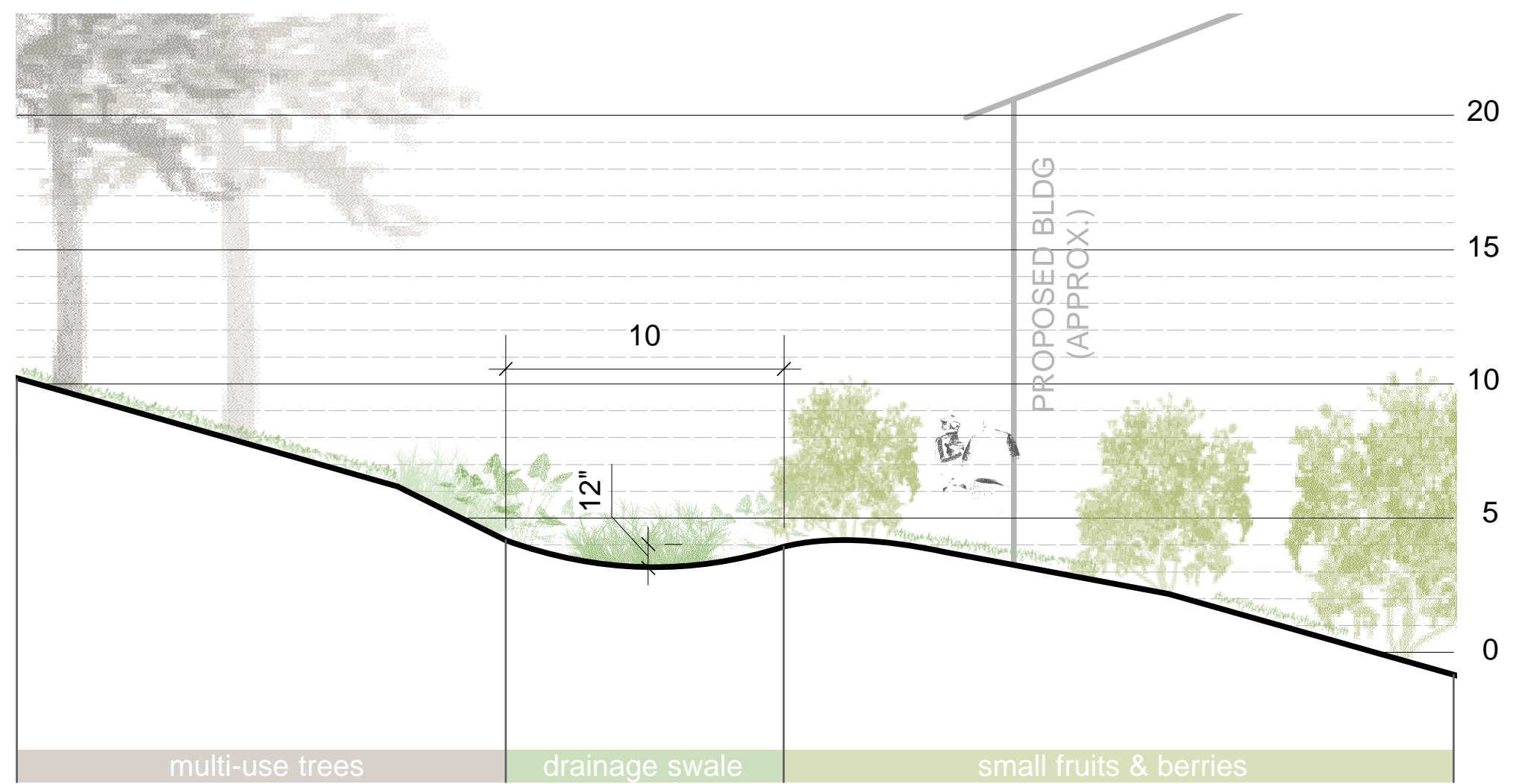
A0.0



1 Preliminary Landscape Plan



2 Drainage Swale Cross-Section
SACLE: 3/16" = 1'-0"



3 Drainage Swale Cross-Section
SCALE: 3/16" = 1'-0"

HILLSIDE CENTER FOR SUSTAINABLE LIVING PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES

1. All ideas, designs and arrangements shown in these drawings are the property of WSD and are to be used in connection with the specific project and property owner and shall otherwise not be used without written consent of WSD and/or property owner.
2. All work shall conform to industry standards and local building codes. Permits, when necessary, are the responsibility of the contractor or property owner.
3. Contractor shall verify all existing conditions prior to starting work. Verify all dimensions on site prior to commencing construction. Dimensions are APPROX. (+/-). All quantities listed in legends are for convenience only. Check and verify all counts in legends against symbols and mesurments on plan(s). WSD is not responsible nor due they assume any liability if legend counts are not verified before project is bid.
4. Contractor shall install sleeves to provide for future installation of irrigation, drainage and lighting in all areas that would be potentially blocked off by hardscape construction.
5. Contractor to supply a full material and labor warranty on all plants installed for a minimum of 45 days and all large caliper trees for 90 days or longer as agreed on between contractor and owner.
6. See engineering SHEETS for all engineering, hardscape, grading and infrastructure plans and specifications.

- 1 **AMPHITHEATER SEATING**
seating walls and stone steps integrated into slopes; can be used to accomodate larger outdoor performances
- 2 **PLAYSCAPE**
natural playscape for youth with climbing boulders, live willow tunnels, rolling hill and balance elements
- 3 **RAIN GARDENS**
low-lying areas used to pre-treat stormwater runoff before entering the larger system; planted with wet-loving shrubs and perennials
- 4 **PORCH GARDENS**
small garden areas integrated into architecture with raised beds and espallied trees and/or vines
- 5 **GATHERING AREA**
open lawn area for large gatherings and group play
- 6 **VEGETABLE GARDEN**
centrally located intensive vegetable and herb gardens for use by residents
- 7 **SMALL FRUITS & BERRIES**
berry bushes planted in rows roughly 10 FT O.C. and on-contour; spacing depends on species selected
- 8 **FRUIT TREES & ORCHARDS**
slected cultivars planted throughout the site; orchard areas planted in rows 15-20 FT depending on species selection
- 9 **POLLINATION ZONES**
deep-rooted herbaceous perennial flowers used to attract insects and help build soil
- 10 **MULTI-PURPOSE HARDWOODS & NUT TREES**
large canopy hardwoods used to provide shade while also yielding nuts, timber, soil fertility and creating microclimates throughout the site

ABBREVIATIONS USED

APPROX.	approximately
CA	caliper
CONC.	concrete
CONST.	construction
CY	cubic yard
DIA.	diameter
EA	each
FT	feet
GAL.	gallon
LF	linear feet
LS	lump sum
MIN.	minimum
PIP.	poured in place
SF	square foot
SIM.	similar
V.I.F.	verify in field
W/	with

LANDSCAPE LEGEND

	trellis and/or arbor feature
	stone steps
	landscape boulders
	play and balance structures
	seating and/or retaining wall
	raised planting bed
	nut and/or shade/canopy tree
	fruit and/or landscape specimen tree
	small fruit & berry bushes
	vine and/or espalliered tree
	herbaceous perennials
	flowering perennials and pollinators
	drainage area with wetland plants
	lawn and/or open gathering areas

66 Dean's Mountain, Moretown, VT 05660
802.496.3128
design@wholesystemdesign.com
www.wholesystemdesign.com



Hillside
Center for Sustainable Living
Preliminary Landscape Plan

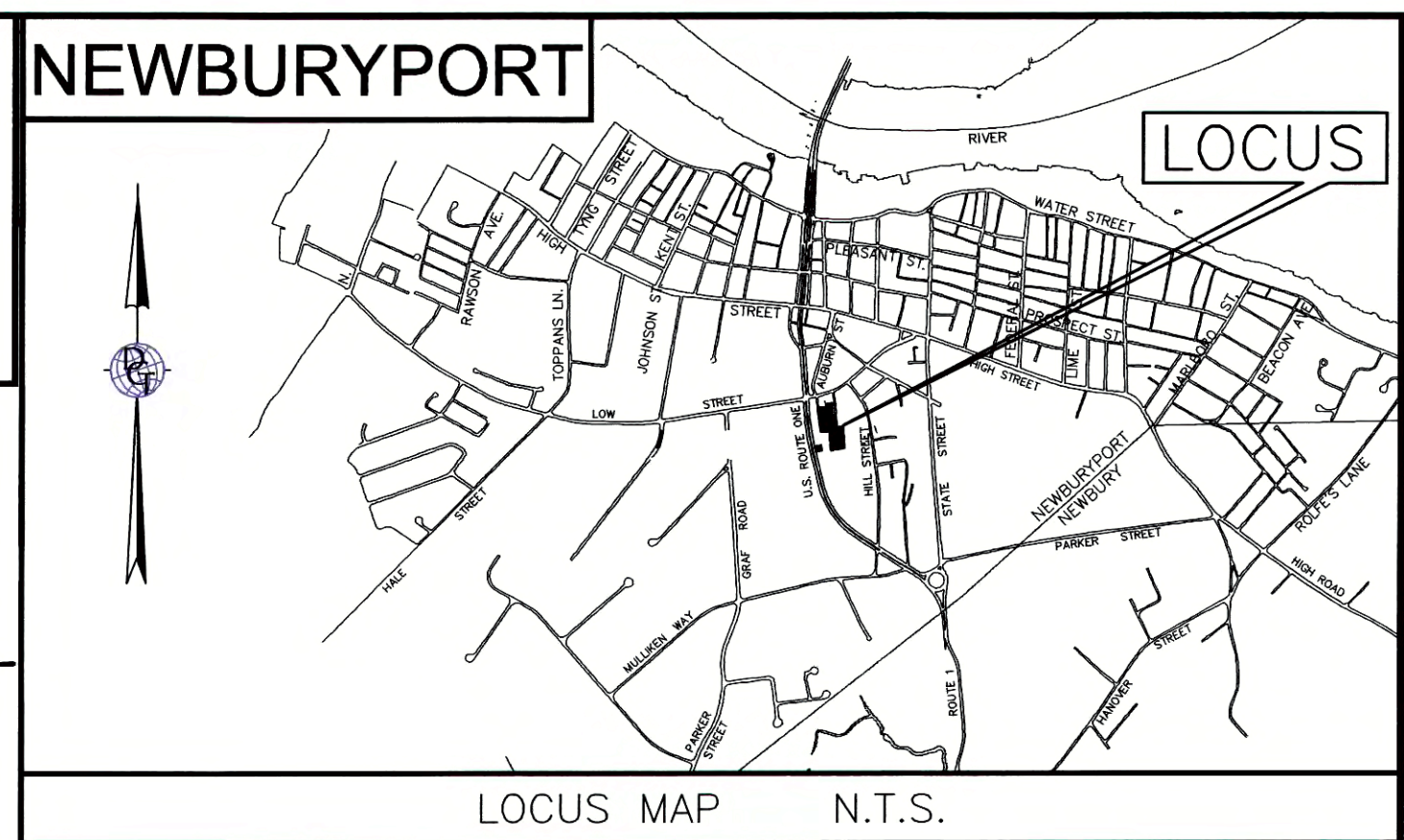
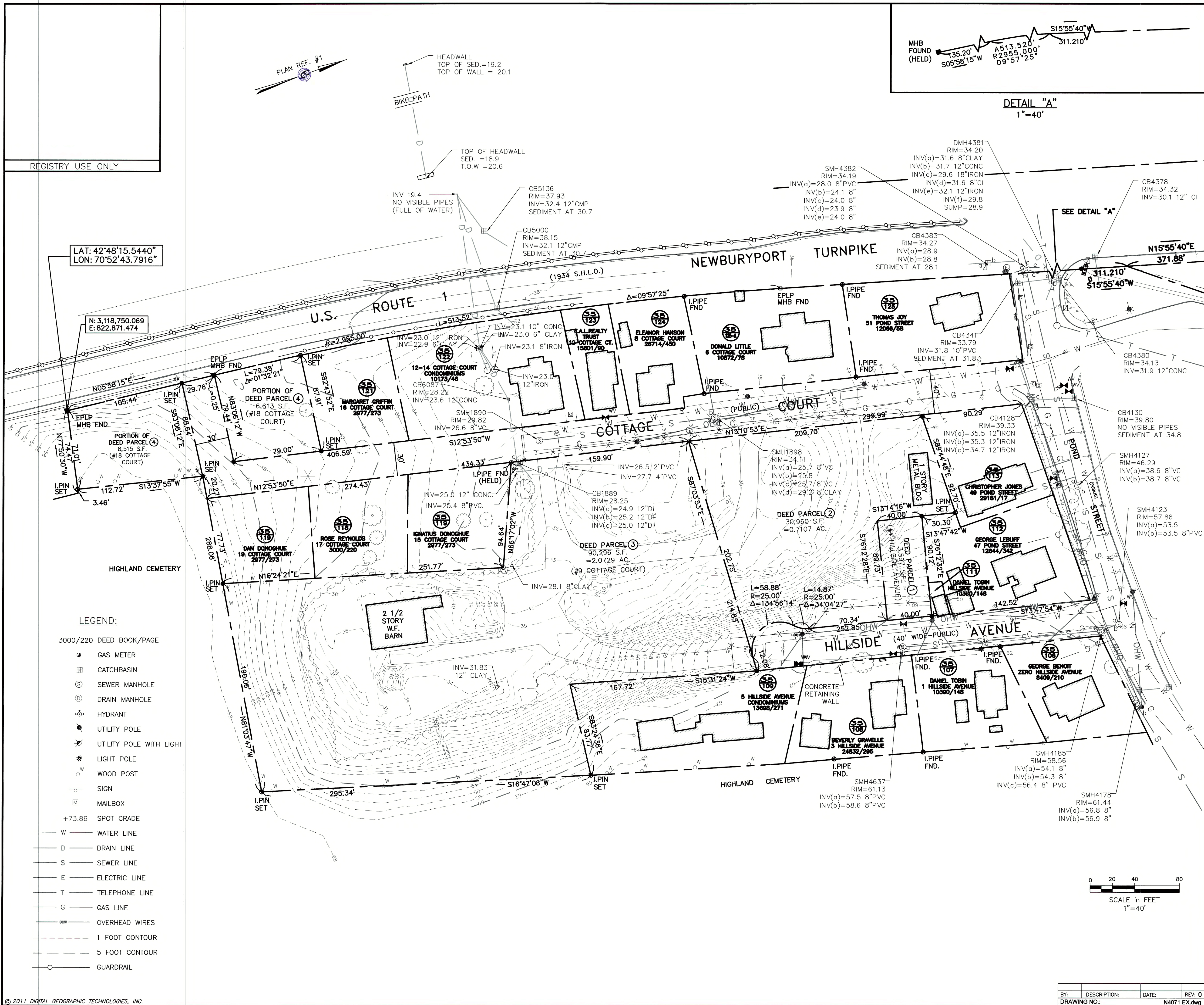
NORTH

SHEET
LS-01

Drawn by:
CRM

Date:
02/01/16

Existing conditions from "limited topographic plan of land in newburyport, massachusetts", prepared for hall & moskow, by dgt survey group - north shore, 18 center street, suite 1, newburyport ma, dated 7-16-2015; TO BE USED FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.



- NOTES:
1. THIS PLAN IS THE RESULT OF A LIMITED TOPOGRAPHIC SURVEY (AREA WITHIN LIMIT LINE AS DEPICTED HEREON) AND A COMPILATION OF A PREVIOUS FIELD SURVEY BY OTHERS (SEE PLAN REFERENCE #1).
 2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF DGT.
 3. THE VERTICAL DATUM IS NAVD 88 AS DERIVED FROM PLAN REFERENCE # 1 AND CONFIRMED BY GPS OBSERVATIONS
 4. THE UTILITIES DEPICTED HEREON ARE DERIVED FROM PLAN REFERENCE #1 AND HAVE NOT BEEN CONFIRMED BY DGT.

- REFERENCES:
1. ESSEX COUNTY REGISTRY OF DEEDS
DEED BOOK 28209 PAGE 182
 1. COMMONWEALTH OF MASSACHUSETTS 1934 NEWBURYPORT TURNPIKE (US ROUTE ONE) LAYOUT.
 2. PLAN ENTITLED "TOPOGRAPHIC PLAN OF LAND IN NEWBURYPORT PREPARED FOR HALL AND MOSKOW, PREPARED BY NORTHSTAR LAND SURVEY SERVICES 4/15/10

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

Edward Dixon
EDWARD DIXON
No. 34394
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 7-29-16

4 HILLSIDE STREET
ASSESSOR'S MAP 35 LOT 110

EXISTING CONDITIONS
PLAN OF LAND
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
HALL & MOSKOW

PREPARED BY:
DGT SURVEY GROUP - NORTH SHORE
A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.

18 CENTER STREET
SUITE 1
NEWBURYPORT, MA
01950

RESEARCH:
EDX

FIELD:
CA/HK

CALCULATION:
EDX

DRAFTING:
EDX

CHECK:
EDX

PROJ. MANAGER:
EDX

DATE:
7-30-2015

D.G.T. JOB NO.
N-4071.00

CRD FILE
N4071.CRD

SHEET NO.
1 OF 1

STANDARD 8 – CONSTRUCTION PERIOD CONTROLS

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Spill management and emergencies:

- If a hazardous material spill occurs, or other environmental hazard, the Fire Department shall be called.
- The responsibility for the cleanup will be upon the entity that caused the hazard. That entity shall immediately engage a qualified Environmental Cleanup Company to remove the hazard.

Principles:

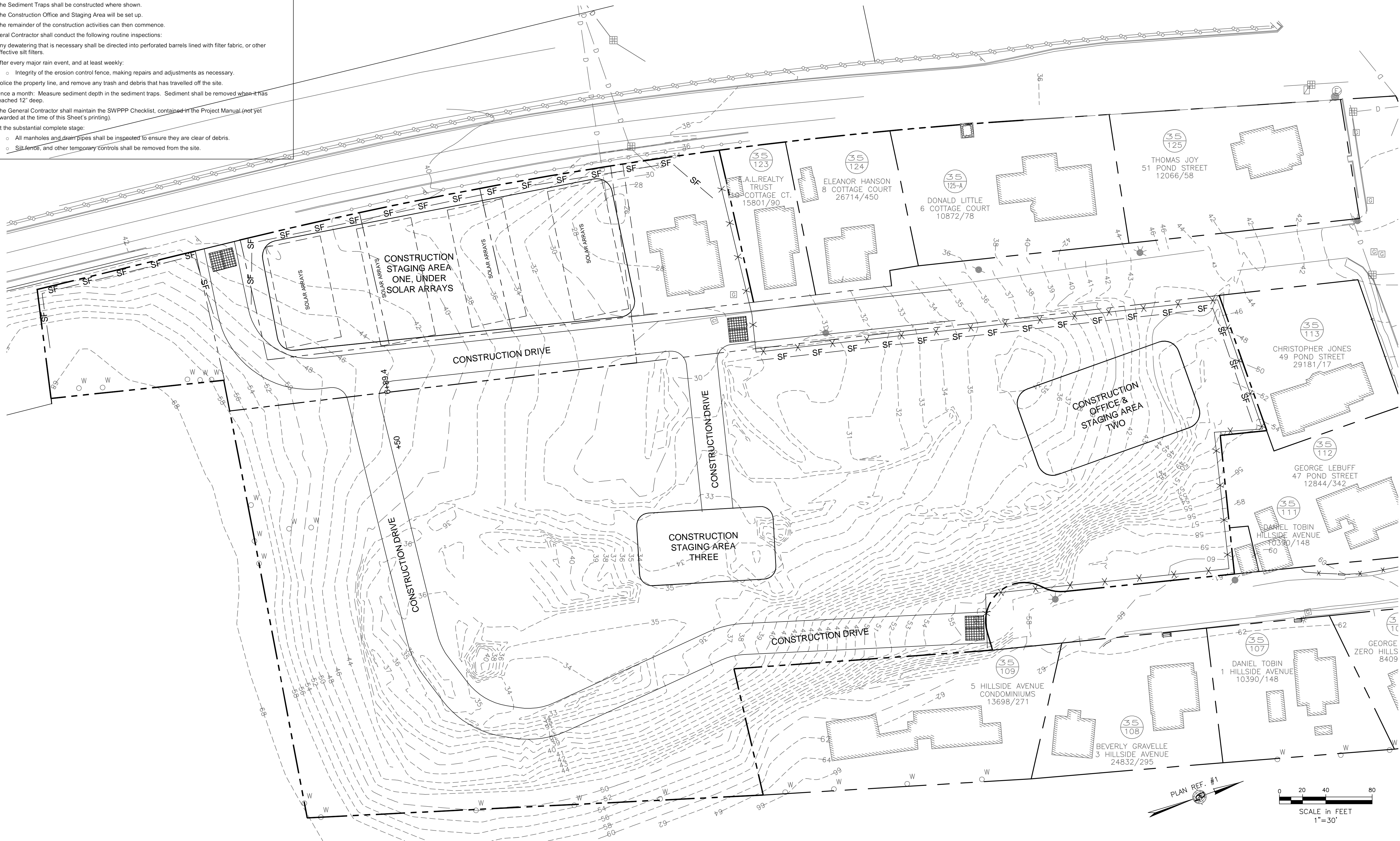
- The total area of exposed earth shall be kept to the practical minimum.
- No earth shall be left exposed when heavy rain is expected. All disturbed areas shall be stabilized with temporary jute mesh, or equal, if the permanent surface will not be applied within a week.

Schedule of Activities:

- Stone Entrance Aprons shall be constructed where shown. These are intended to minimize the tracking of dirt off the site. The stone in the apron shall be renewed as necessary to maintain effectiveness. These shall be maintained throughout the major construction, and be removed only when the major site construction is complete.
- Solar arrays shall be placed, and used as a protected Staging Area.
- The silt fence shall be erected, as shown at a minimum, with additional fence placed as needed.
- Construction drive shall be graded and located as shown on Sheet C-1. It shall be surfaced with base course gravel.
- The Sediment Traps shall be constructed where shown.
- The Construction Office and Staging Area will be set up.
- The remainder of the construction activities can then commence.

The General Contractor shall conduct the following routine inspections:

- Any dewatering that is necessary shall be directed into perforated barrels lined with filter fabric, or other effective silt filters.
- After every major rain event, and at least weekly:
 - Integrity of the erosion control fence, making repairs and adjustments as necessary.
- Police the property line, and remove any trash and debris that has travelled off the site.
- Once a month: Measure sediment depth in the sediment traps. Sediment shall be removed when it has reached 12" deep.
- The General Contractor shall maintain the SWPPP Checklist, contained in the Project Manual (not yet awarded at the time of this Sheet's printing).
- At the substantial complete stage:
 - All manholes and drain pipes shall be inspected to ensure they are clear of debris.
 - Silt fence, and other temporary controls shall be removed from the site.



LEGEND

EXISTING CONTOUR

SILT FENCE

STONE ENTRANCE APRON
20' WIDE x 50' LONG x 12" DEEP PAD OF 1" MAX. WASHED CRUSHED STONE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE. WILL BE RELOCATED AT BOUNDARY OF SITE AS APPROPRIATE FOR THE PHASE OF WORK.

TEMPORARY SEDIMENT TRAP

Issue				
Date				
SCALE: 1" = 30'	DATE: 02-01-16	DRAWN BY: RTW		

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110

tel. 617.292.2000 fax. 617.426.4701

WWW.MOSKOWLINN.COM



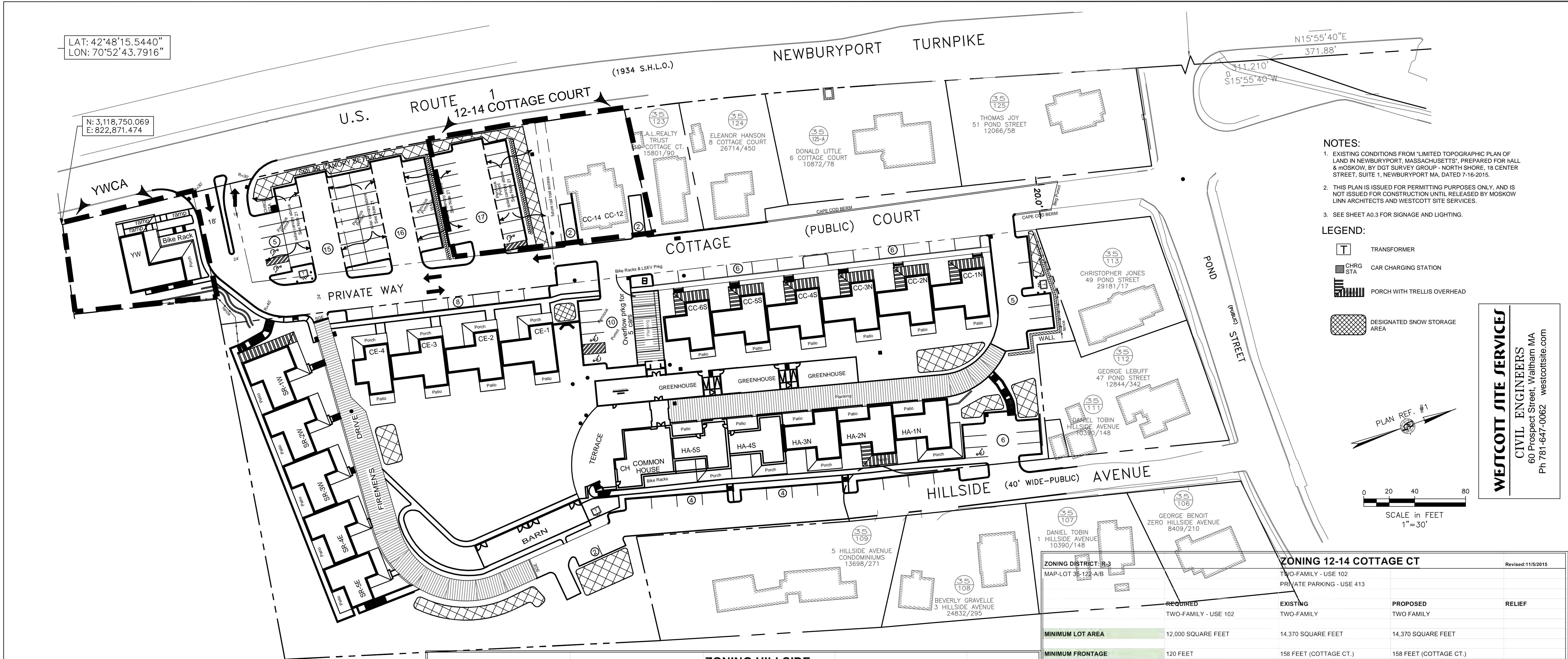
Hillside Center for Sustainable Living

NEWBURYPORT MA 01950

Erosion Control Plan

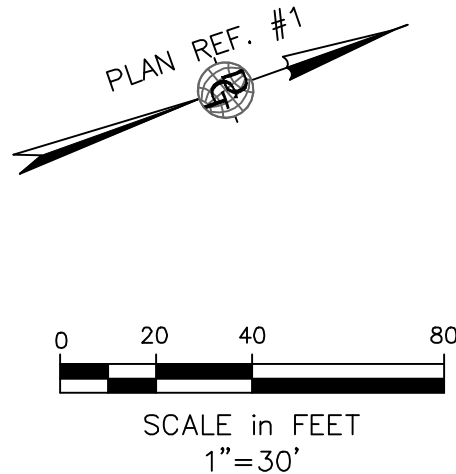
LAT: 42°48'15.5440"
LON: 70°52'43.7916"

N: 3,118,750.069
E: 822,871.474



- NOTES:**
- EXISTING CONDITIONS FROM "LIMITED TOPOGRAPHIC PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS", PREPARED FOR HALL & MOSKOW, BY DGT SURVEY GROUP - NORTH SHORE, 18 CENTER STREET, SUITE 1, NEWBURYPORT, MA, DATED 7-16-2015.
 - THIS PLAN IS ISSUED FOR PERMITTING PURPOSES ONLY, AND IS NOT ISSUED FOR CONSTRUCTION UNTIL RELEASED BY MOSKOW LINN ARCHITECTS AND WESTCOTT SITE SERVICES.
 - SEE SHEET A0.3 FOR SIGNAGE AND LIGHTING.

- LEGEND:**
- TRANSFORMER
 - CAR CHARGING STATION
 - PORCH WITH TRELLIS OVERHEAD
 - DESIGNATED SNOW STORAGE AREA



WESTCOTT SITE SERVICES
CIVIL ENGINEERS
60 Prospect Street, Waltham MA
Ph 781-647-0062 westcotsite.com

BUILDING DETAIL					Revised: 11/6/15
HA-1N	HA-2N	HA-3N		Hillside Ave-North Unit TOTAL	
HA Access	1	1	1		
CC Access	2	2	2		
Units	3	3	3		9
HA-4S	HA-5S	CH*		Hillside Ave-South Unit TOTAL	
HA Access	1	1	2		
CC Access	2	1	0		
Units	3	2	2		7
CC-1N	CC-2N	CC-3N		Cottage Court-North Unit TOTAL	
CC Access	2	2	2		
Units	2	2	2		6
CC-4S	CC-5S	CC-6S		Cottage Court-South Unit TOTAL	
CC Access	2	2	2		
Units	2	2	2		6
CE-1	CE-2	CE-3	CE-4	Cottage Court Extension Unit TOTAL	
CC Access	2	2	2	2	
Units	2	2	2	2	8
SR-1W	SR-2W	SR-3W		South Rise-West Unit TOTAL	
SR Access	3	3	2		
Units	3	3	2		8
SR-4E	SR-5E			South Rise-East Unit TOTAL	
SR Access	2	2			
Units	2	2			4
Total # of Units					48
Greenhouse	Guest BR	Offices	Common Space Sq. Ft.	Basmt./Utility Space Sq. Ft.	
	0	0	3605	0	
Barn	Guest BR	Offices	Common Space Sq. Ft.	Basmt./Utility Space Sq. Ft.	
	0	0	0	3870	
YWCA BUILDING					
YW BUILDING				YW Unit TOTAL	
CC Access	1 LODGING HOUSE		10 ROOM		1
Guest BR	Offices	Common Space Sq. Ft.	Basmt./Utility Space Sq. Ft.		
3	2	3715	2700		

ZONING DISTRICT: R-3		ZONING HILLSIDE		Revised: 11/5/15
MAP-LOT - 35-110, 35-117, 35-118, 35-119, 35-120-N, 35-121		OVER 20 UNITS - USE 104 AGRICULTURAL - USE 301 PRIVATE PARKING - USE 413		
		REQUIRED	EXISTING	PROPOSED
		OVER 20 UNITS - (USE 104)	SHED, BARN, 2-FAMILY	48 UNITS- USE 104, 301
				SPECIAL PERMIT
MINIMUM LOT AREA				
MAP-LOT - 35-110, 35-117, 35-118, 35-119		134,666 SQUARE FEET*	149,153 SQUARE FEET	149,153 SQUARE FEET
MAP-LOT - 35-120-N, 35-121 (PARKING LOTS)		N/A	13,593 SQUARE FEET	13,593 SQUARE FEET
MINIMUM FRONTAGE		120 FEET	358 FEET (COTTAGE CT.)	358 FEET (COTTAGE CT.)
FRONT SETBACK				
COTTAGE CT		20 FEET	32 FEET	20 FEET
HILLSIDE AVE		20 FEET	5 FEET (avg of 2 principal structures)	8 FEET
SIDE SETBACK				
COTTAGE CT		10 FEET	5 FEET	47 FEET NORTH, 10 FEET SOUTH
HILLSIDE AVE		10 FEET	100 FEET	75 FEET NORTH
SIDE SETBACK FOR >1 BUILDING/LOT		10 FEET	450 FEET	0 FEET
REAR SETBACK**				SPECIAL PERMIT
REAR SETBACK >1 BUILDING/LOT		20 FEET	100 FEET	10 FEET
MAXIMUM LOT COVERAGE (%)		40%	1.80%	21.10%
MAXIMUM HEIGHT				
RESIDENTIAL STRUCTURES		35 FEET	33 FEET	35 FEET
BARN		35 FEET	n/a	18 FEET
WOOD PELLET SILO		35 FEET	n/a	32.1 FEET
MINIMUM OPEN SPACE		40.00%	98.20%	78.90%
MINIMUM PARKING		73	14	76
2 spaces for 1st 2 units + 1.5 spaces per unit				SPECIAL PERMIT
*See density bonus XVI-C Market rate rental units. If a multi-family development project proposes twenty-five (25) percent of its total housing units to be developed as market rate rental housing as outlined below, the number of allowable units and the number of units per structure may be increased by fifty (50) percent.				
**Where a side or rear yard of a structure is adjacent to a park, cemetery, or other permanent public open space, all but ten (10) feet of the required yard may be measured from the center of said open space.				
*** 43 Parking spaces are located on the other side of the Cottage Ct. Extension ROW / within 300ft of parcel				

ZONING DISTRICT: R-3		ZONING 12-14 COTTAGE CT		Revised: 11/5/2015
MAP-LOT 35-123-A/B		TWO-FAMILY - USE 102 PRIVATE PARKING - USE 413		
		REQUIRED	EXISTING	PROPOSED
		TWO-FAMILY - USE 102	TWO-FAMILY	TWO FAMILY
				RELIEF
MINIMUM LOT AREA		12,000 SQUARE FEET	14,370 SQUARE FEET	14,370 SQUARE FEET
MINIMUM FRONTAGE		120 FEET	158 FEET (COTTAGE CT.)	158 FEET (COTTAGE CT.)
FRONT SETBACK		20 FEET	10.5 FEET	10.5 FEET
SIDE SETBACK***		10 FEET	14.5/95 FEET	14.5/95 FEET
REAR SETBACK		20 FEET	40 FEET	40 FEET
MAXIMUM LOT COVERAGE (%)		40%	11.70%	11.70%
MAXIMUM HEIGHT		35 FEET	EXISTING	EXISTING (NO CHANGE)
MINIMUM OPEN SPACE		40.00%	88.30%	88.30%
MINIMUM PARKING		4	4	21
				SPECIAL PERMIT
***Where a side or rear yard of a structure is adjacent to a park, cemetery, or other permanent public open space, all but ten (10) feet of the required yard may be measured from the center of said open space.				
ON-LINE ZONING ORDINANCES CITY OF NEWBURYPORT WEBSITE http://www.cityofnewburyport.com/Planning/Index.html PLANNING DEPARTMENT - MAIN PHONE 978-465-4400				
INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITE ZONING OPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.				
ZONING DISTRICT: R-3		ZONING YWCA		Revised: 11/5/15
MAP-LOT 35-120-S		LODGEHOUSE - USE 106		
		REQUIRED	EXISTING	PROPOSED
		LODGING HOUSE (USE 106)	VACANT LAND	10 ROOM LODGING HOUSE
				RELIEF
				SPECIAL PERMIT
MINIMUM LOT AREA		20,000 SQUARE FEET	8,515 SQUARE FEET	8,515 SQUARE FEET
MINIMUM FRONTAGE		120 FEET	105.44 FEET (RT. 1)	105.44 FEET (RTE. 1)
FRONT SETBACK		20 FEET	VACANT	7.5 FEET
SIDE SETBACK***		20 FEET	VACANT	41 FEET, 7 FEET
REAR SETBACK		20 FEET	VACANT	11 FEET
MAXIMUM LOT COVERAGE (%)		40%	0.00%	15.40%
MAXIMUM HEIGHT		35 FEET	VACANT	25 FEET
MINIMUM OPEN SPACE		40.00%	100.00%	84.60%
MINIMUM PARKING		10	0	10
				SPECIAL PERMIT
***Where a side or rear yard of a structure is adjacent to a park, cemetery, or other permanent public open space, all but ten (10) feet of the required yard may be measured from the center of said open space.				

Hillside Center for Sustainable Living
& YWCA at Hillside
NEWBURYPORT MA 01950

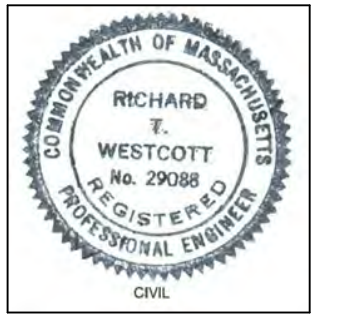
Layout Plan

C-2

Issue	
Date	

SCALE: 1" = 40'
DATE: 02-01-16
DRAWN BY: RTW

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

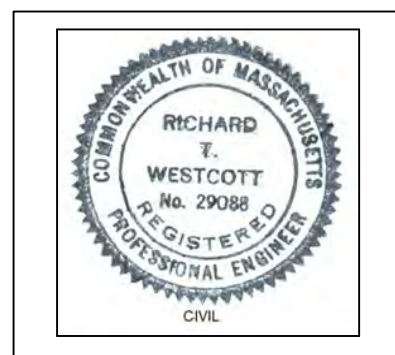




Date	Issue

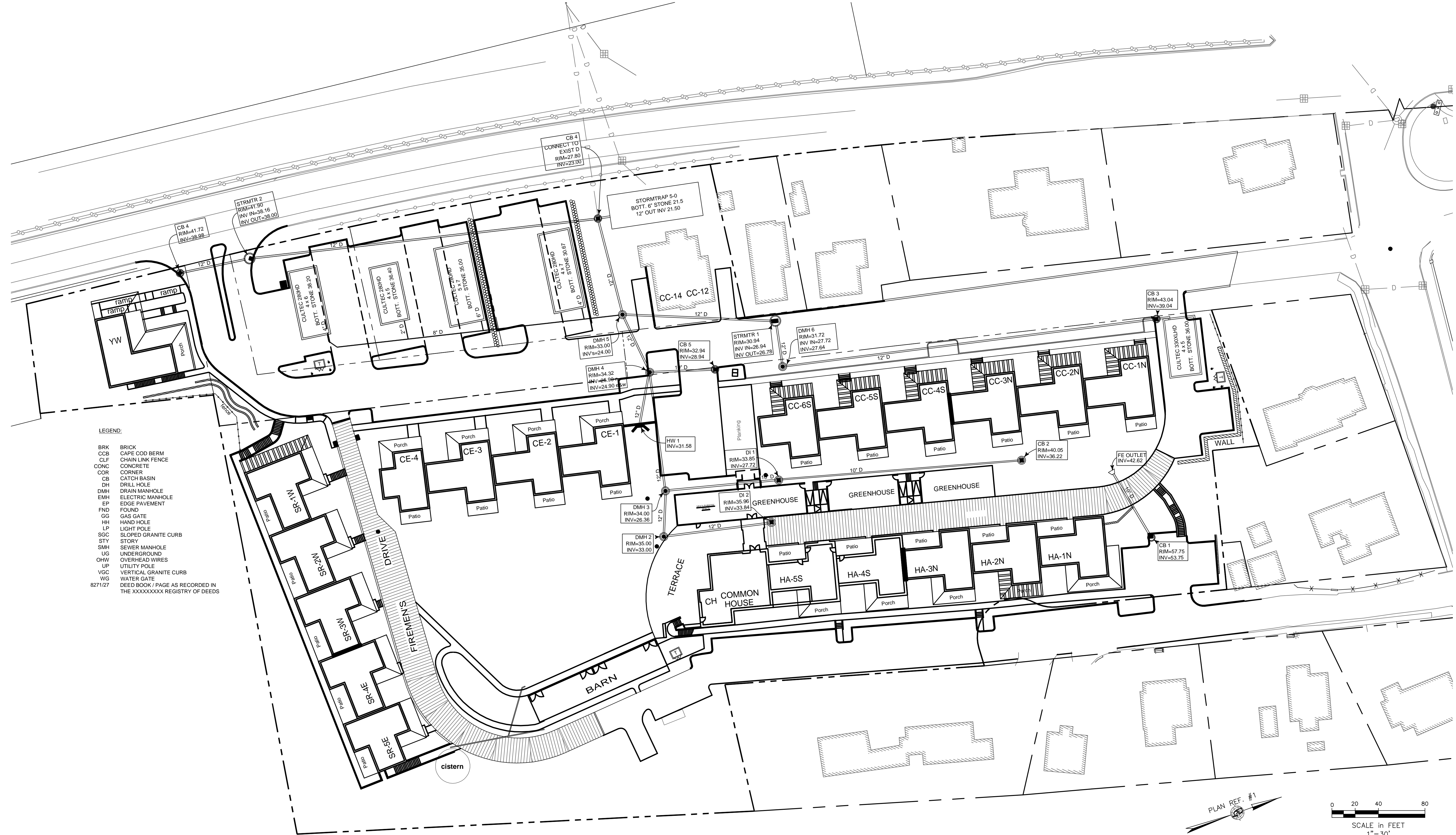
SCALE: 1" = 30'	DATE: 02-01-16	DRAWN BY: RTW
-----------------	----------------	---------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside Center for Sustainable Living
NEWBURYPORT MA 01950

Proposed Grading Plan



- LEGEND:
- BRK BRICK
 - CCB CAPE COD BERM
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - COR CORNER
 - CB CATCH BASIN
 - DH DRILL HOLE
 - DMH DRAIN MANHOLE
 - EMH ELECTRIC MANHOLE
 - EP EDGE PAVEMENT
 - FND FOUND
 - GG GAS GATE
 - HH HAND HOLE
 - LP LIGHT POLE
 - SGC SLOPED GRANITE CURB
 - STY STORY
 - SMH SEWER MANHOLE
 - UG UNDERGROUND
 - OHW OVERHEAD WIRES
 - UP UTILITY POLE
 - VGC VERTICAL GRANITE CURB
 - WG WATER GATE
 - 8271/27 DEED BOOK / PAGE AS RECORDED IN THE XXXXXXXXXX REGISTRY OF DEEDS

PROPOSED WORK LEGEND:

- Water or Gas Gate
- Drain
- Cleanout to Grade
- Transformer on Concrete Pad
- Bollard - See Elec Plans
- Drain Manhole
- Fire Hydrant & Gate Valve

NOTES:

- SEE SHEET C-0 FOR ADDITIONAL NOTES.
- THIS SITE IS NOT IN A FEMA FLOODPLAIN.
- ELEVATIONS ARE REFERENCED TO NAVD 1988 AS DETERMINED BY MTS GNSS NETWORK
- UTILITY LOCATIONS ARE TAKEN FROM DIG SAFE MARKINGS AND SURFACE OBSERVATIONS. CONTRACTOR SHOULD CONTACT DIG SAFE AND SPECIFIC UTILITY COMPANIES BEFORE BEGINNING EXCAVATIONS.
- ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD INFORMATION, AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS WILL VARY, AND MUST BE DETERMINED IN THE FIELD BY THE CONTRACTOR. IT IS POSSIBLE THAT THERE ARE EXISTING UNDERGROUND UTILITIES AND STRUCTURES THAT ARE NOT SHOWN.
- BEFORE EXCAVATIONS, ALL UTILITIES MUST BE NOTIFIED (SEE MGL CHAPT. 82, SEC. 40). CONTRACTOR TO NOTIFY "DIG SAFE" AT 1-888-344-7233 BEFORE BEGINNING WORK.
- SPOT GRADES ARE TO BE BLENDED IN A UNIFORM MANNER TO THE ADJACENT SPOT GRADE OR CONTOUR.
- ALL DISTURBED AREAS ARE TO BE STABILIZED BY THE CONSTRUCTION OF HARD SURFACES, OR PLANTINGS.
- EACH PLAN IS PART OF A SET OF DRAWINGS AND SPECIFICATIONS, AND IS NOT TO BE USED AS A SOLE SOURCE OF INFORMATION.
- THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY WESTCOTT SITE SERVICES.
- WESTCOTT SITE SERVICES IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY OF THE CONTRACTOR'S WORKERS AND THE PUBLIC, NOR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM WITHOUT THE CONSENT OF WESTCOTT SITE SERVICES. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND DISTRIBUTE COPIES AS REQUIRED IN THEIR OFFICIAL FUNCTION.
- ANY MODIFICATIONS TO THIS DRAWING WITHOUT THE APPROVAL OF WESTCOTT SITE SERVICES SHALL RENDER IT VOID AND UNUSABLE.
- AT ALL LOCATIONS WHERE NEW PAVEMENT WILL MEET EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE CUT-BACK TO A CLEAN, UNBROKEN LINE. THE NEW EDGE SHALL BE PAINTED WITH BITUMEN, AND A SMOOTH MATCH SHALL BE MADE.
- UNLESS WHERE NOTED OTHERWISE, THE SITE SHALL BE GRADED TO ELIMINATE POCKETS OF STANDING WATER. ALL AREAS SHALL BE GRADED TO DRAIN.
- THE CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION AS NEEDED.
- ALL DIMENSION LINES ARE PARALLEL OR PERPENDICULAR TO THE STRUCTURES THEY IDENTIFY.
- ACCESSIBLE RAMPS SHALL MEET THE REQUIREMENTS OF BOTH THE MASSACHUSETTS STATE CODE AND THE FEDERAL ADA GUIDELINES.
- THE CONTRACTOR SHALL ENGAGE A LAND SURVEYOR OR CIVIL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONTROL THE SETTING OF CONSTRUCTION CONTROL STAKES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, WITH ADDED DETAIL FOR UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, AND CONNECTIONS. SUCH INFORMATION SHALL INCLUDE APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR OTHER METHOD OF ESTABLISHING THE AS-BUILT LOCATION.

Issue	01-15-16	GENERAL REVISIONS		
Date	01-15-16			
SCALE: 1" = 30'	DATE: 02-01-16	DRAWN BY: RTW		

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110

tel. 617.292.2000 fax. 617.426.4701

WWW.MOSKOWLINN.COM



Hillside Center for Sustainable Living

NEWBURYPORT MA 01950

Proposed Drain Plan

LAT: 42°48'15.5440"
LON: 70°52'43.7916"

N: 3,118,750.069
E: 822,871.474

LEGEND:

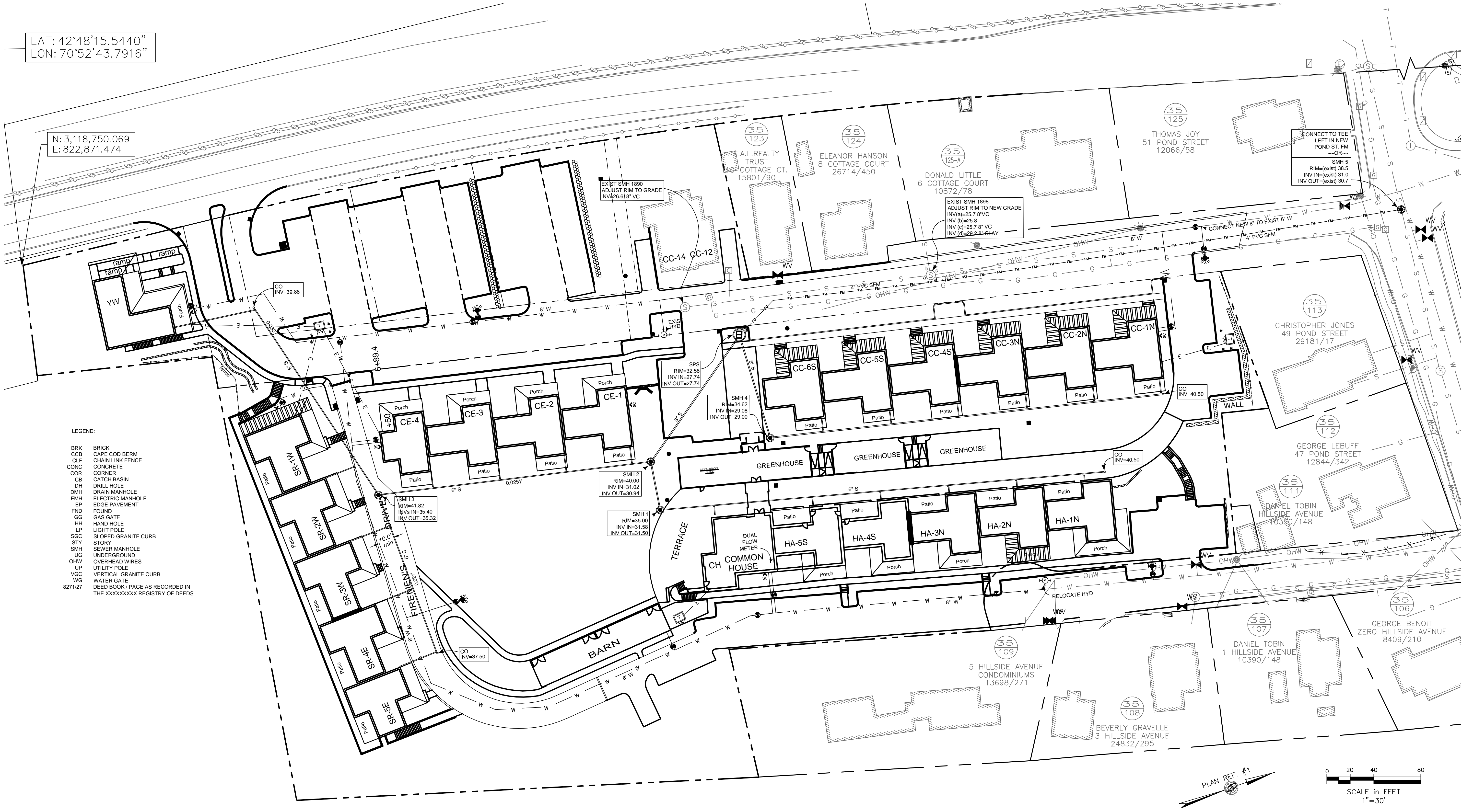
BRK BRICK
COB CAPE COD BERM
CLF CHAIN LINK FENCE
CONC CONCRETE
COR CORNER
CB CATCH BASIN
DH DRILL HOLE
DMH DRAIN MANHOLE
EMH ELECTRIC MANHOLE
EP EDGE PAVEMENT
FND FOUND
GG GAS GATE
HH HAND HOLE
LP LIGHT POLE
SGC SLOPED GRANITE CURB
STY STORY
SMH SEWER MANHOLE
UG UNDERGROUND
OHW OVERHEAD WIRES
UP UTILITY POLE
VGC VERTICAL GRANITE CURB
WG WATER GATE
8271/27
DEED BOOK / PAGE AS RECORDED IN
THE XXXXXXXX REGISTRY OF DEEDS

PROPOSED WORK LEGEND:

WATER OR GAS GATE
SEWER
SEWER FORCE MAIN
WATER
UNDERGROUND ELECTRIC
SILT FENCE
DRAIN
CLEANOUT TO GRADE
TRANSFORMER ON CONCRETE PAD
BOLLARD - SEE ELEC PLANS
SEWER MANHOLE
FIRE HYDRANT & GATE VALVE

NOTES:

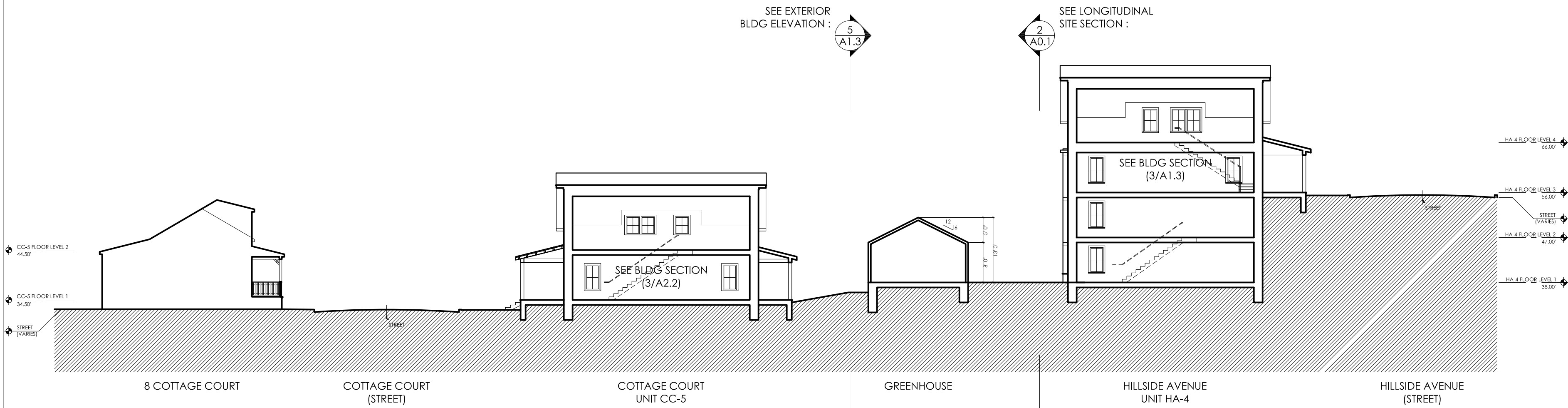
1. SEE SHEET C-3 FOR NOTES.



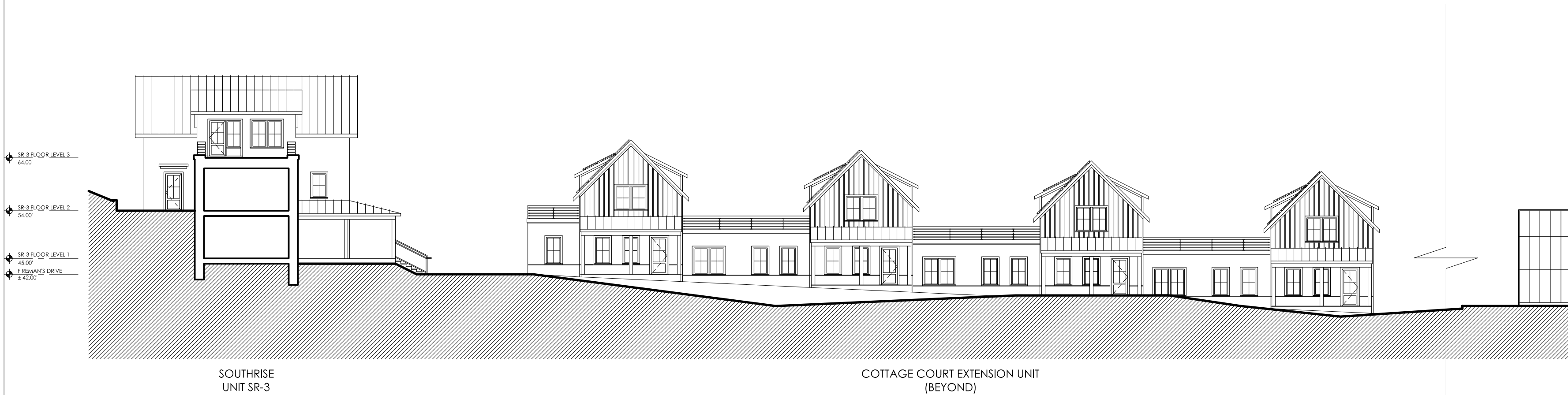
MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



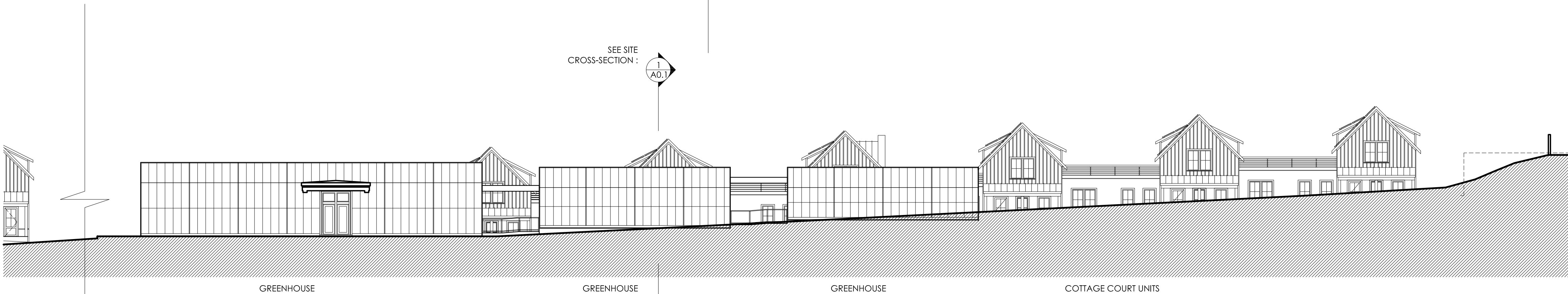
Hillside Center for Sustainable Living
NEWBURYPORT MA 01950
Proposed Sewer, Water, & Elec. Plan



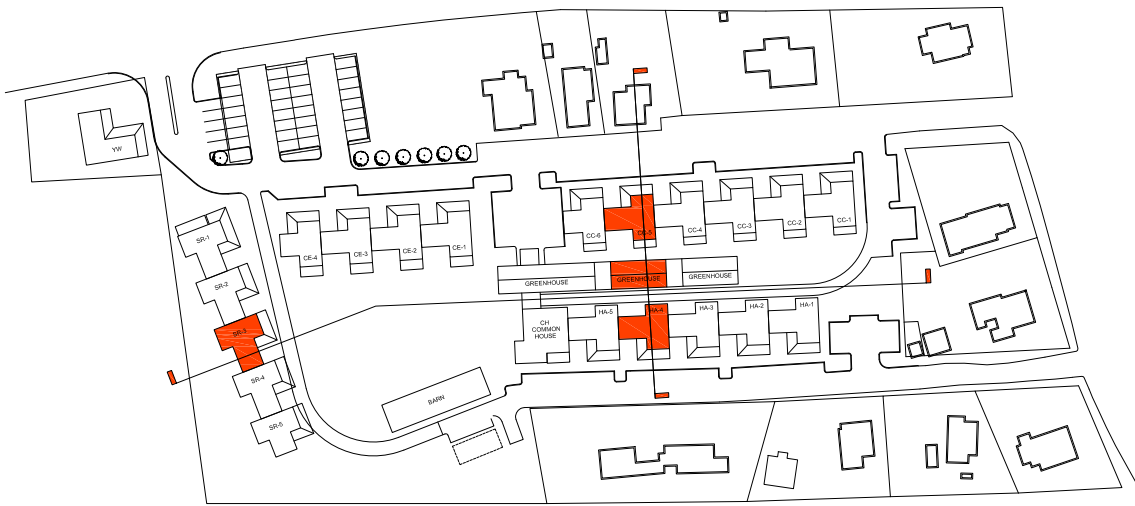
1 SITE CROSS-SECTION (E-W)
1/16"=1'-0"



2s SITE LONGITUDINAL SECTION (N-S)
(SOUTH) 1/16"=1'-0"



SITE LONGITUDINAL SECTION (N-S) 2N (NORTH)
1/16"=1'-0"



SITE KEY

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living
NEWBURYPORT, MA

SITE SECTION (E-W)

A0.1



GROSS FLOOR AREA CALCULATIONS		
BUILDING	FLOOR LEVEL	FLOOR AREA
HA-N	1	3,010 SF
	2	3,010 SF
	3	3,010 SF
	4	3,010 SF
	TOTAL GFA	12,040 SF
HA-S	Cellar	2,190 SF
	1	3,845 SF
	2	3,639 SF
	3	3,301 SF
	4	2,005 SF
	TOTAL GFA	14,980SF
CC-N	1	3,010 SF
	2	1,704 SF
	TOTAL GFA	4,714 SF
CC-S	1	2,882 SF
	2	1,704 SF
	TOTAL GFA	4,586 SF
CE	1	3,876 SF
	2	2,272 SF
	TOTAL GFA	6,148 SF
SR-W	1	3,010 SF
	2	3,010 SF
	3	1,704 SF
	TOTAL GFA	7,724 SF
SR-E	1	1,847 SF
	2	1,847 SF
	3	1,136 SF
	TOTAL GFA	3,830 SF
BARN	1	1,546 SF
	2	2,010 SF
	TOTAL GFA	3,556 SF
YWCA	1	1,080 SF
	2	1,080 SF
	3	1,080 SF
	TOTAL GFA	3,240 SF
GREENHOUSE	1	4,485 SF
	TOTAL GFA	4,485 SF
TOTAL PROJECT	TOTAL GFA	65,303 SF

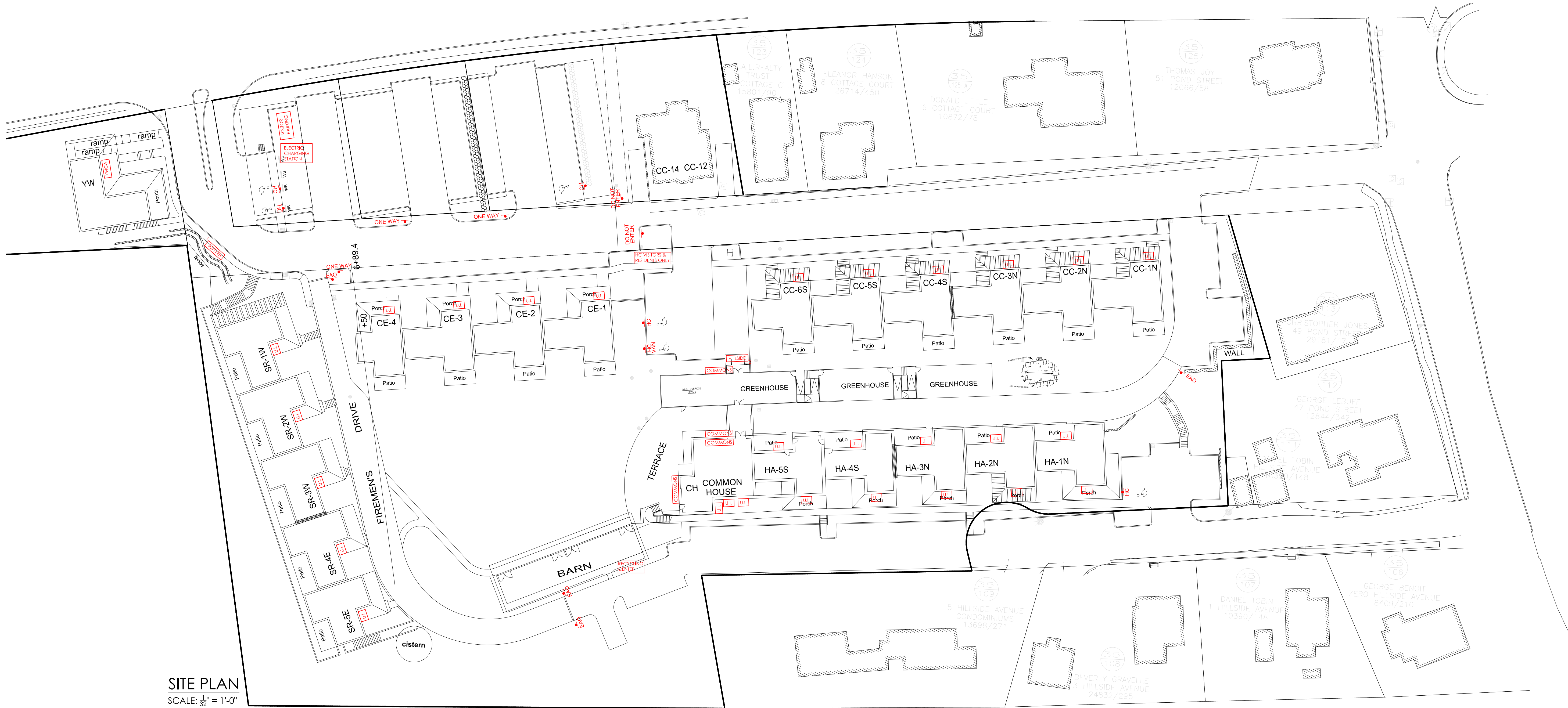
02.01.2016	PERMIT SET
------------	------------

SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: DF/SC
---------------------	------------------	-----------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



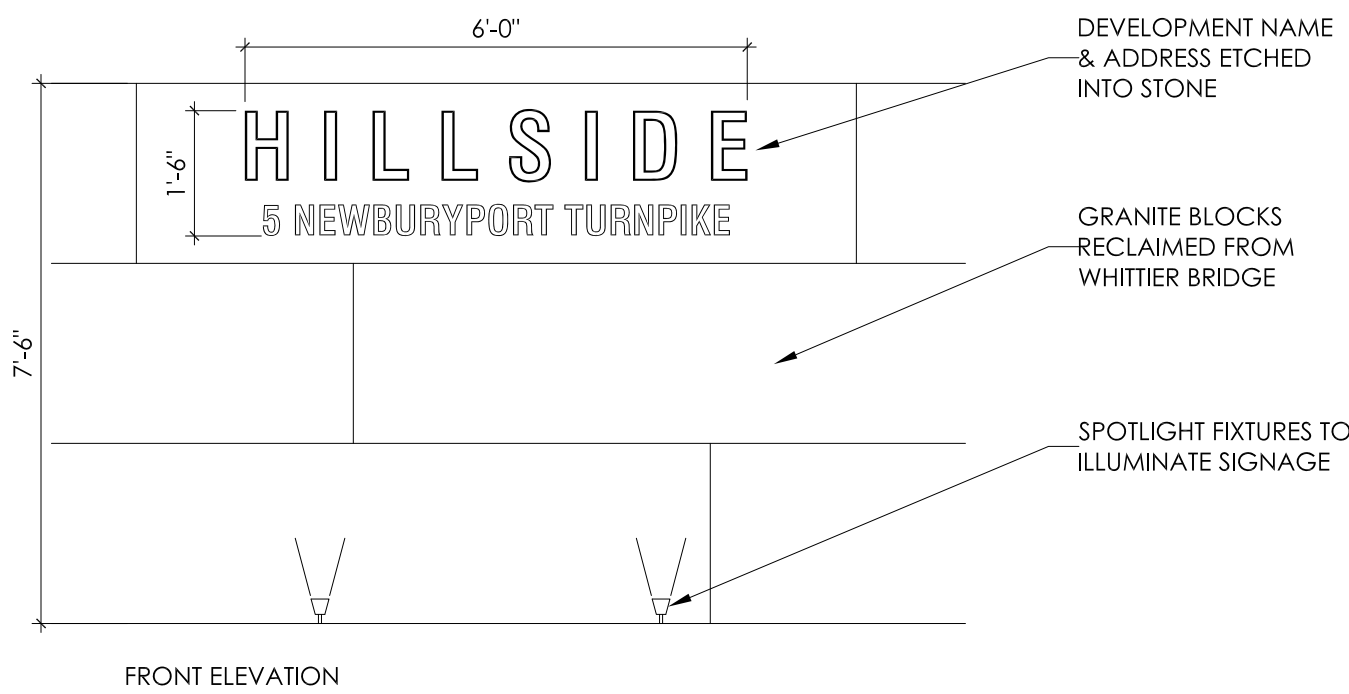
Hillside - Center for Sustainable Living
NEWBURYPORT, MA
GFA Calculations



SITE PLAN
SCALE: 1/32" = 1'-0"

SIGNAGE KEY

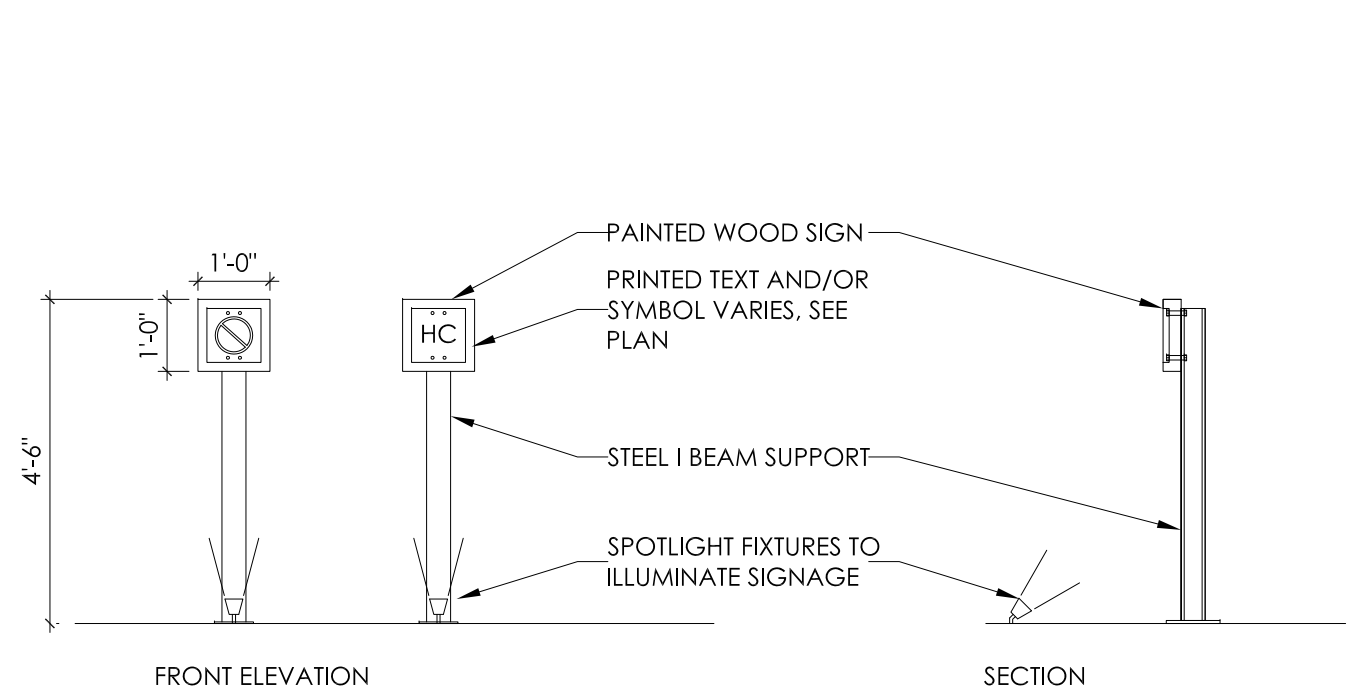
- HILLSIDE₁ TYPE A - "HILLSIDE" & ADDRESS INTEGRATED INTO GRANITE RETAINING WALL
- DO NOT ENTER TYPE B
- HC TYPE B
- EAO TYPE B - EMERGENCY ACCESS ONLY
- VISITOR PARKING TYPE B
- HILLSIDE₂ TYPE C - "HILLSIDE" LETTERS
- YWCA TYPE D - IDENTIFICATION AT DOOR ONLY
- ELECTRIC CHARGING STATION TYPE B
- HC VISITORS & RESIDENTS ONLY TYPE B
- RECYCLING CENTER TYPE B
- COMMONS TYPE E
- U.I. TYPE D - UNIT IDENTIFICATION AT DOOR ONLY



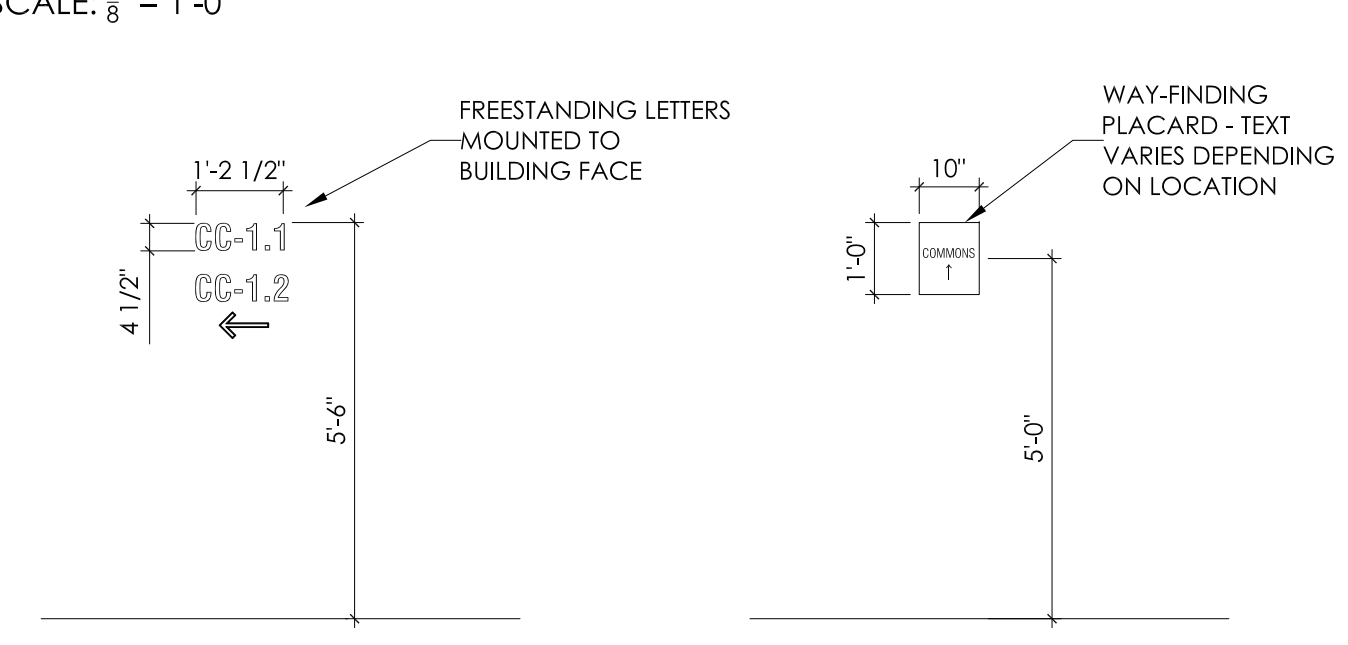
TYPE A
SCALE: 3/8" = 1'-0"



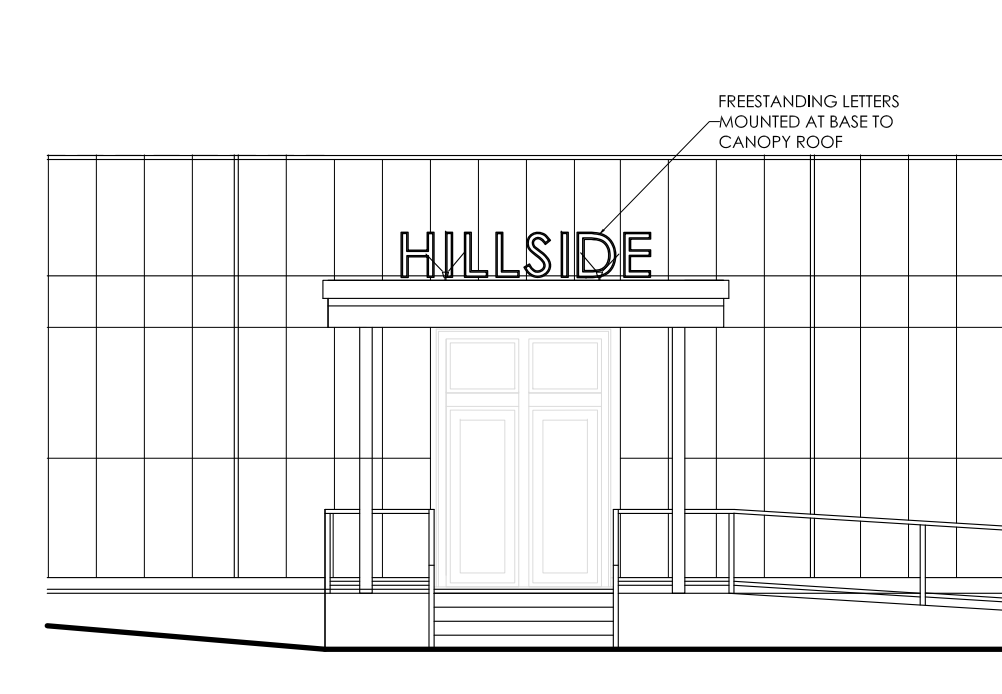
TYPE D - WITH ELEVATION
SCALE: 1/8" = 1'-0"



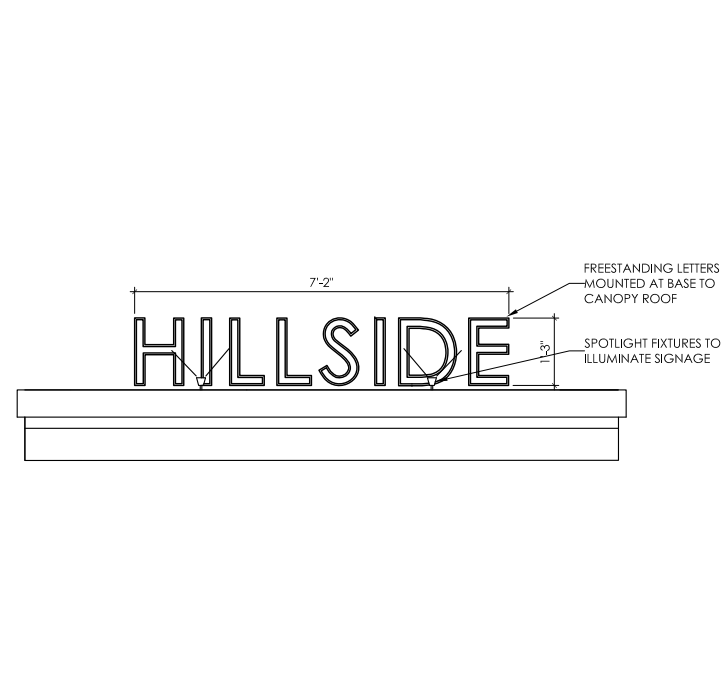
TYPE B
SCALE: 3/8" = 1'-0"



TYPE D
SCALE: 3/8" = 1'-0"



TYPE C - WITH ELEVATION
SCALE: 3/8" = 1'-0"



TYPE C
SCALE: 3/8" = 1'-0"

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

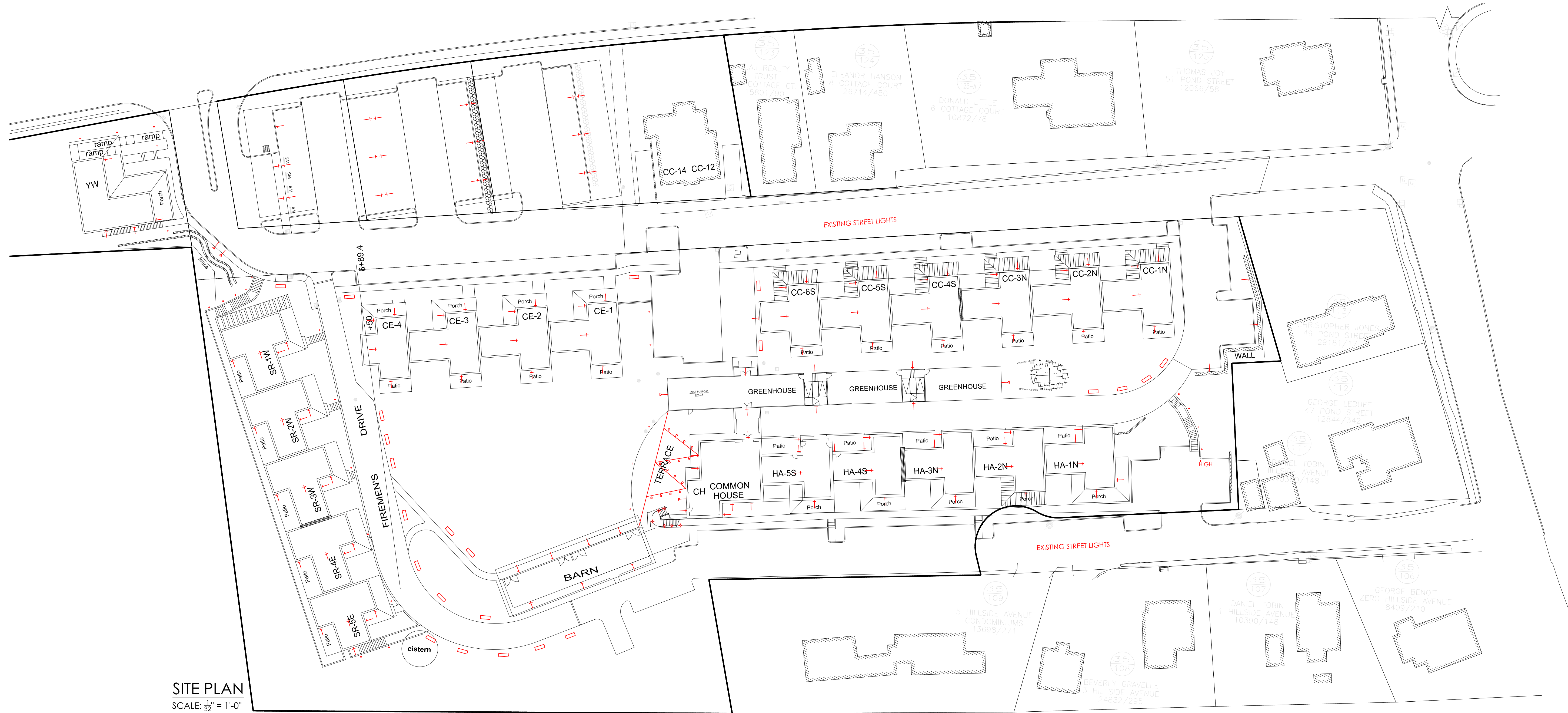


Hillside - Center for Sustainable Living

NEWBURYPORT, MA

SIGNAGE PLAN

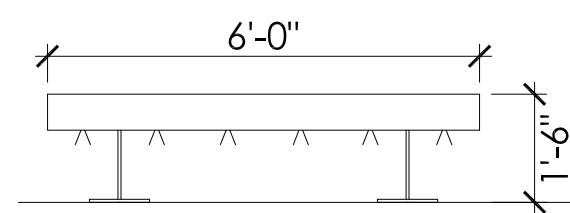
A0.3



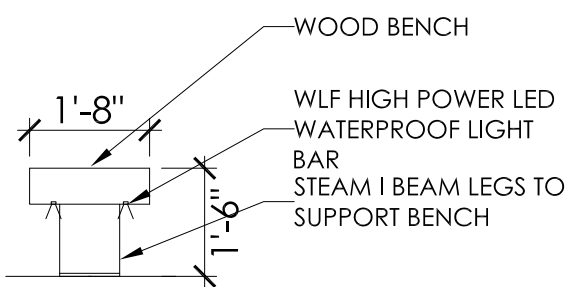
SITE PLAN
SCALE: $\frac{1}{32}$ " = 1'-0"

LIGHT FIXTURE KEY

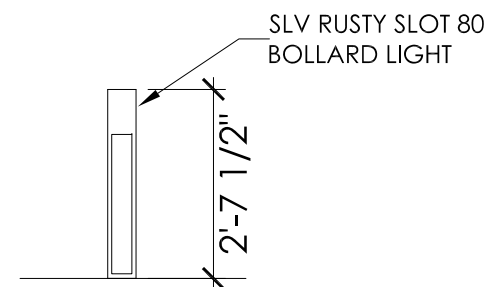
- BENCH LIGHT
- BOLLARD LIGHT
- SCONCE LIGHT
- SPOT LIGHT
- RECESSED STAIR LIGHT
- TENSIONED CABLE WITH DOWNLIGHTS



BENCH LIGHT
Front Elevation
SCALE: $\frac{3}{8}$ " = 1'-0"



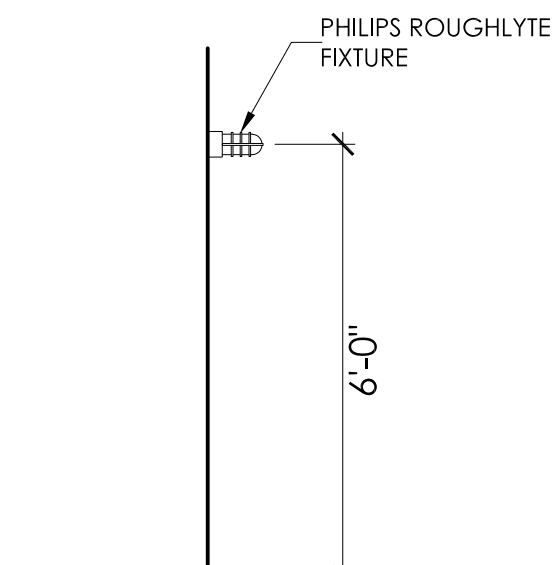
BENCH LIGHT
Side Elevation



BOLLARD LIGHT
Front Elevation
SCALE: $\frac{3}{8}$ " = 1'-0"



SCONCE LIGHT
Front Elevation
SCALE: $\frac{1}{8}$ " = 1'-0"



SCONCE LIGHT
Side Elevation
SCALE: $\frac{3}{8}$ " = 1'-0"

FOR SPOTLIGHTS, SEE CUT SHEET
"KICHLER 120V LED"

FOR STEPLIGHTS, SEE CUT SHEET "PORT
LED ROUND WALL/FLOOR RECESSED"

FOR TENSIONED CABLE WITH
DOWNLIGHTS, SEE CUT SHEET
"CARGO PENDANT STRING LIGHT"

Hillside - Center for Sustainable Living
NEWBURYPORT, MA

EXTERIOR LIGHTING PLAN

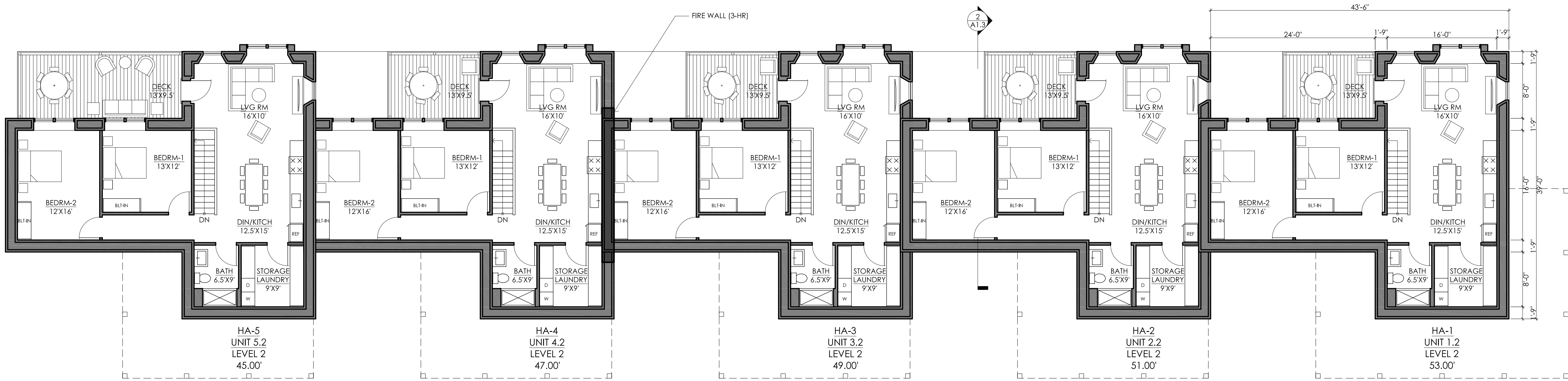


MOSKOW LINN ARCHITECTS, INC.

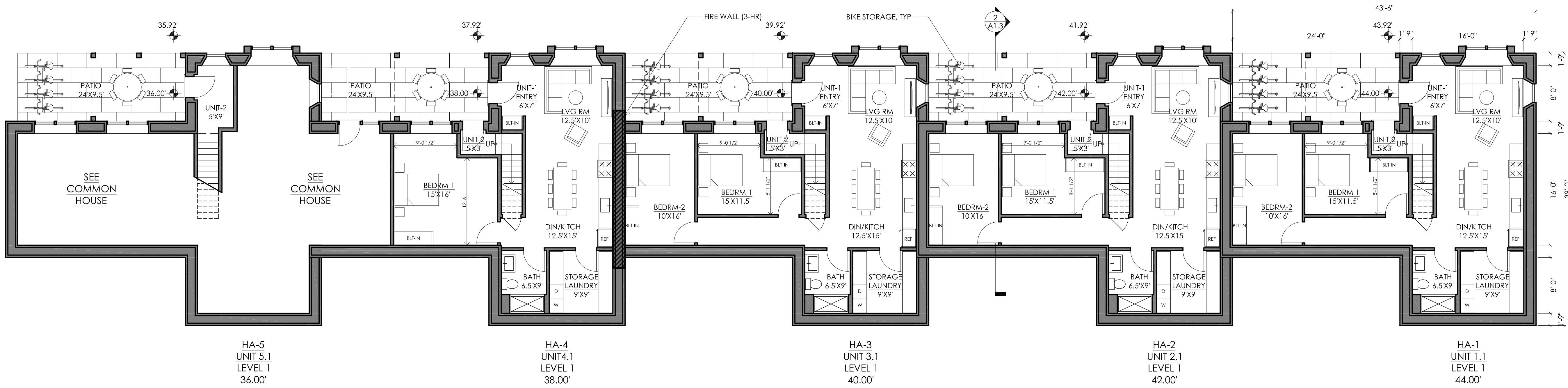
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

SCALE: as noted
DATE: 02.01.2016
DRAWN BY: DF/SC

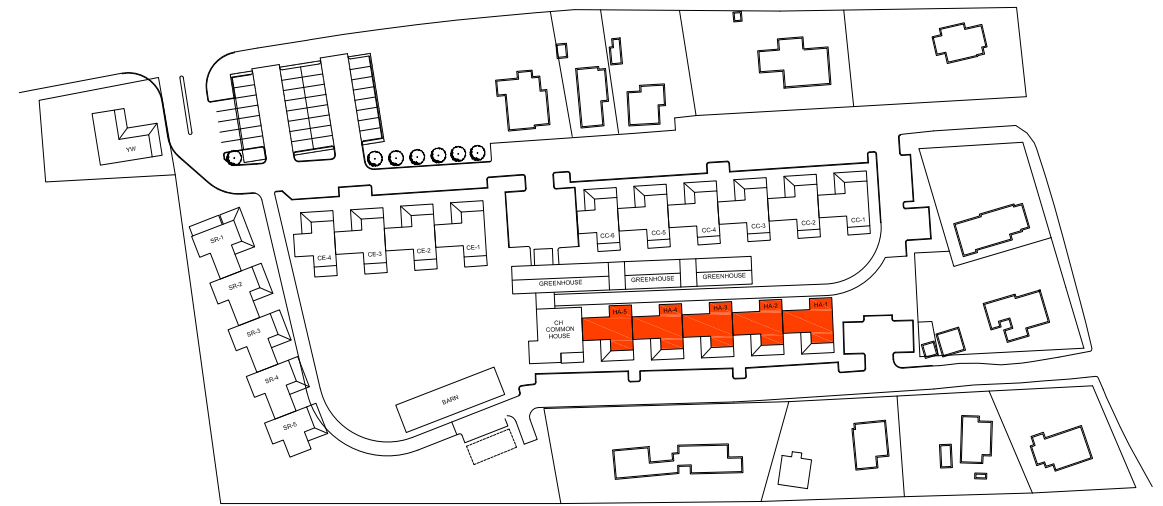
02.01.2016 PERMIT SET



1
HILLSIDE AVENUE
UNIT-2 FLOOR PLAN
1/8"=1'-0"



2
HILLSIDE AVENUE
UNIT-1 FLOOR PLAN
1/8"=1'-0"



SITE KEY

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living
NEWBURYPORT, MA

HILLSIDE AVENUE UNITS

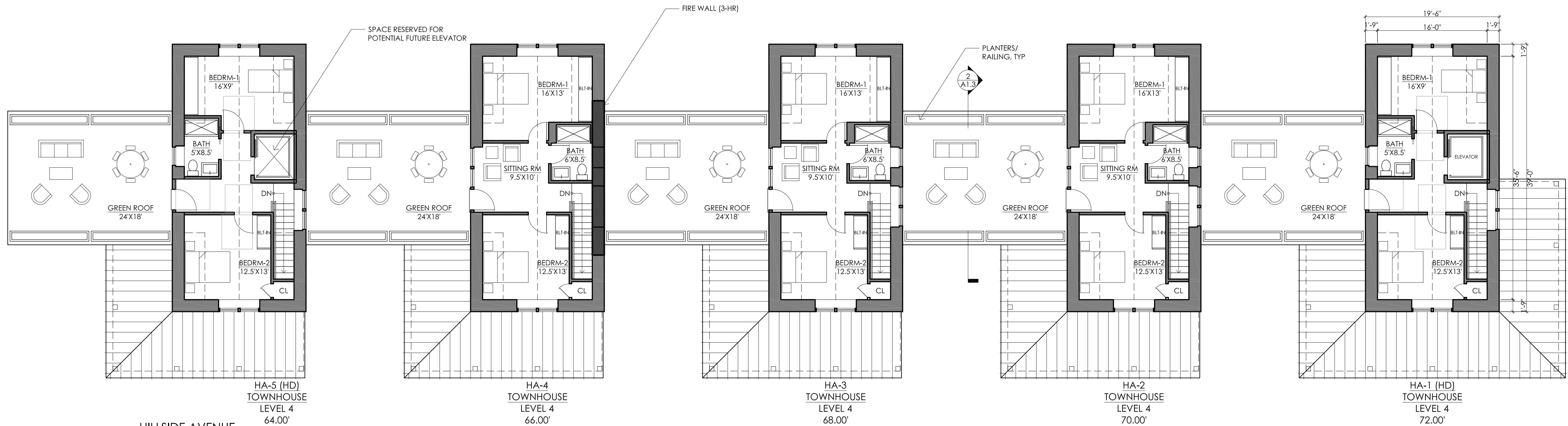
A1.1

02.01.2016 PERMIT SET

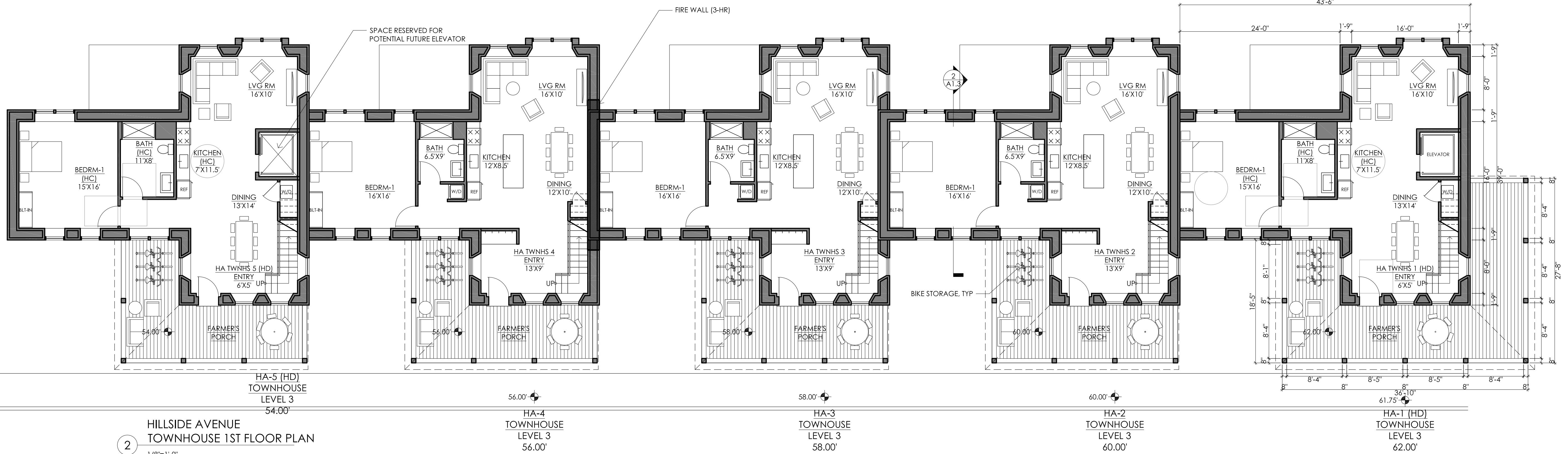
SCALE: 1/8" = 1'-0"

DATE: 02.01.2016

DRAWN BY: DF

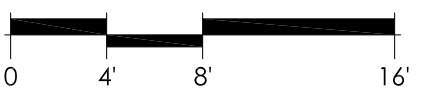


1
HILLSIDE AVENUE
TOWNHOUSE 2ND FLOOR PLAN
1/8"=1'-0"



2
HILLSIDE AVENUE
TOWNHOUSE 1ST FLOOR PLAN
1/8"=1'-0"

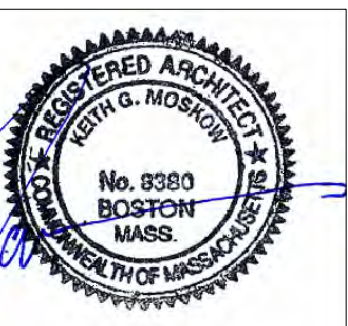
HILLSIDE AVENUE



SITE KEY

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living
NEWBURYPORT, MA

HILLSIDE AVENUE UNITS

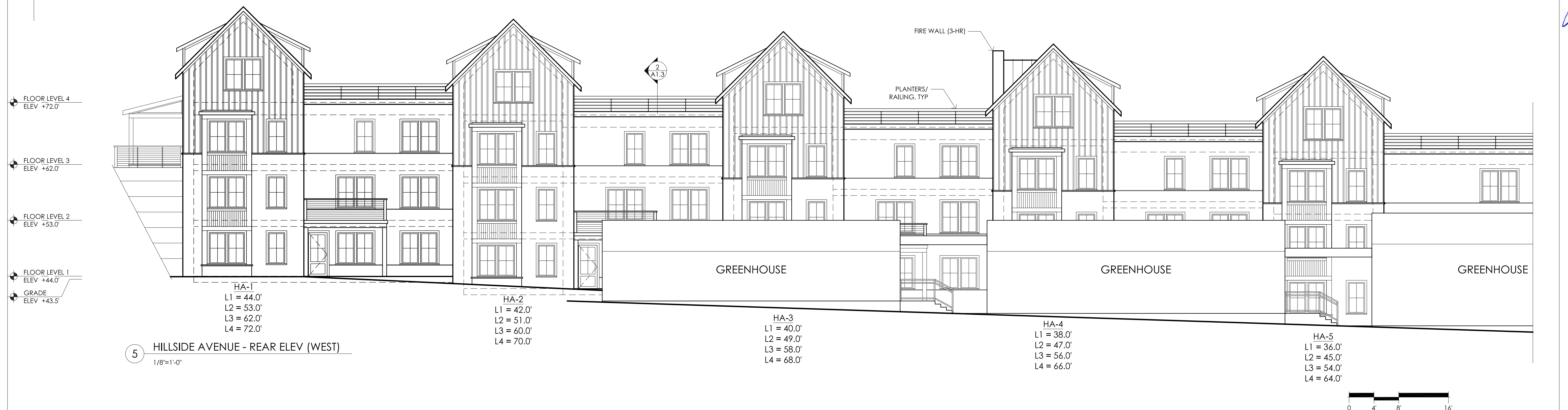
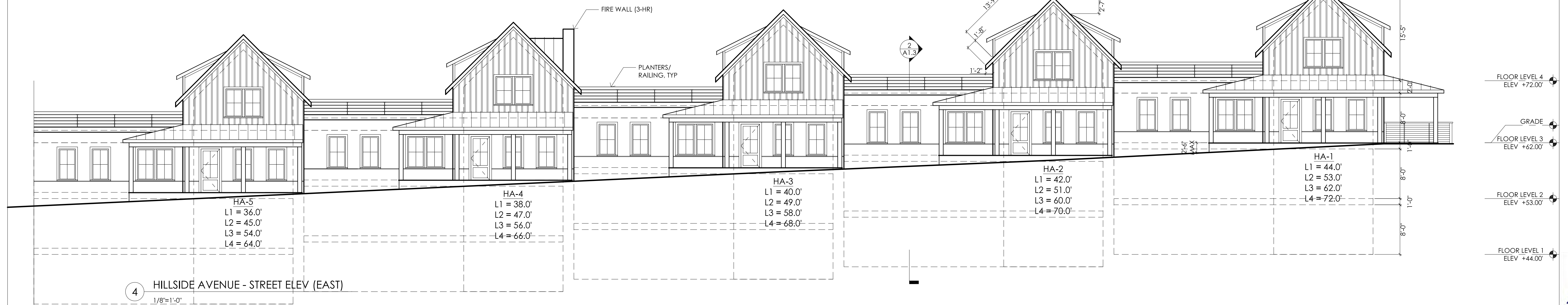
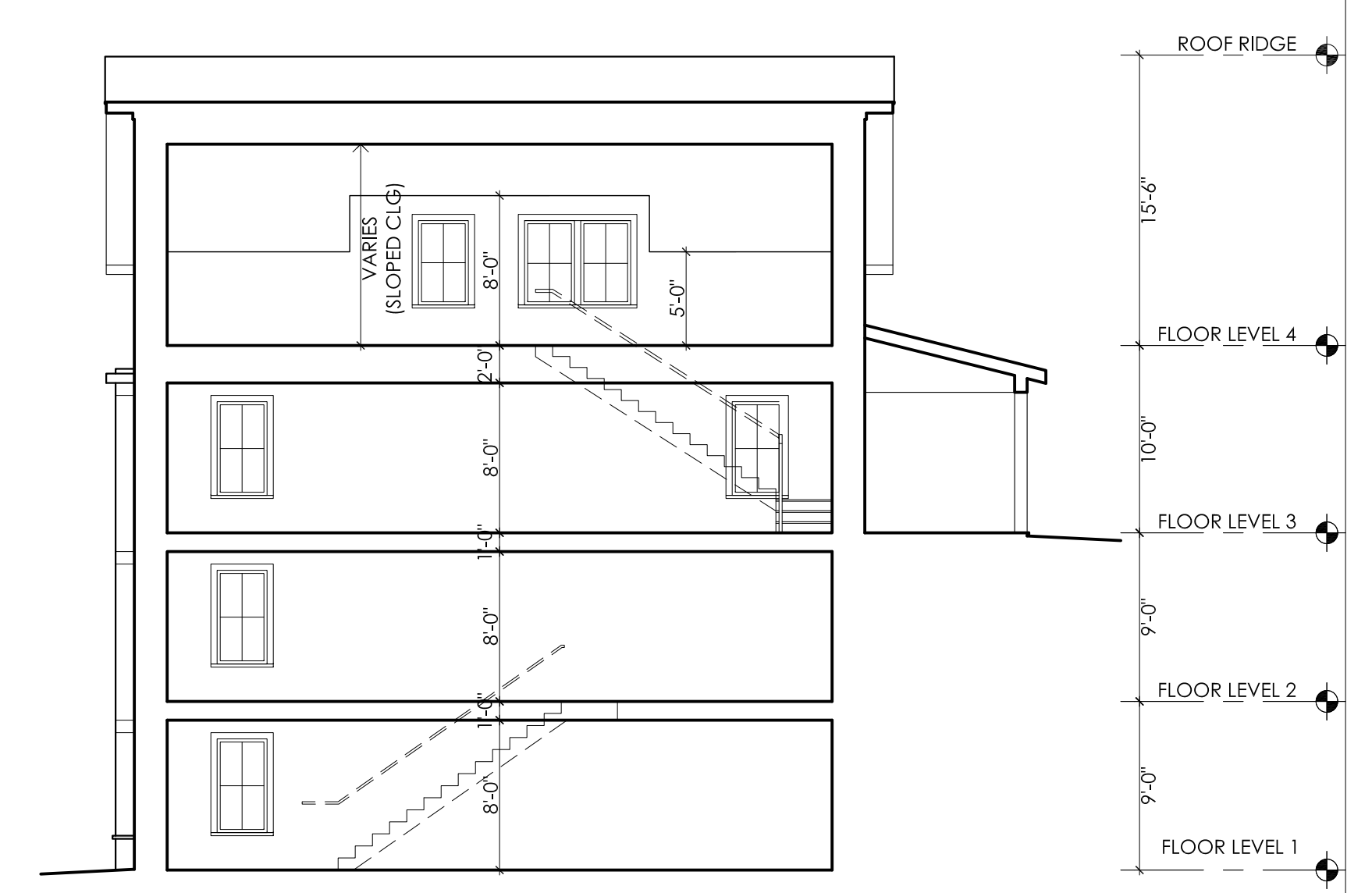
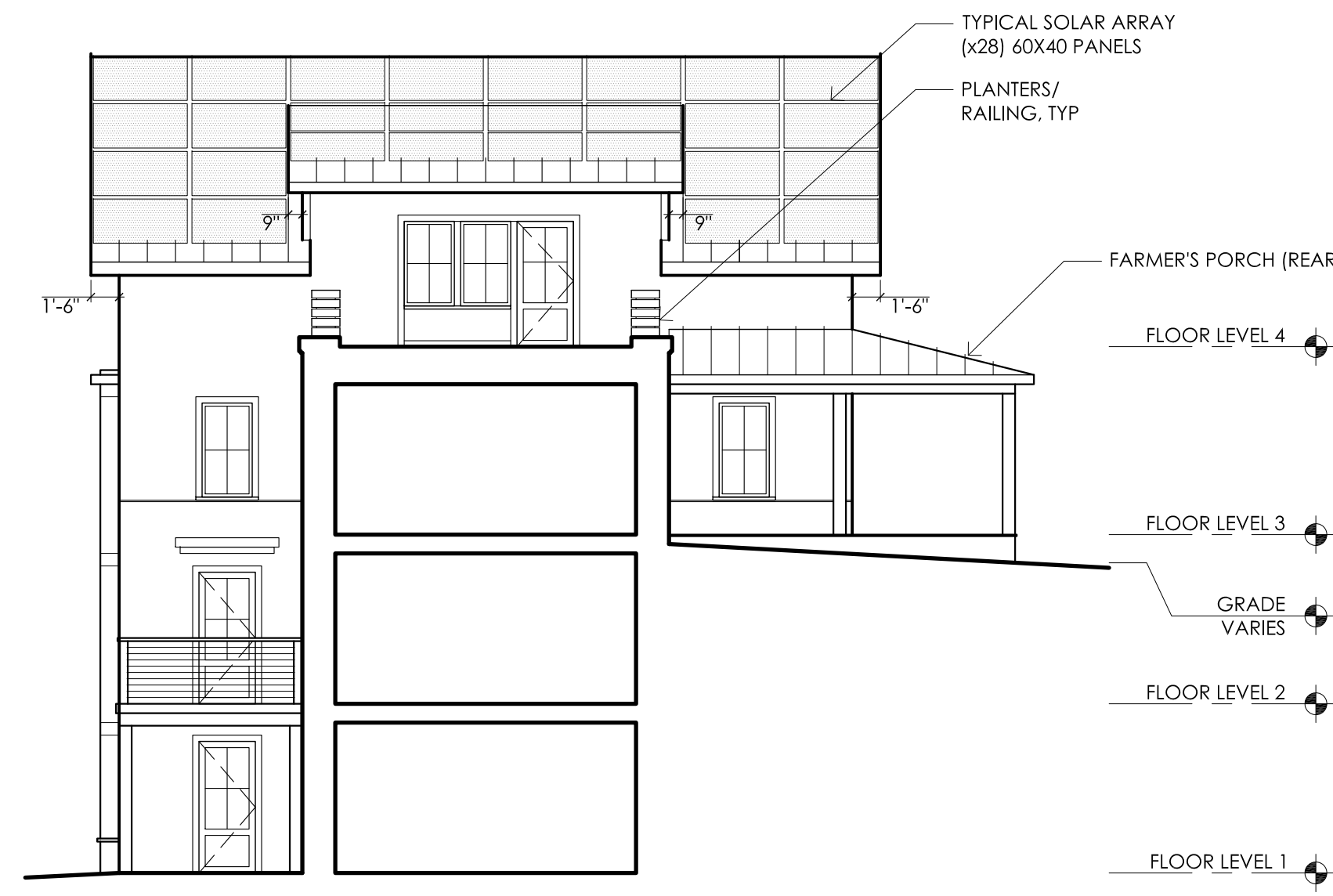
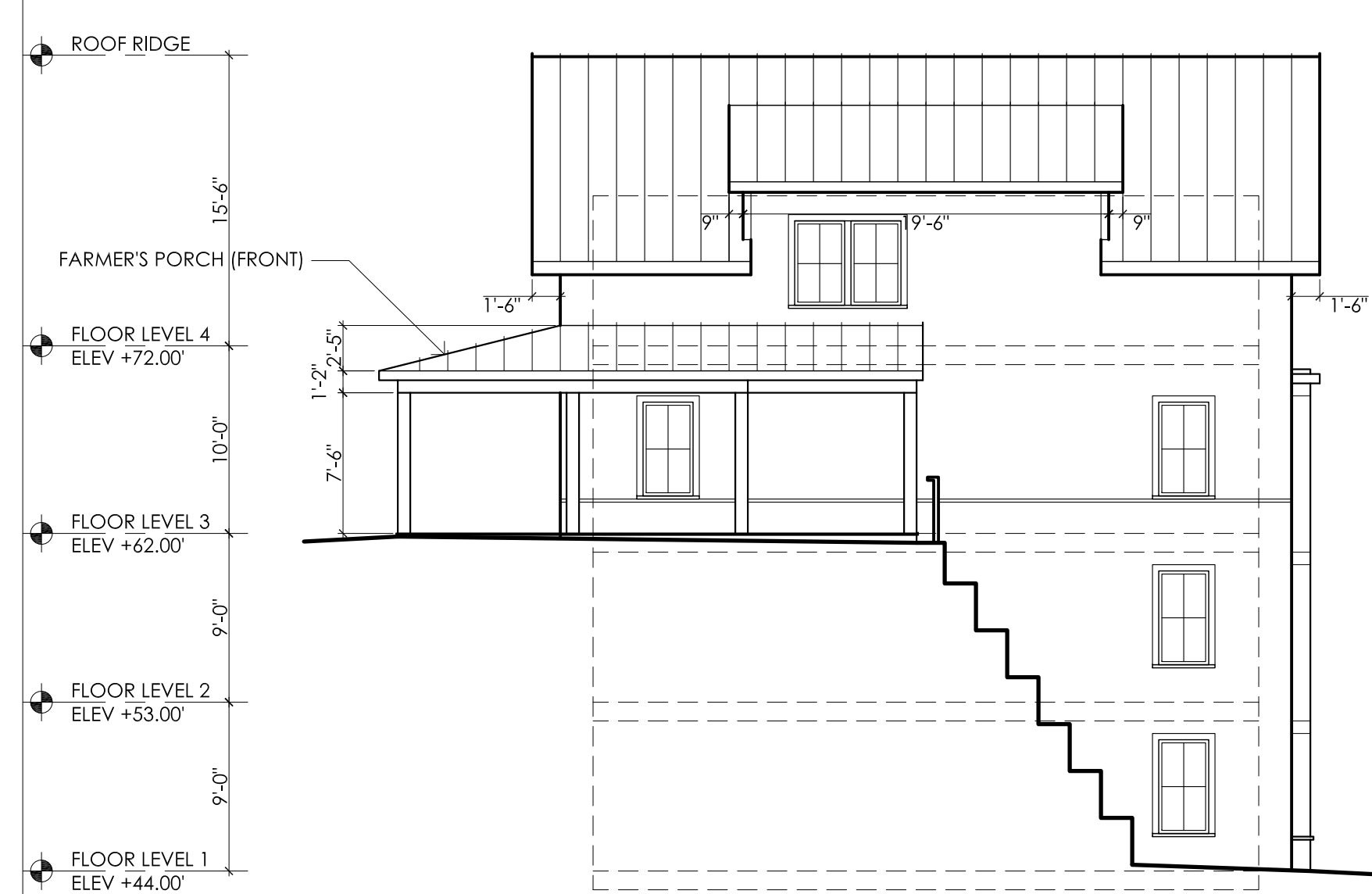
A1.2

02.01.2016 PERMIT SET

SCALE: 1/8" = 1'-0"

DATE: 02.01.2016

DRAWN BY: DF

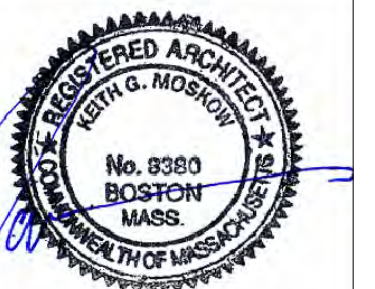


02.01.2016	PERMIT SEI

SCALE: 1/8" = 1'-0"
DATE: 02.01.2016
DRAWN BY: DF

MOSKOW LINN ARCHITECTS, INC.

BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

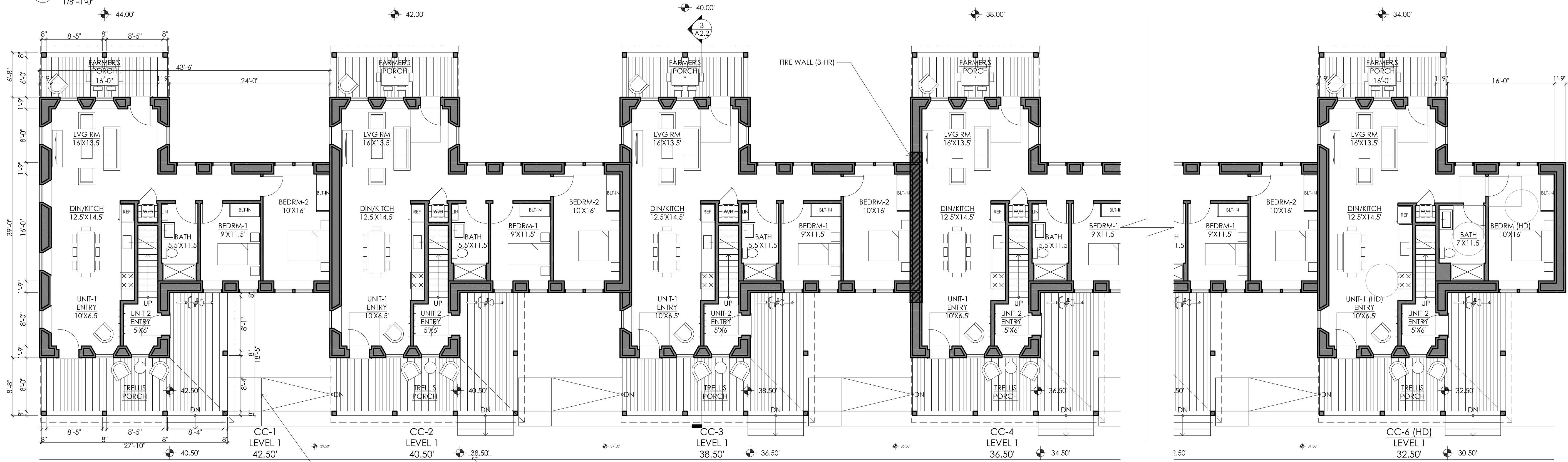
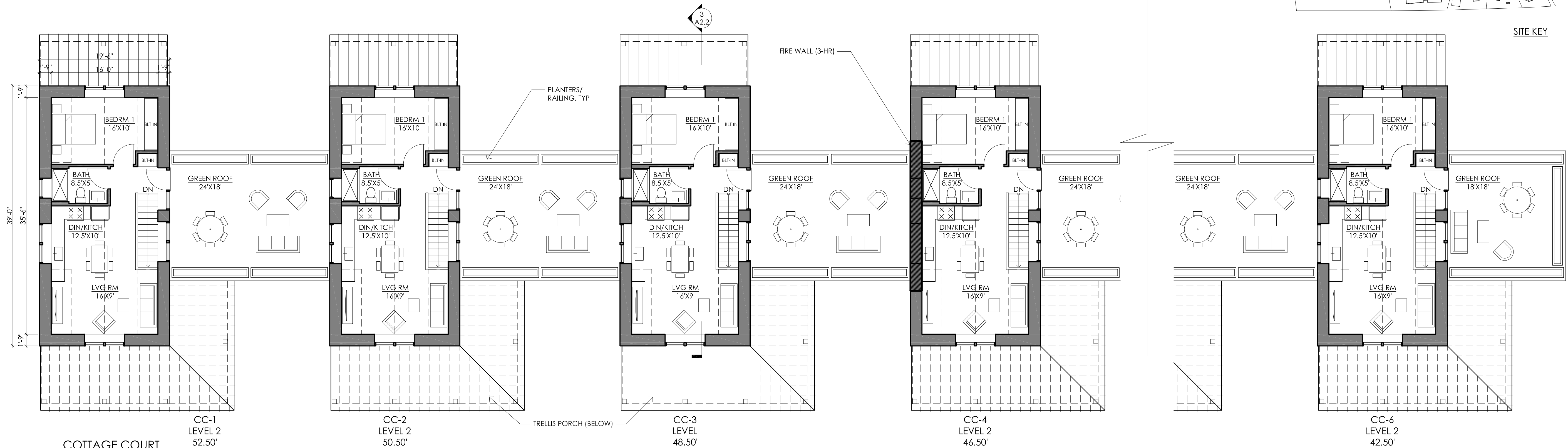


Hillside - Center for Sustainable Living

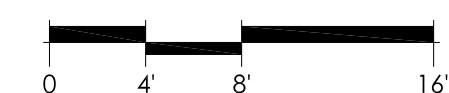
NEWBURYPORT, MA

HILLSIDE AVENUE UNITS

A1.3



COTTAGE COURT



MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110

tel. 617.292.2000 fax. 617.426.4701

WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living

NEWBURYPORT, MA

COTTAGE COURT UNITS

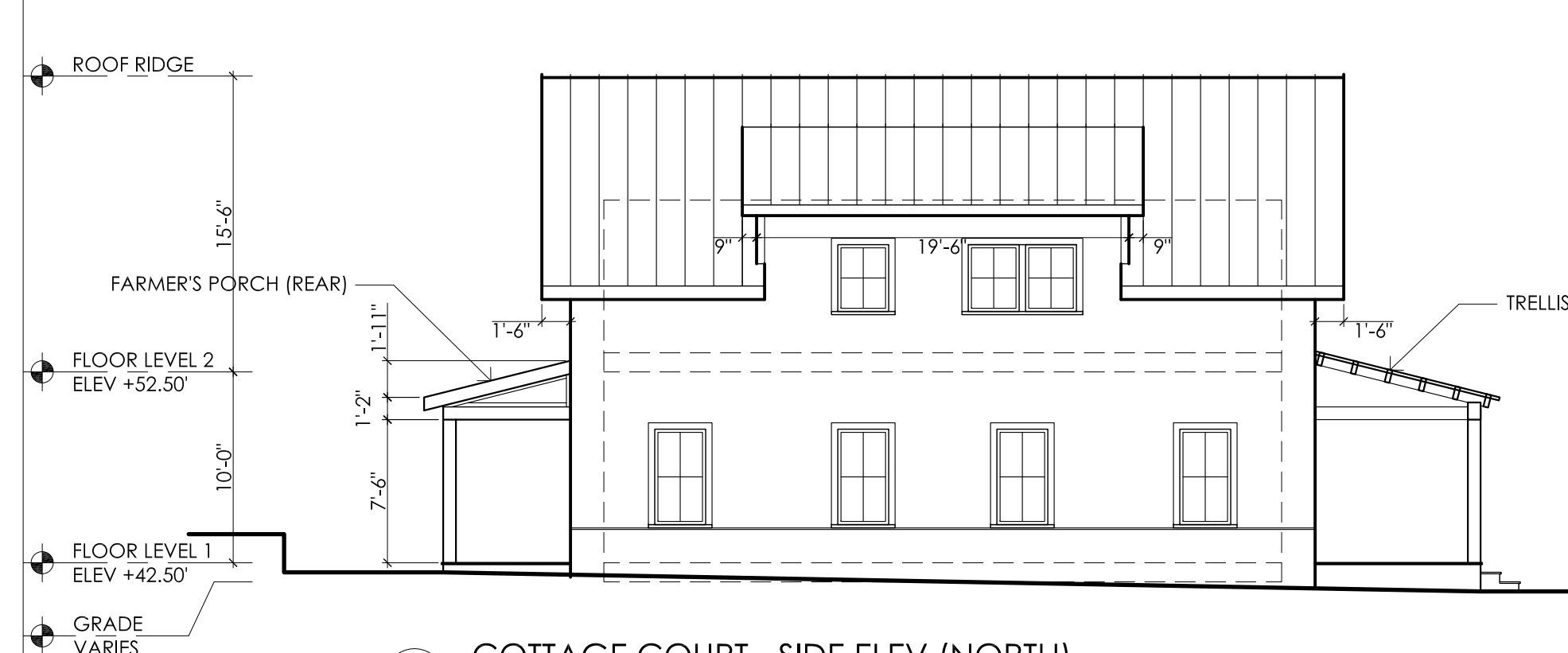
A2.1

02.01.2016 PERMIT SET

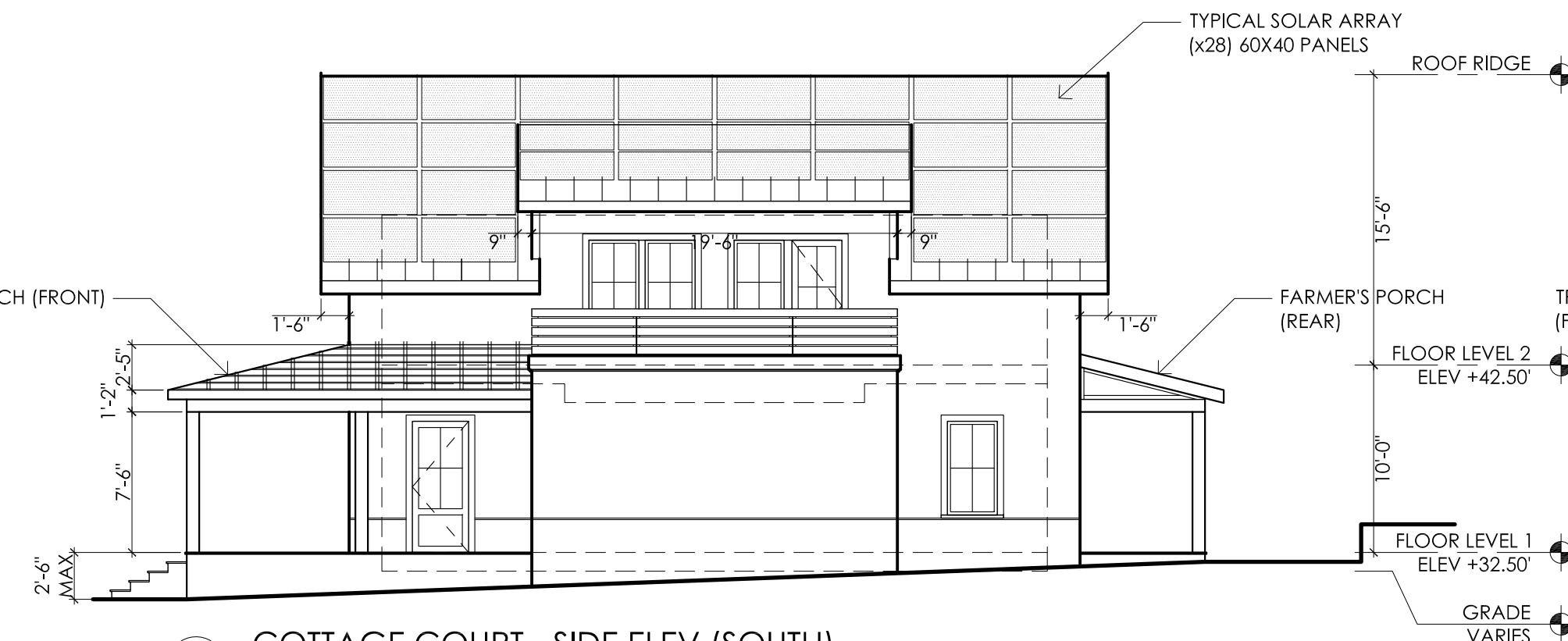
SCALE: 1/8" = 1'-0"

DATE: 02.01.2016

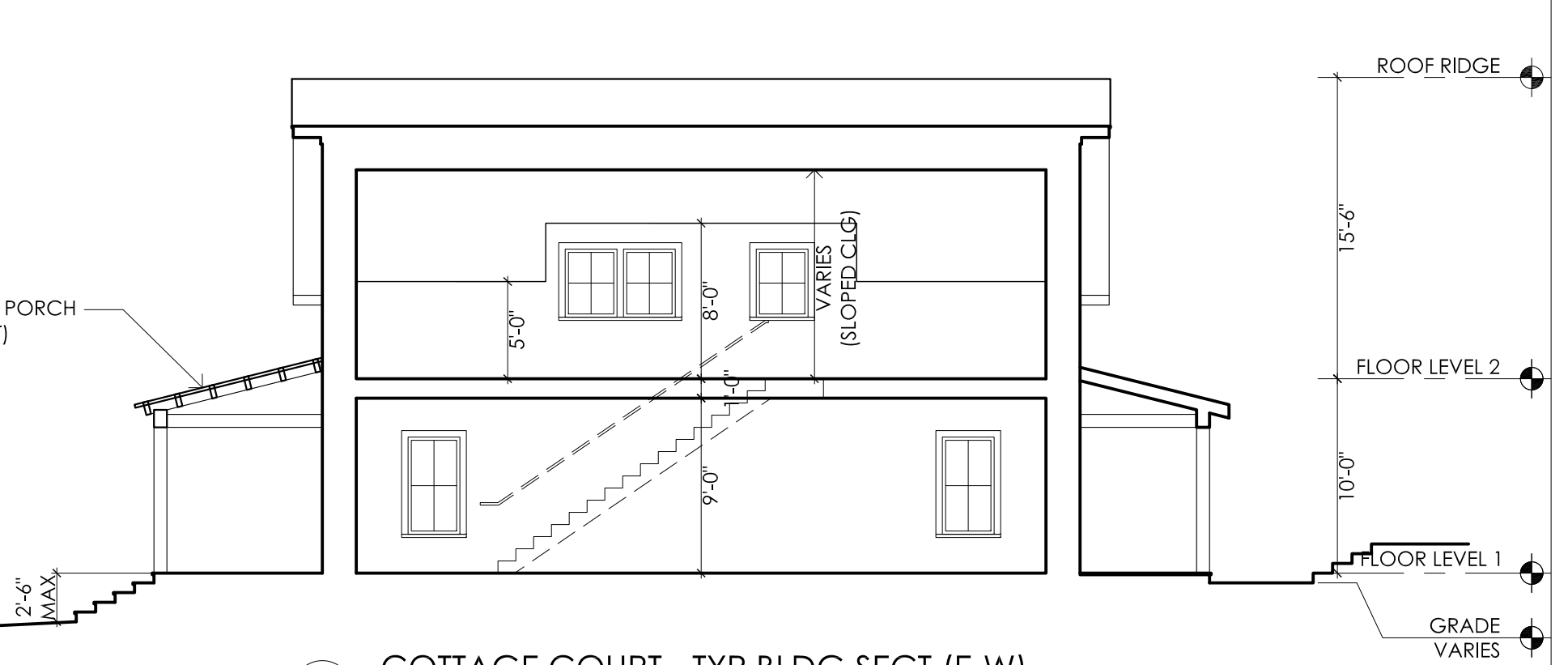
DRAWN BY: DF



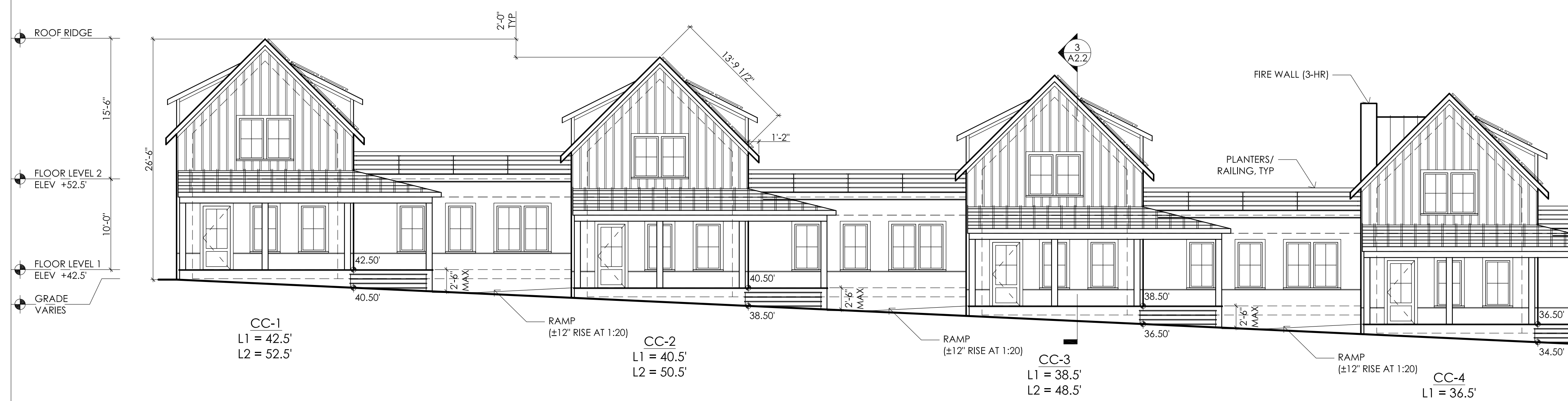
1 COTTAGE COURT - SIDE ELEV (NORTH)
1/8"=1'-0"



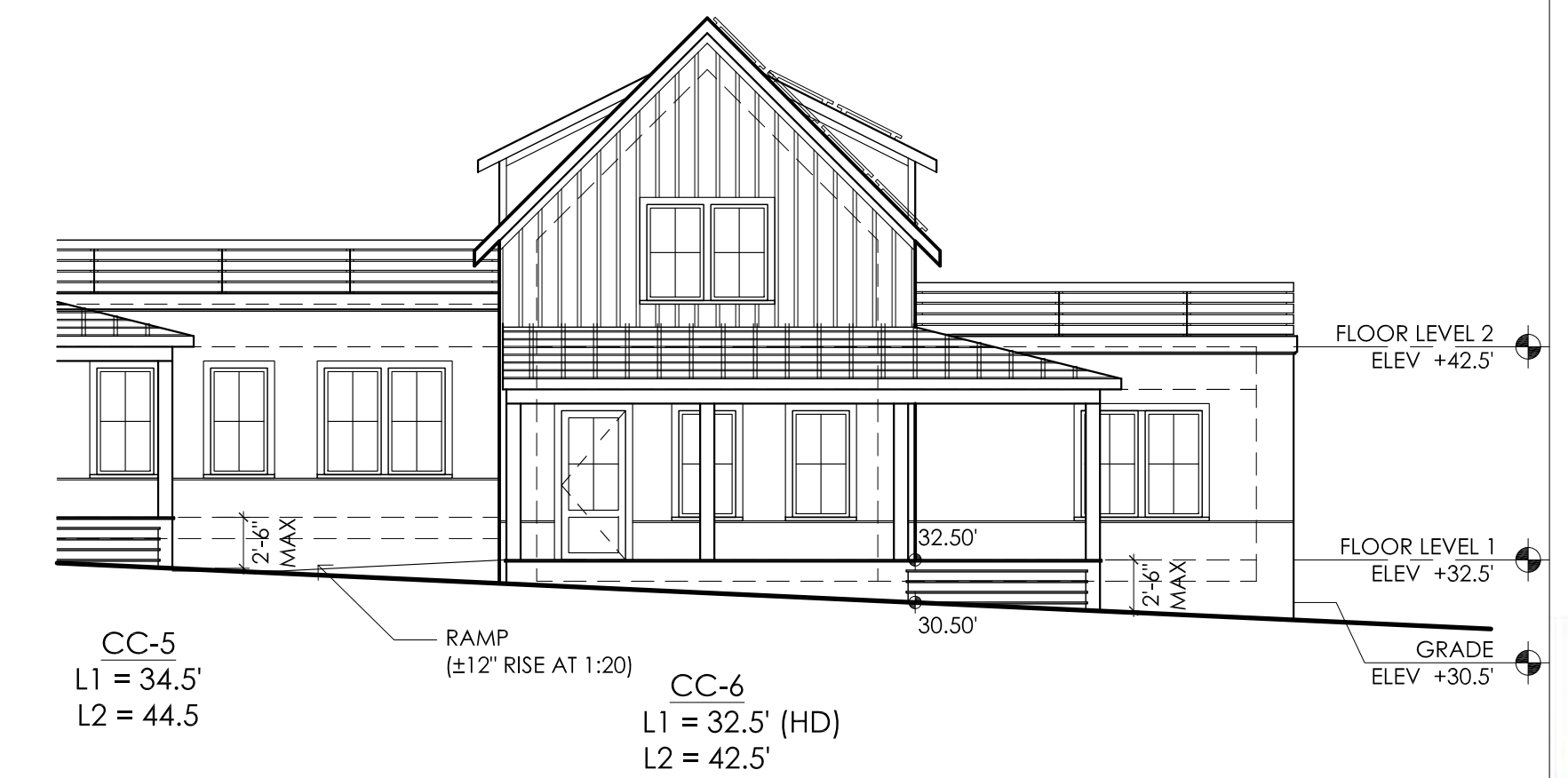
2 COTTAGE COURT - SIDE ELEV (SOUTH)
1/8"=1'-0"



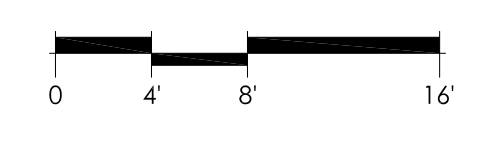
3 COTTAGE COURT - TYP BLDG SECT (E-W)
1/8"=1'-0"



4 COTTAGE COURT - STREET ELEV (WEST)
1/8"=1'-0"

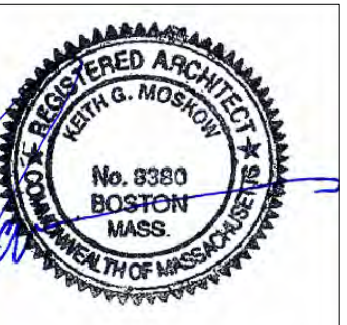


5 COTTAGE COURT - REAR ELEV (EAST)
1/8"=1'-0"



MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

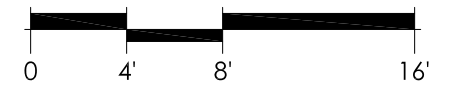
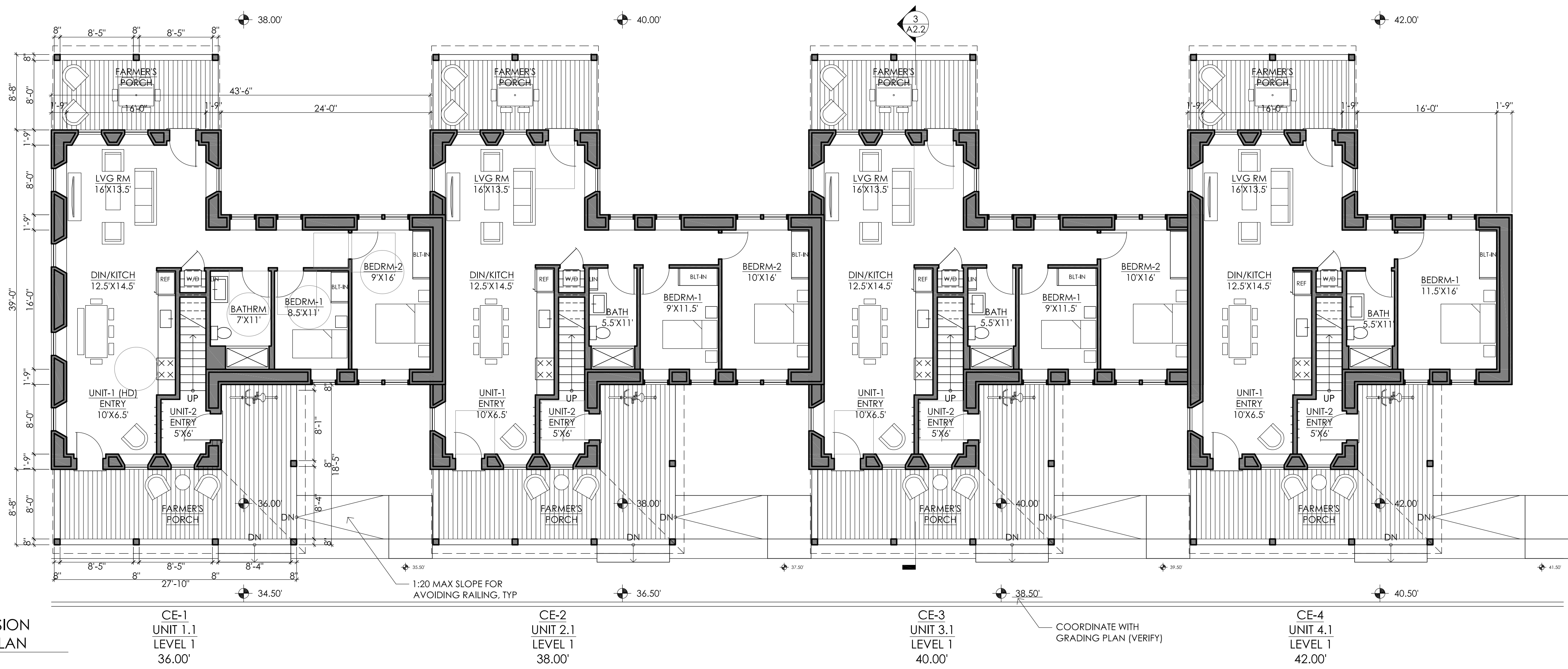
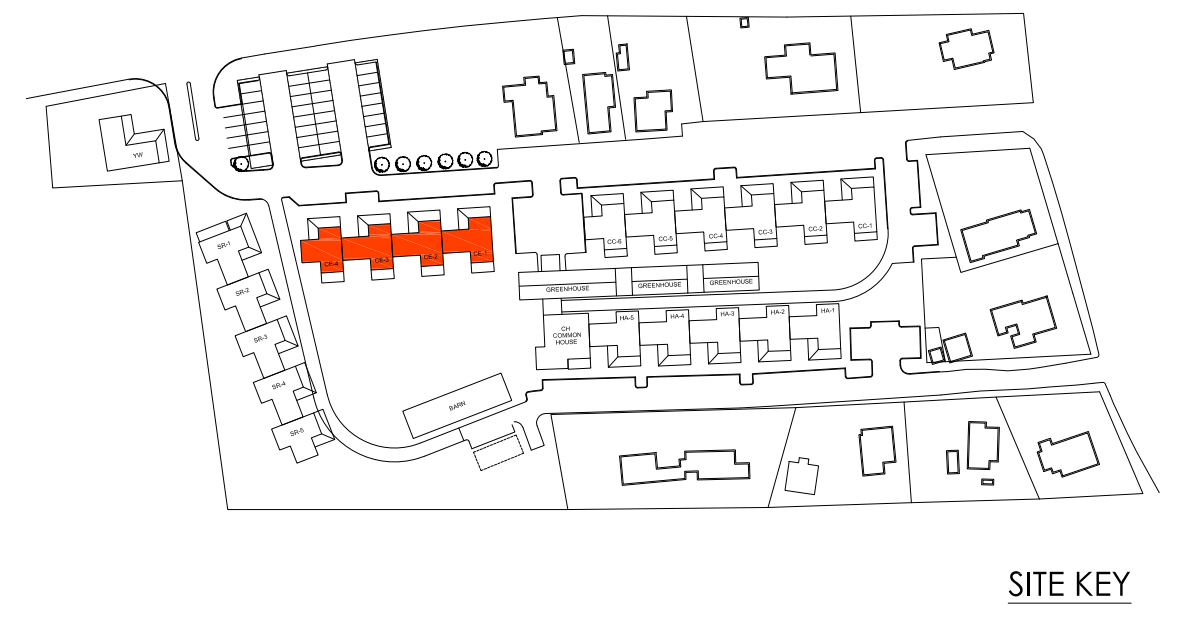
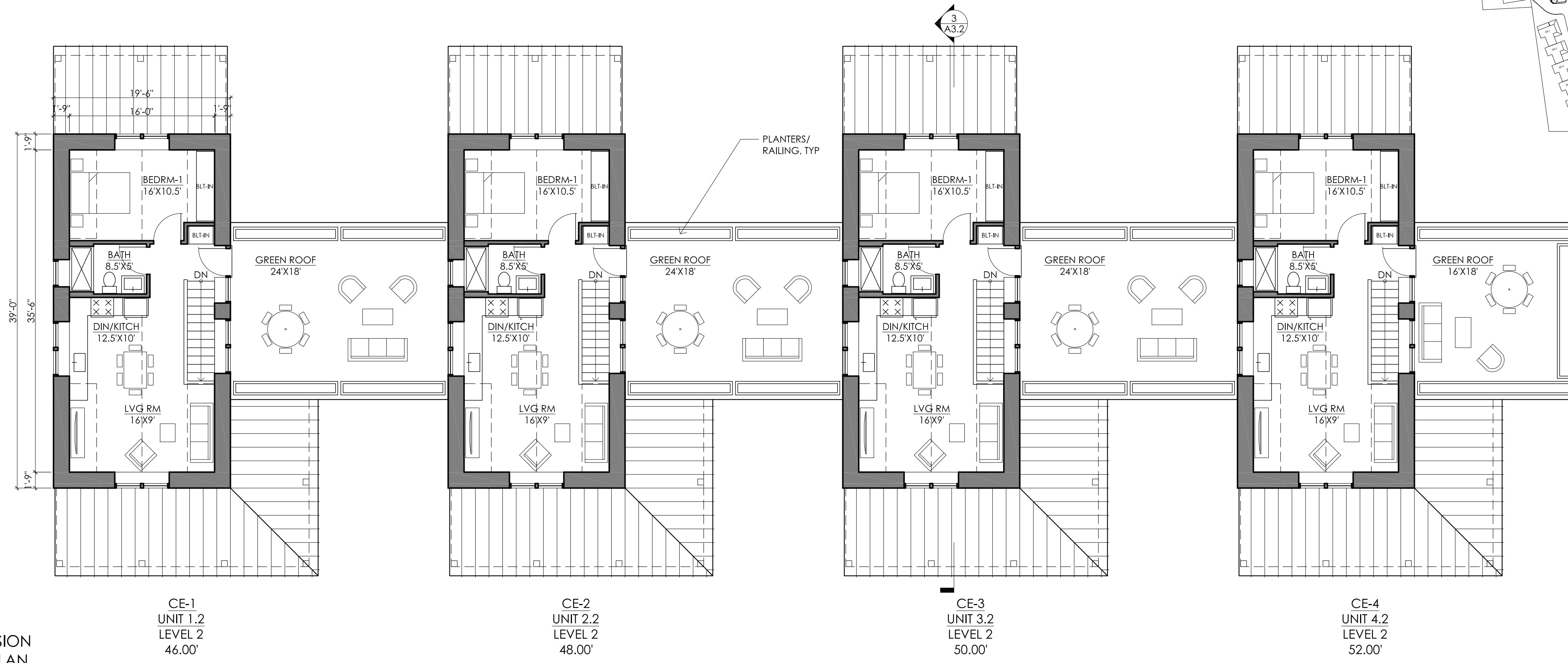


Hillside - Center for Sustainable Living
NEWBURYPORT, MA

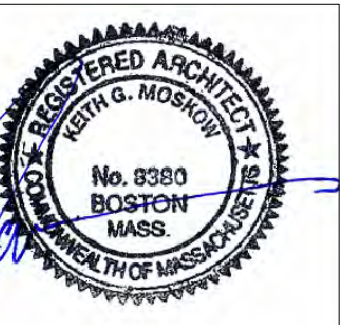
COTTAGE COURT UNITS

A2.2

SCALE:	1/8" = 1'-0"
DATE:	02.01.2016
DRAWN BY:	DF
PERMIT SET	02.01.2016



MOSKOW LINN ARCHITECTS, INC.
 88 BROAD STREET, BOSTON, MA 02110
 tel. 617.292.2000 fax. 617.426.4701
 WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living
 NEWBURYPORT, MA
 COTTAGE EXTENSION UNITS

A3.1

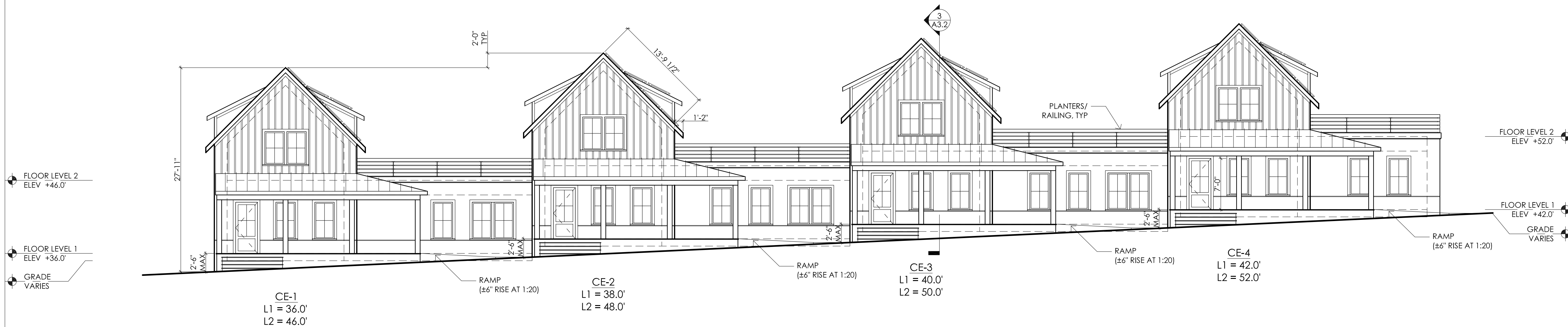
02.01.2016	PERMIT SET
SCALE: 1/8" = 1'-0"	
DATE: 02.01.2016	
DRAWN BY: DF	



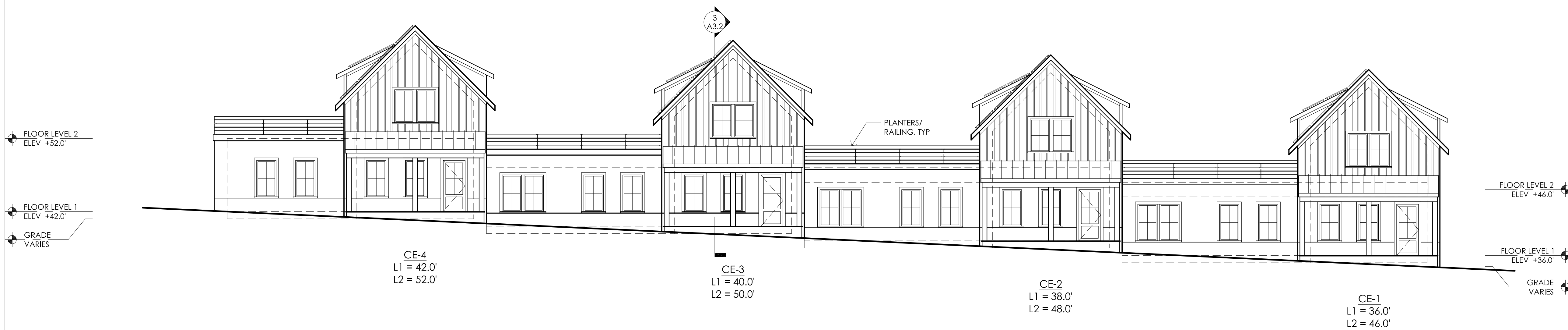
1 COTTAGE COURT EXTENSION - SIDE ELEV (NORTH)
1/8"=1'-0"

2 COTTAGE COURT EXTENSION - SIDE ELEV (SOUTH)
1/8"=1'-0"

3 COTTAGE COURT EXTENSION - TYP BLDG SECT (E-W)
1/8"=1'-0"



4 COTTAGE EXTENSION - STREET ELEVATION
1/8"=1'-0"

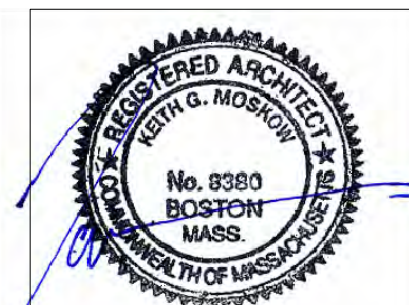


5 COTTAGE EXTENSION - REAR ELEVATION
1/8"=1'-0"

02.01.2016	PERMIT SET
------------	------------

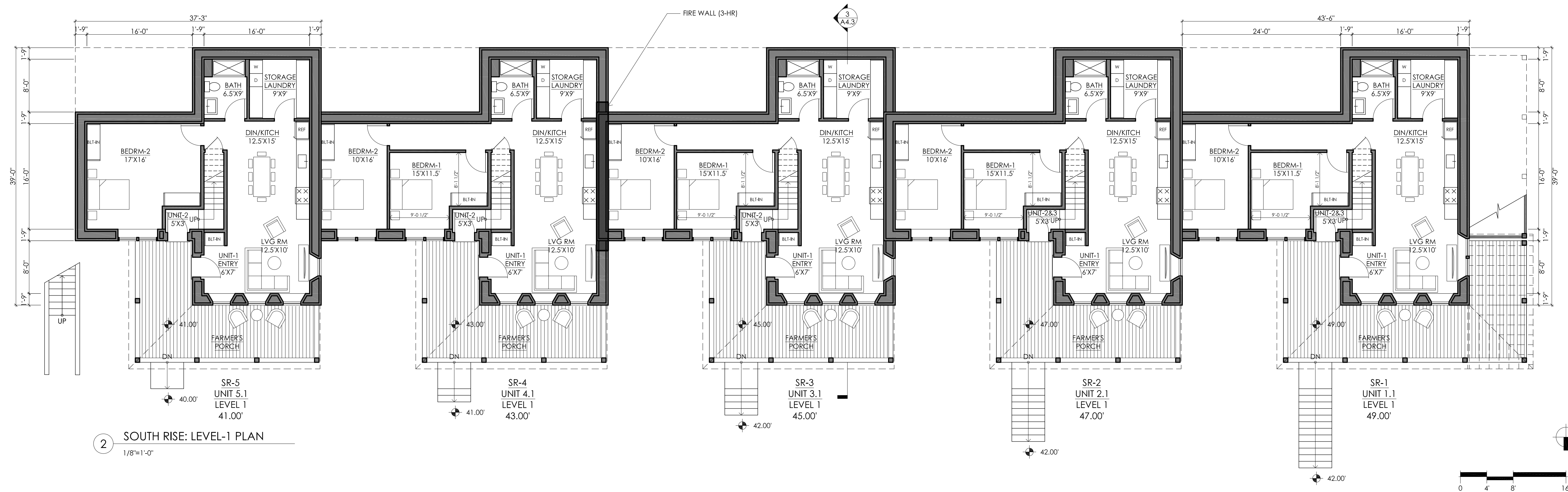
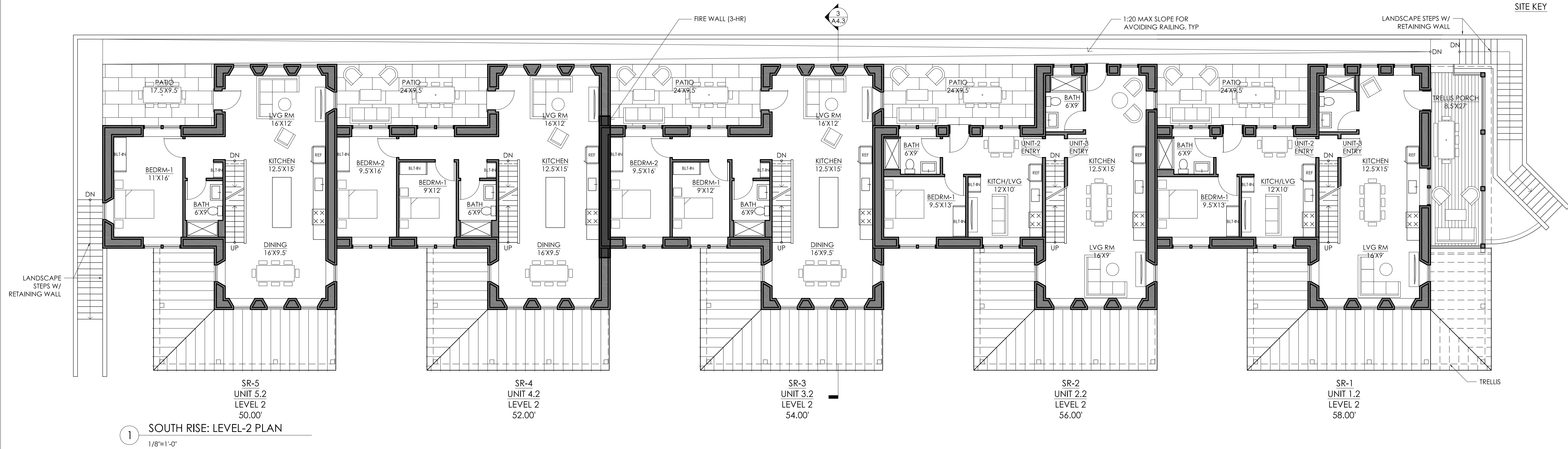
SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: DF
---------------------	------------------	--------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living
NEWBURYPORT, MA
COTTAGE EXTENSION UNITS

A3.2



02.01.2016	PERMIT SET

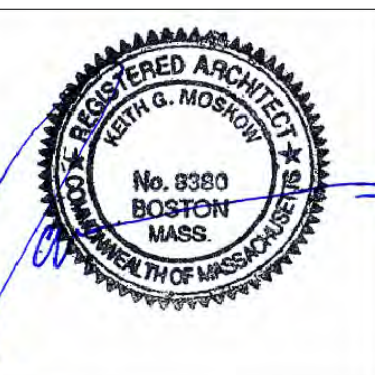
SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: DF
---------------------	------------------	--------------

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110

tel. 617.292.2000 fax. 617.426.4701

WWW.MOSKOWLINN.COM

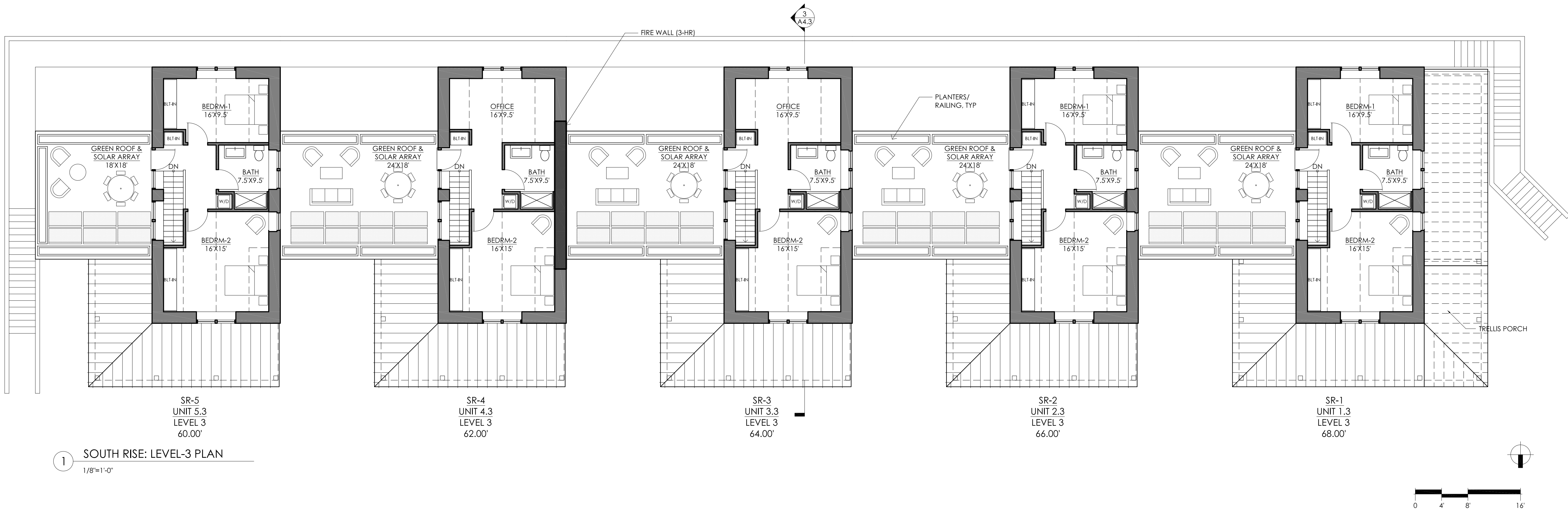


Hillside - Center for Sustainable Living

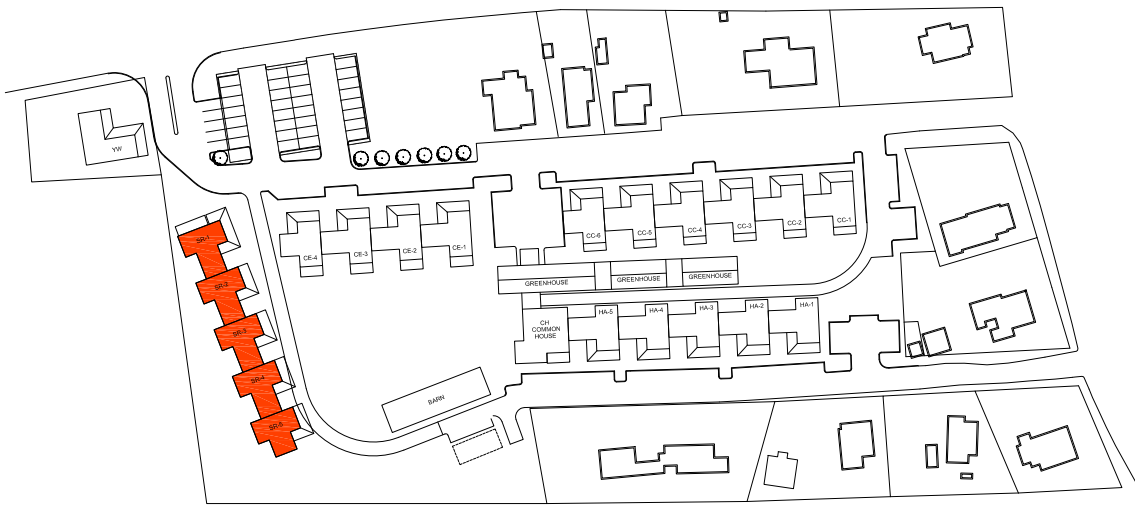
NEWBURYPORT, MA

SOUTH RISE UNITS

A4.1



1 SOUTH RISE: LEVEL-3 PLAN
1/8"=1'-0"



SITE KEY

02.01.2016	PERMIT SET

SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: DF
---------------------	------------------	--------------

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

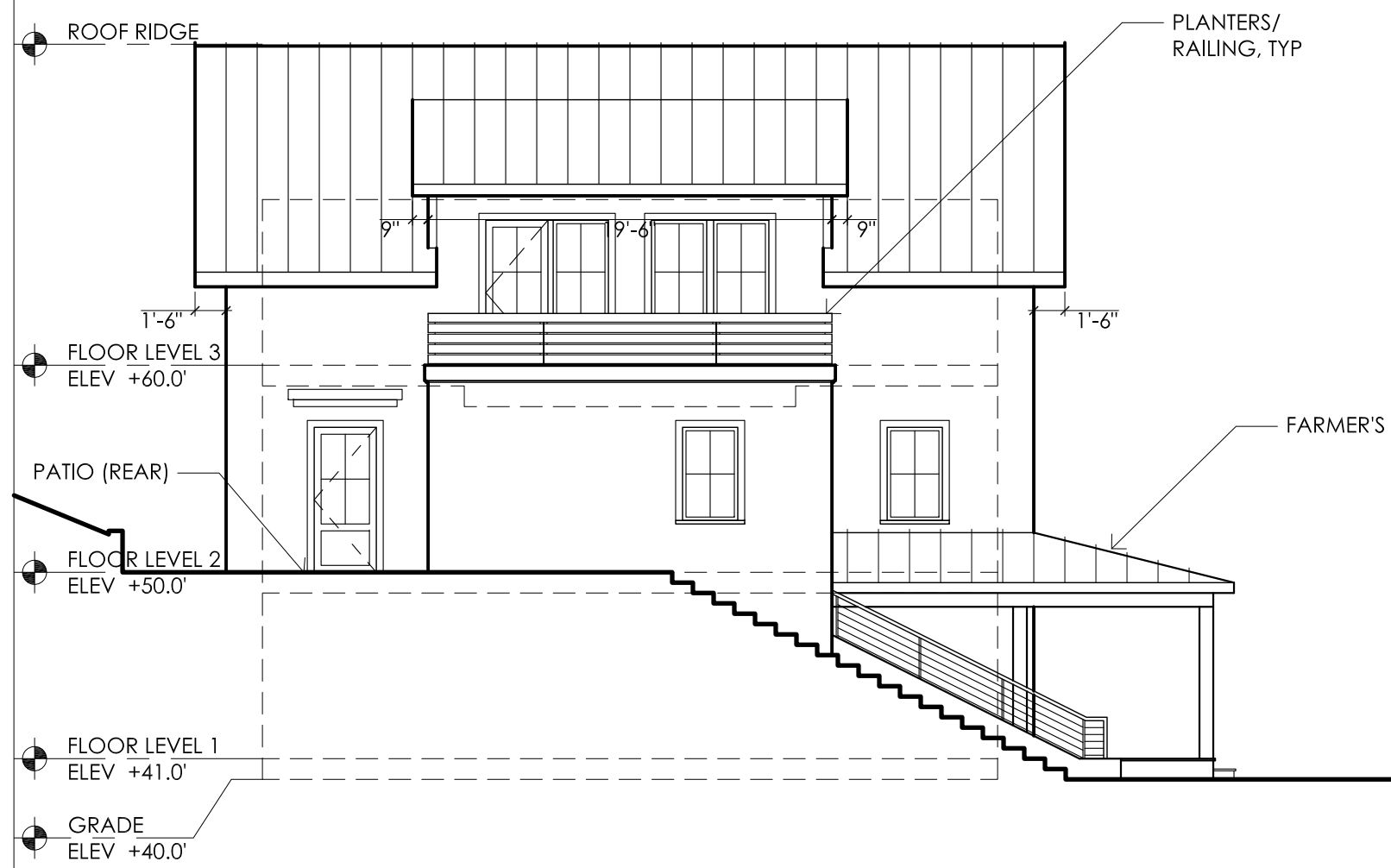


Hillside - Center for Sustainable Living

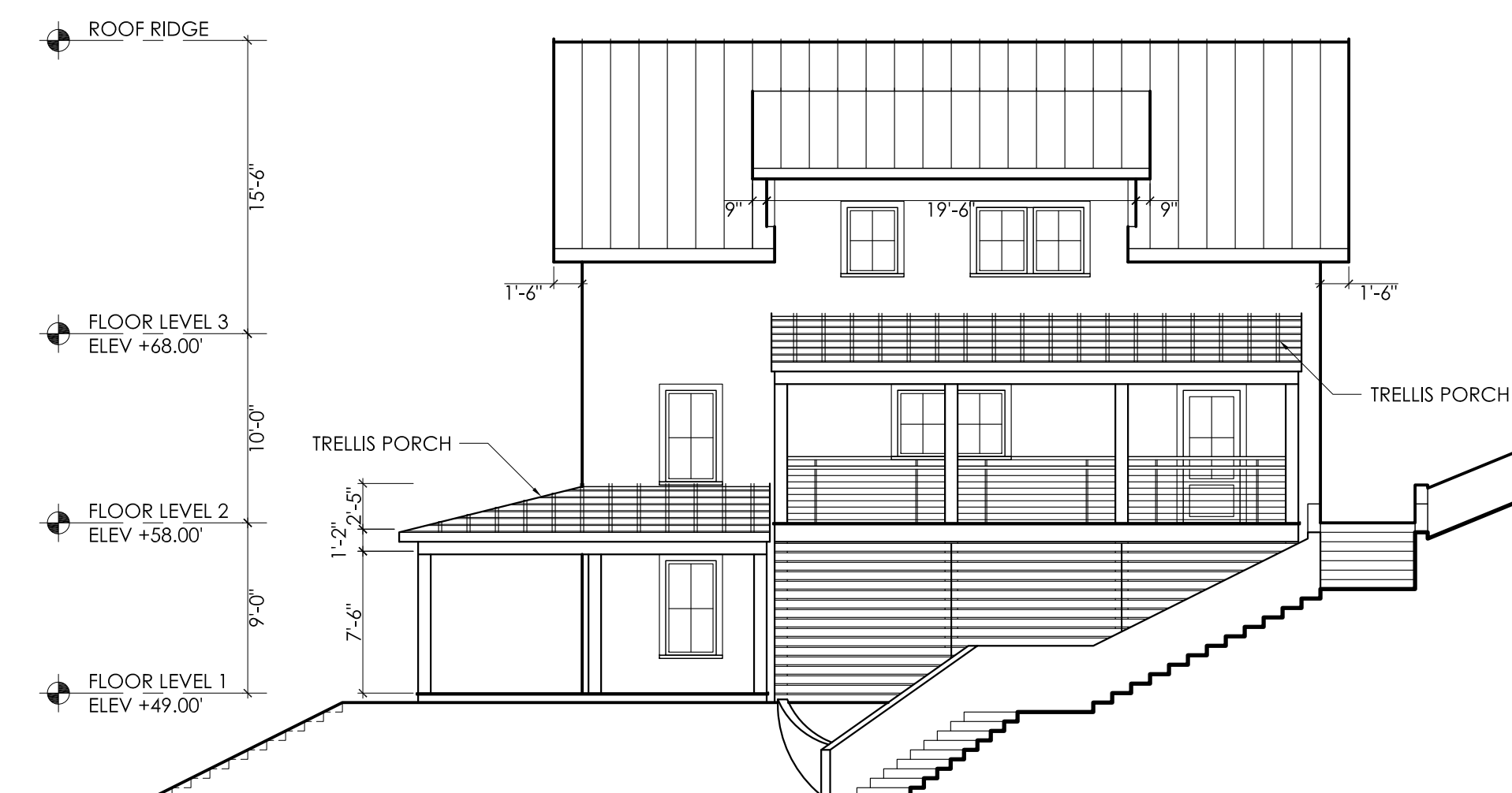
NEWBURYPORT, MA

SOUTH RISE UNITS

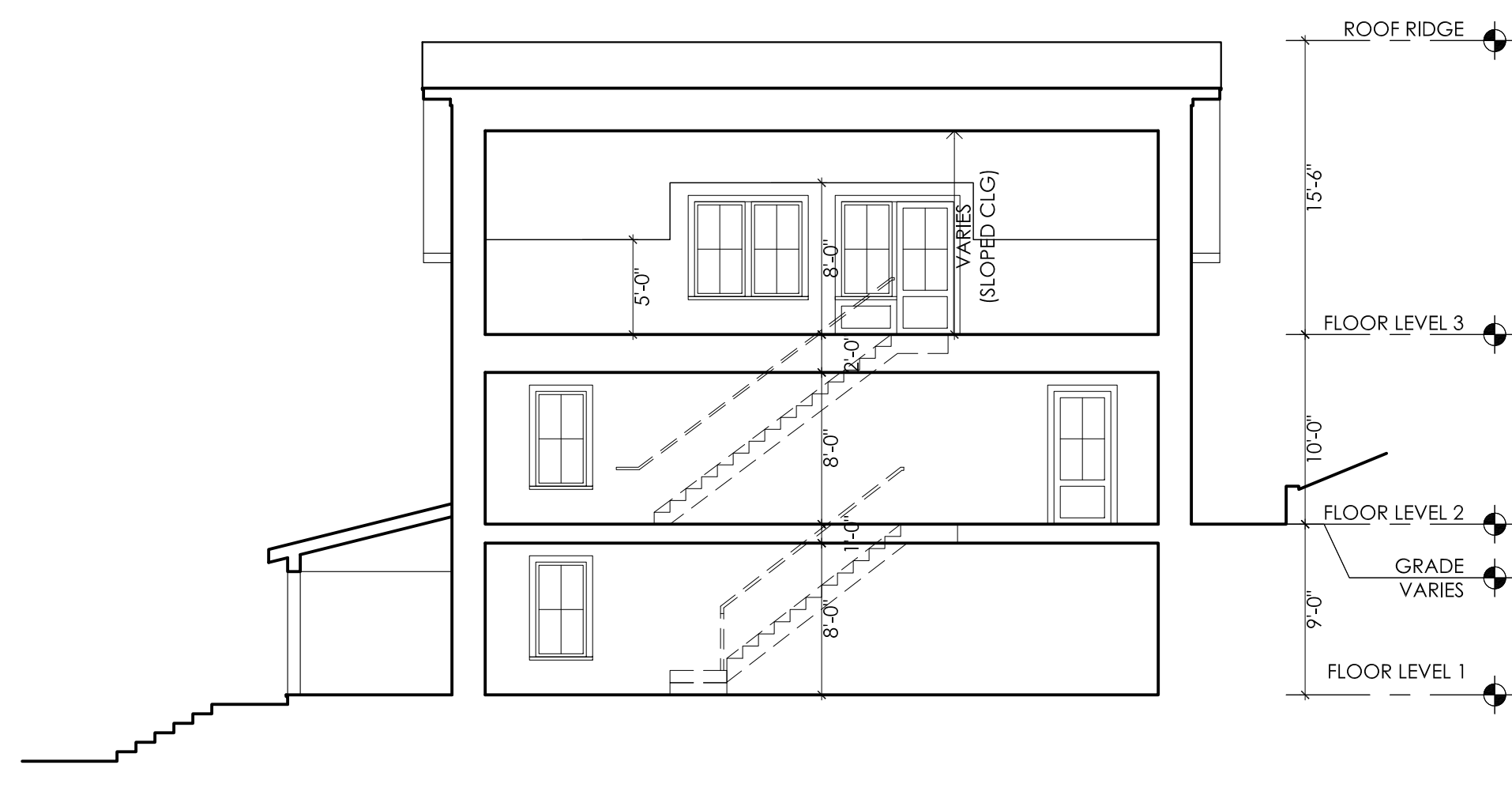
A4.2



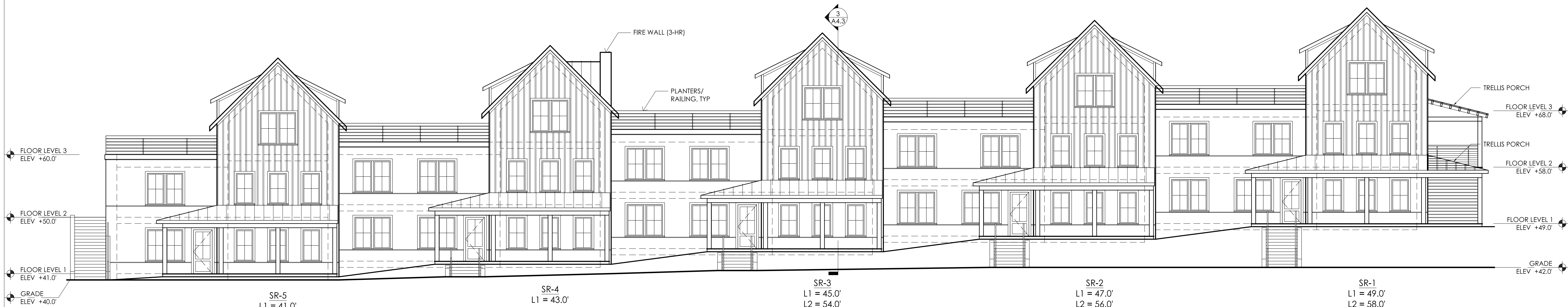
1 SOUTH RISE - SIDE ELEV (EAST)
1/8"=1'-0"



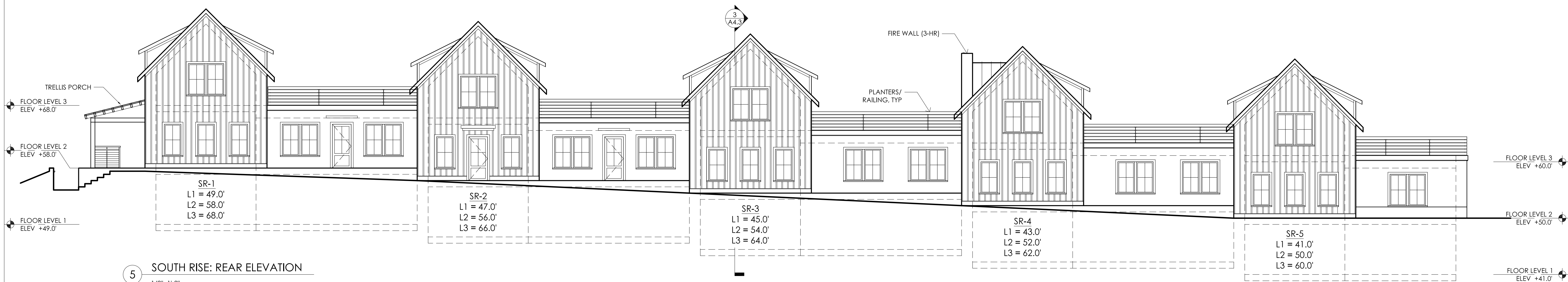
2 SOUTH RISE - SIDE ELEV (WEST)
1/8"=1'-0"



3 SOUTH RISE - TYP BLDG SECT (N-S)
1/8"=1'-0"



4 SOUTH RISE: STREET ELEVATION
1/8"=1'-0"

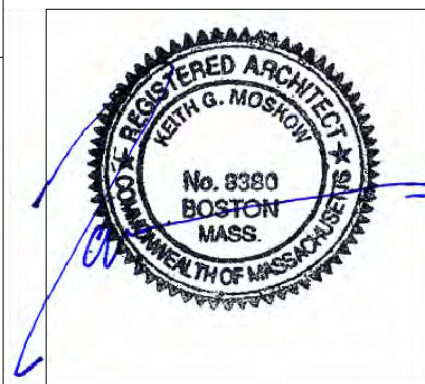


5 SOUTH RISE: REAR ELEVATION
1/8"=1'-0"

02.01.2016	PERMIT SET
------------	------------

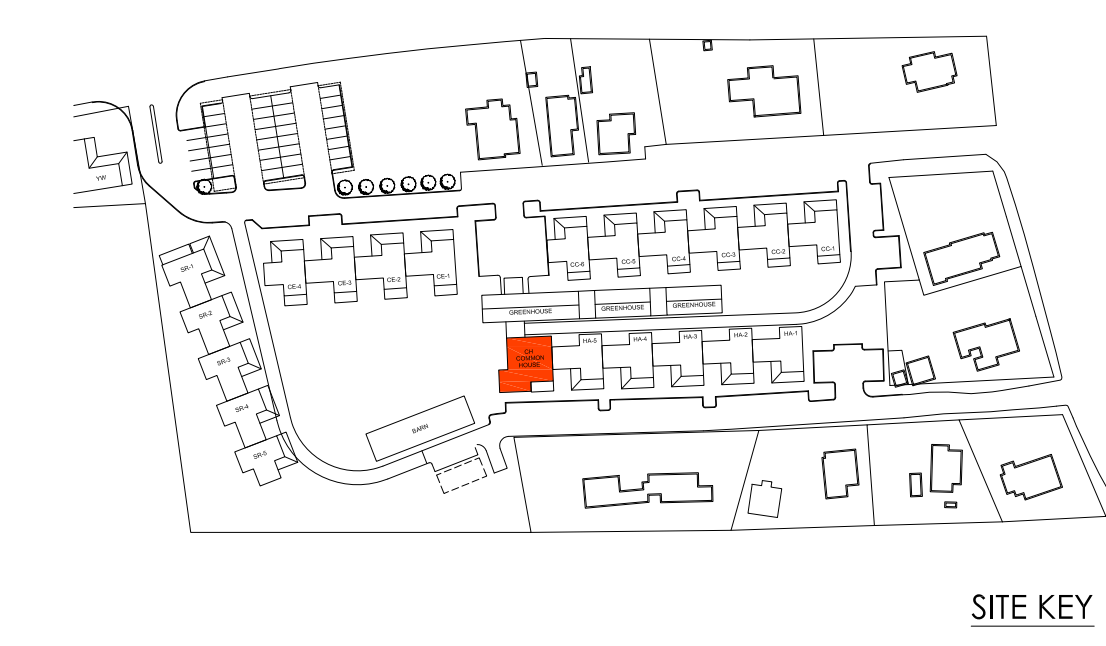
SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: DF
---------------------	------------------	--------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living
NEWBURYPORT, MA
SOUTH RISE UNITS

A4.3



Professional Seal of Registered Architect Keith G. Moskow, No. 8380, Boston, Mass., Commonwealth of Massachusetts.

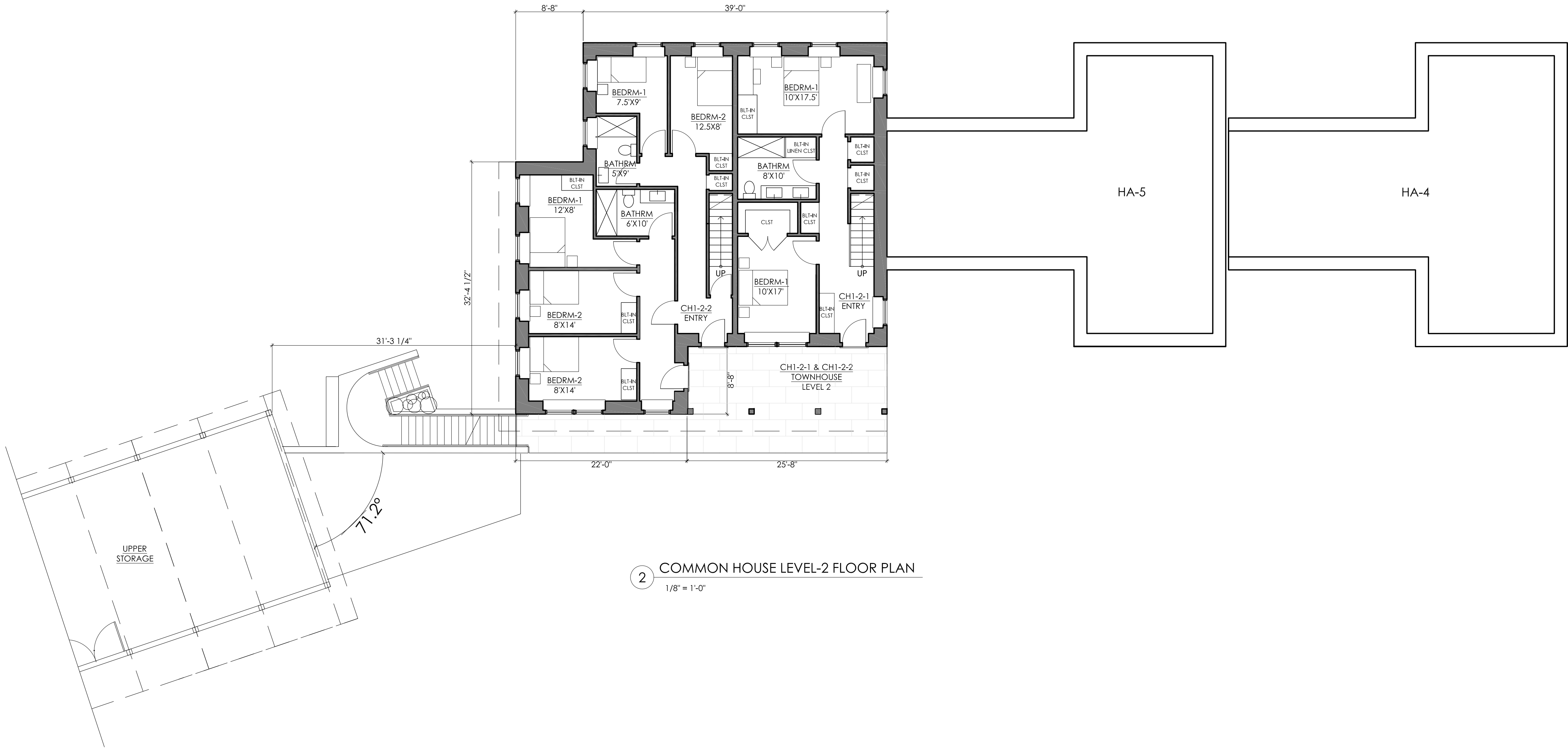
Hillside - Center for Sustainable Living
NEWBURYPORT, MA

COMMON HOUSE FLOOR PLANS

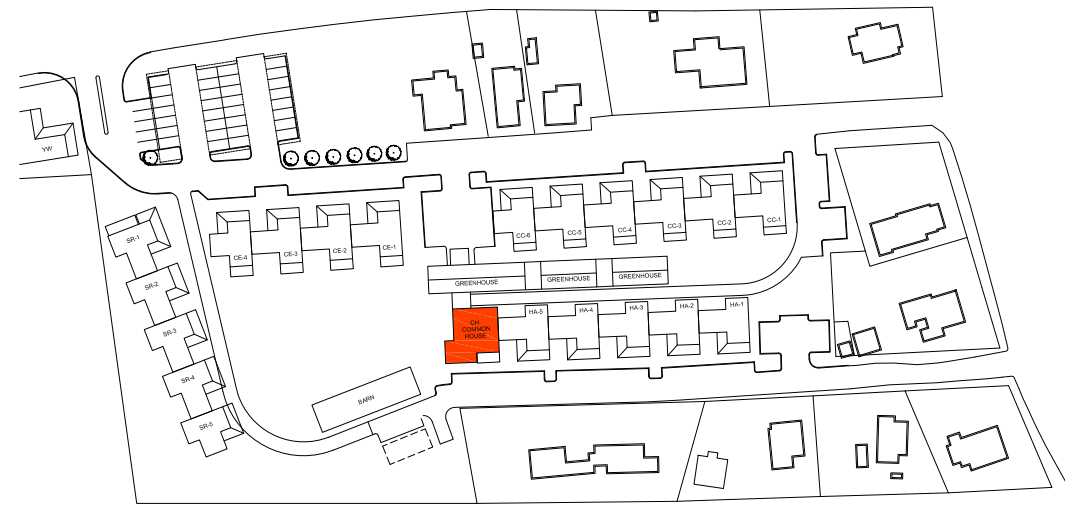
A5.1

02.01.2016	PERMIT SET

SCALE:	1/8" = 1'-0"
DATE:	02.01.2016
DRAWN BY: RL/SC	



2 COMMON HOUSE LEVEL-2 FLOOR PLAN
1/8" = 1'-0"



SITE KEY

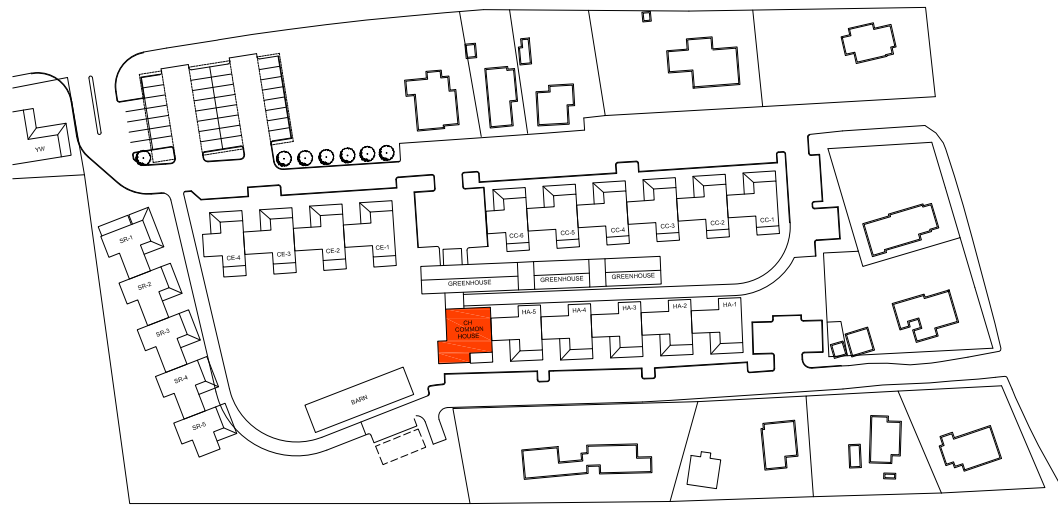
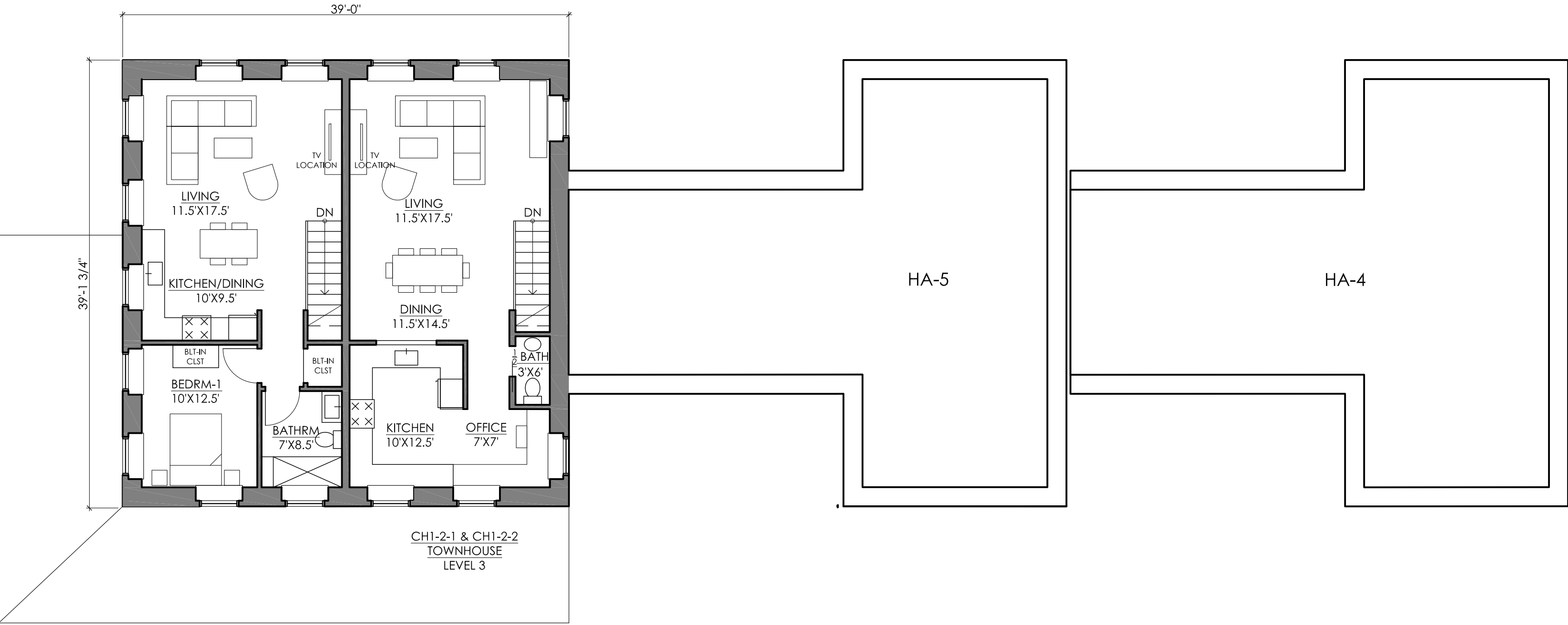
02.01.2016	PERMIT SET

SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: RL/SC
---------------------	------------------	-----------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

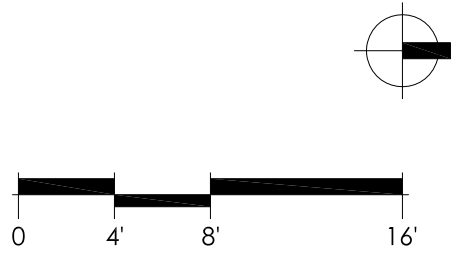


Hillside - Center for Sustainable Living
NEWBURYPORT, MA
COMMON HOUSE FLOOR PLANS



SITE KEY

1 COMMON HOUSE LEVEL-3 FLOOR PLAN
1/8" = 1'-0"



02.01.2016	PERMIT SET

SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: RL/SC
---------------------	------------------	-----------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living NEWBURYPORT, MA	COMMON HOUSE FLOOR PLANS
---	--------------------------



1 COMMON HOUSE - TERRACE ELEVATION
1/8"=1'-0"



2 COMMON HOUSE - HILLSIDE ELEVATION
1/8"=1'-0"



3 COMMON HOUSE - GREEN HOUSE ELEVATION
1/8"=1'-0"

02.01.2016	PERMIT SET

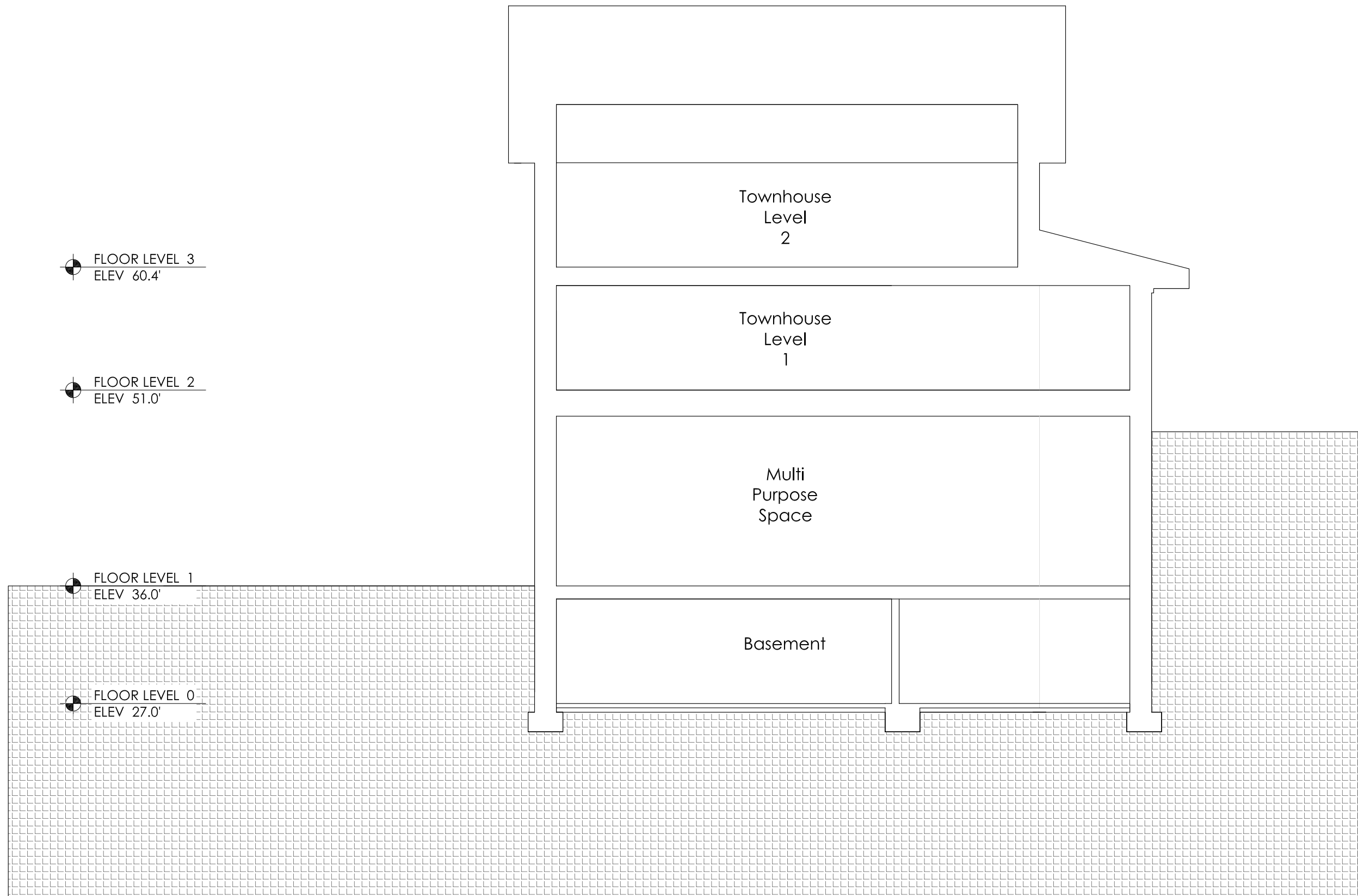
SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: RL/SC
---------------------	------------------	-----------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

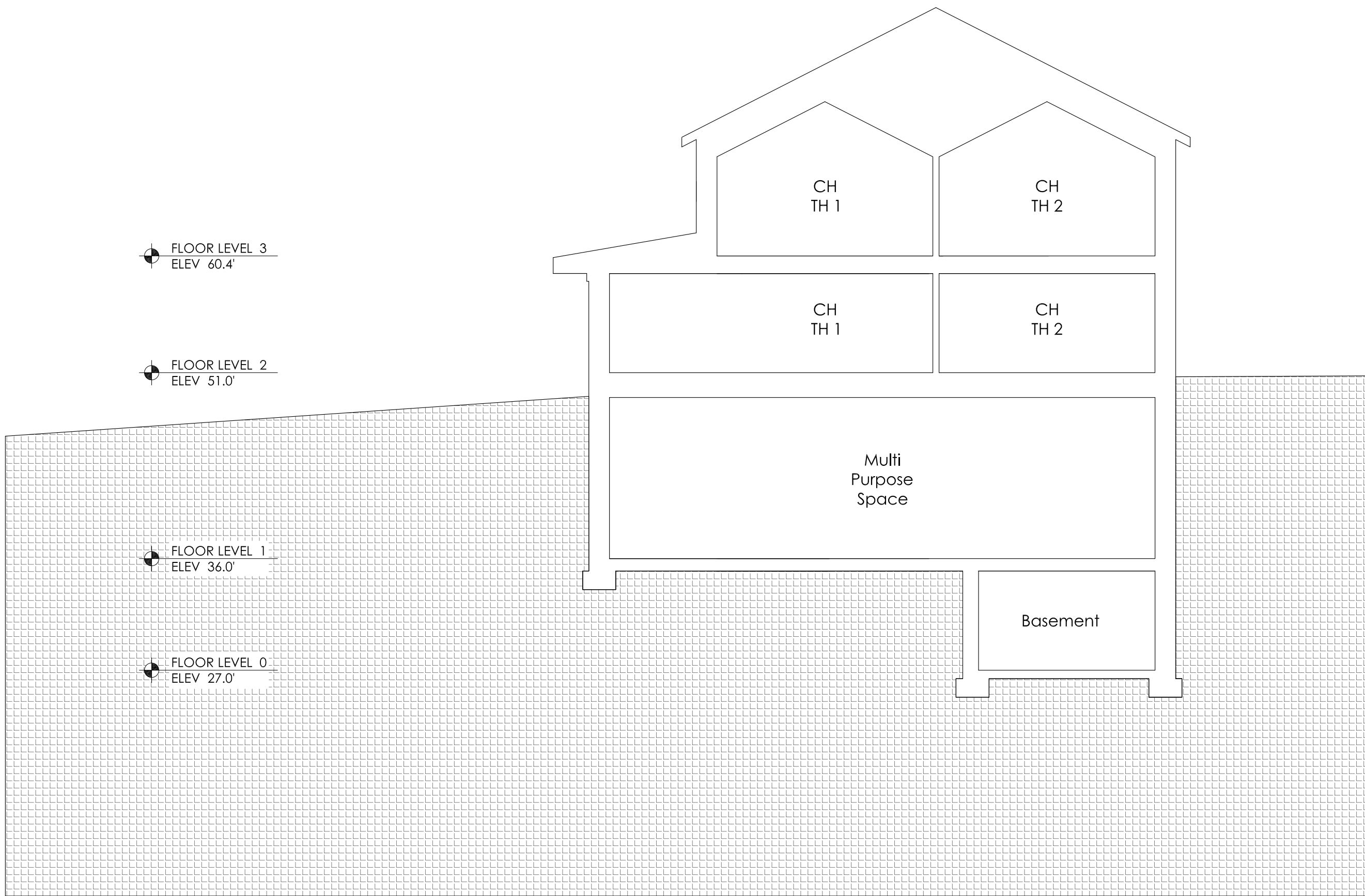


Hillside - Center for Sustainable Living
NEWBURYPORT, MA
COMMON HOUSE ELEVATIONS

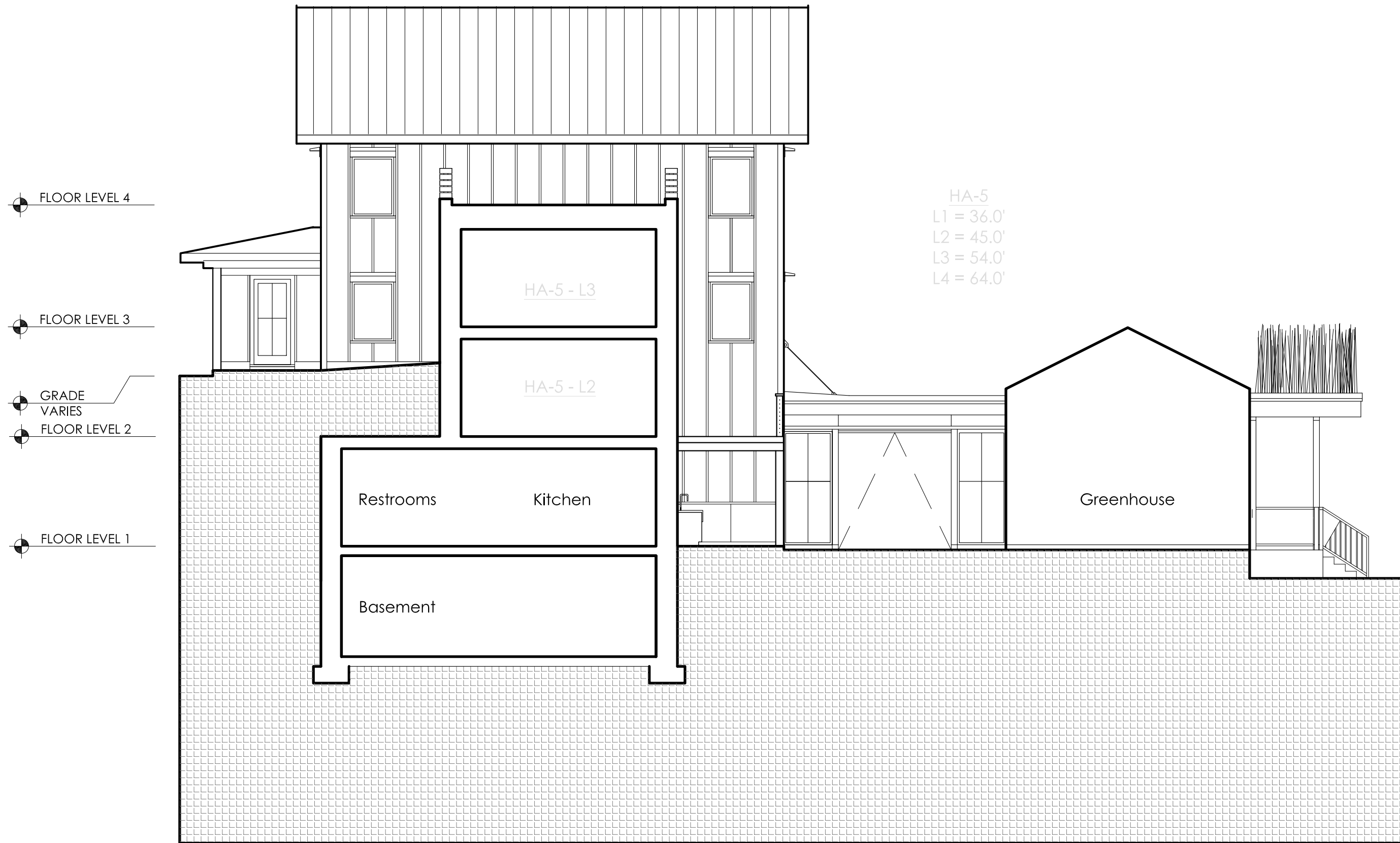
A5.4



1 COMMON HOUSE - SECTION 1
1/8"=1'-0"



3 COMMON HOUSE - SECTION 2
1/8"=1'-0"



2 COMMON HOUSE- SIDE ELEV (North)
1/8"=1'-0"



02.01.2016	PERMIT SET

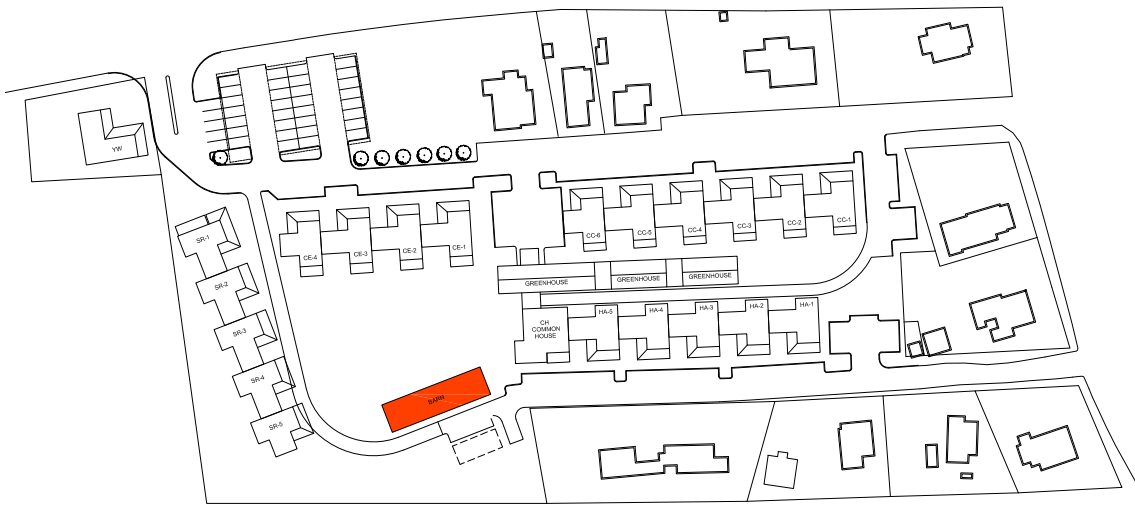
SCALE: 1/8" = 1'-0"	DATE: 02.01.2016	DRAWN BY: RL/SC
---------------------	------------------	-----------------

MOSKOW LINN ARCHITECTS, INC.
88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM

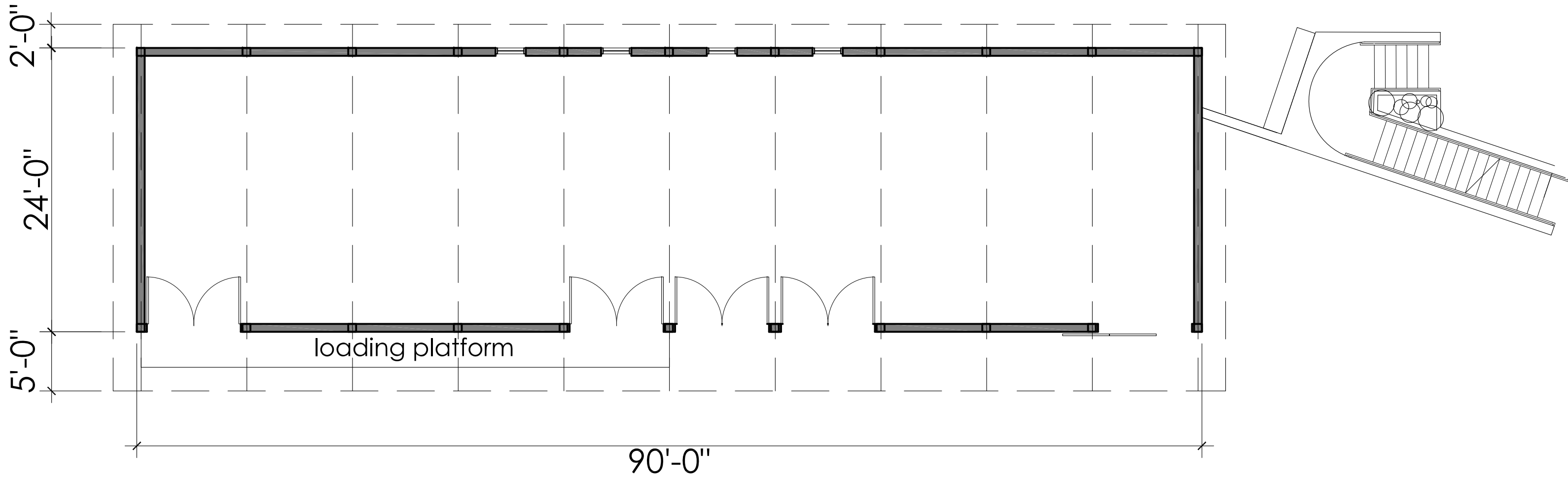


Hillside - Center for Sustainable Living
NEWBURYPORT, MA
COMMON HOUSE BUILDING SECTIONS

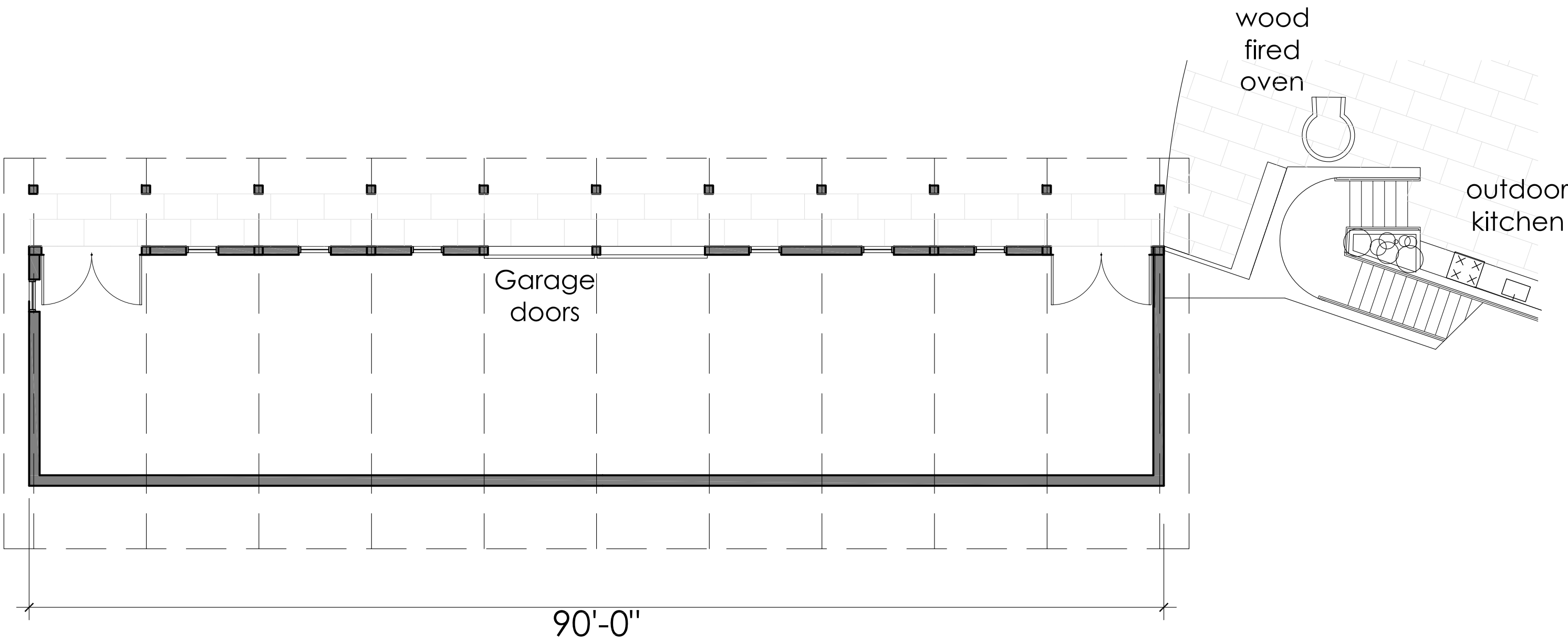
A5.5



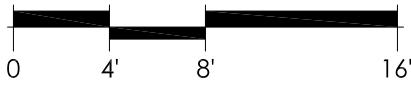
SITE KEY



2 UPPER LEVEL BARN
1/8"=1'-0"

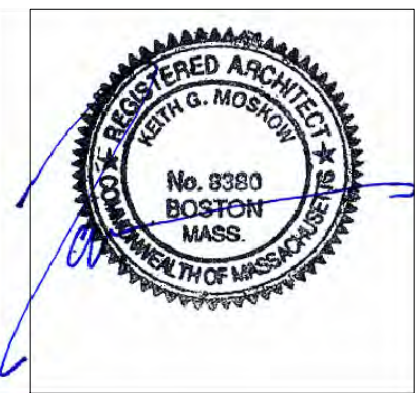


1 LOWER LEVEL BARN
1/8"=1'-0"



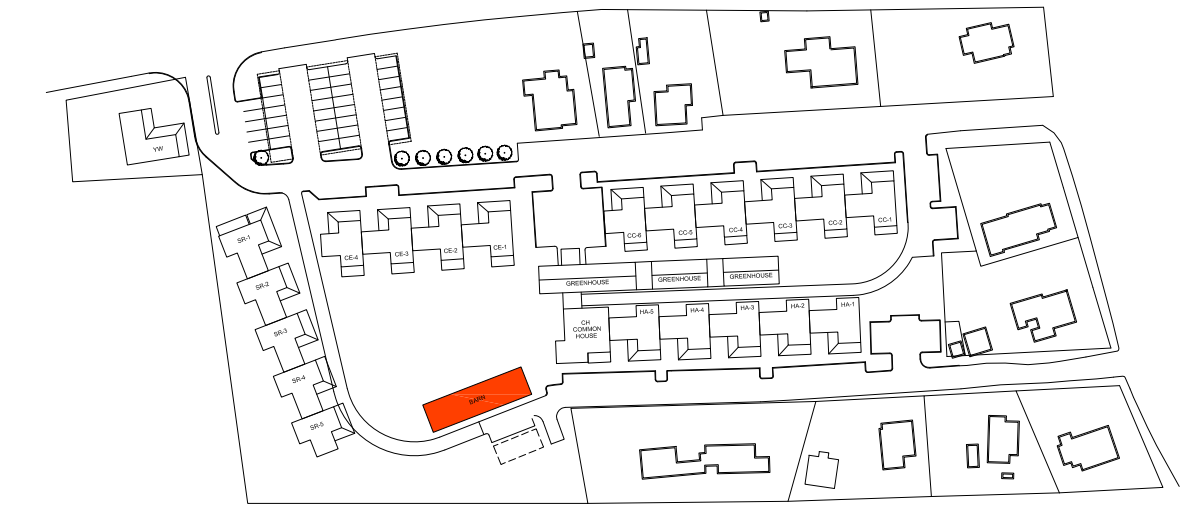
MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110
tel. 617.292.2000 fax. 617.426.4701
WWW.MOSKOWLINN.COM



Hillside – Center for Sustainable Living
NEWBURYPORT, MA

BARN FLOOR PLANS, ELEVATIONS AND BLDG. SECTION



FER/MII SEI

0107.10.70

SCALE: 1/8" = 1'-0"

DATE: 02.01.2016

DRAWN BY: RL/SC

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110

tel. 617.292.2000 fax. 617.426.4701

WWW.MOSKOWLINN.COM



Hillside - Center for Sustainable Living

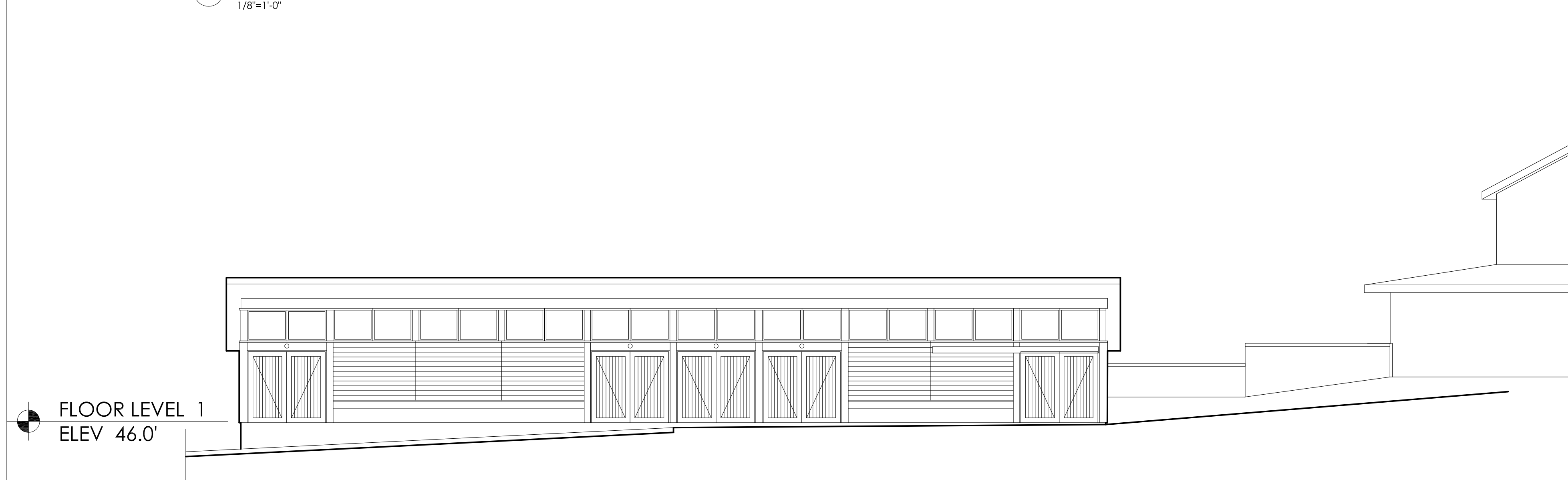
NEWBURYPORT, MA

BARN FLOOR PLANS, ELEVATIONS AND BLDG. SECTION

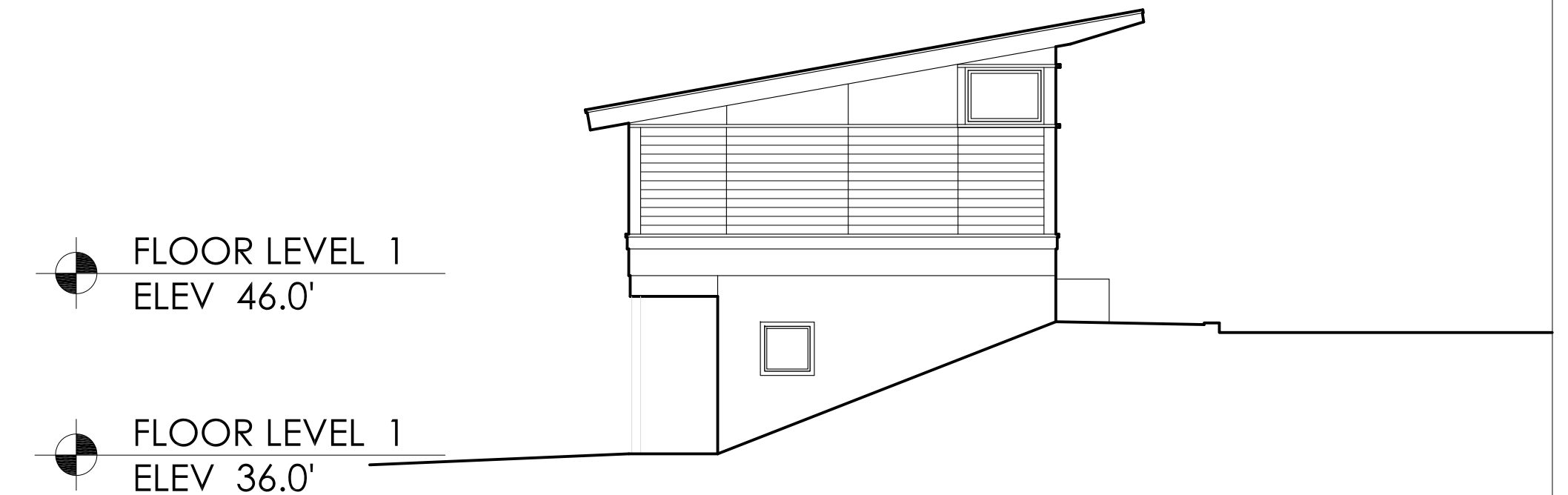
A6.2



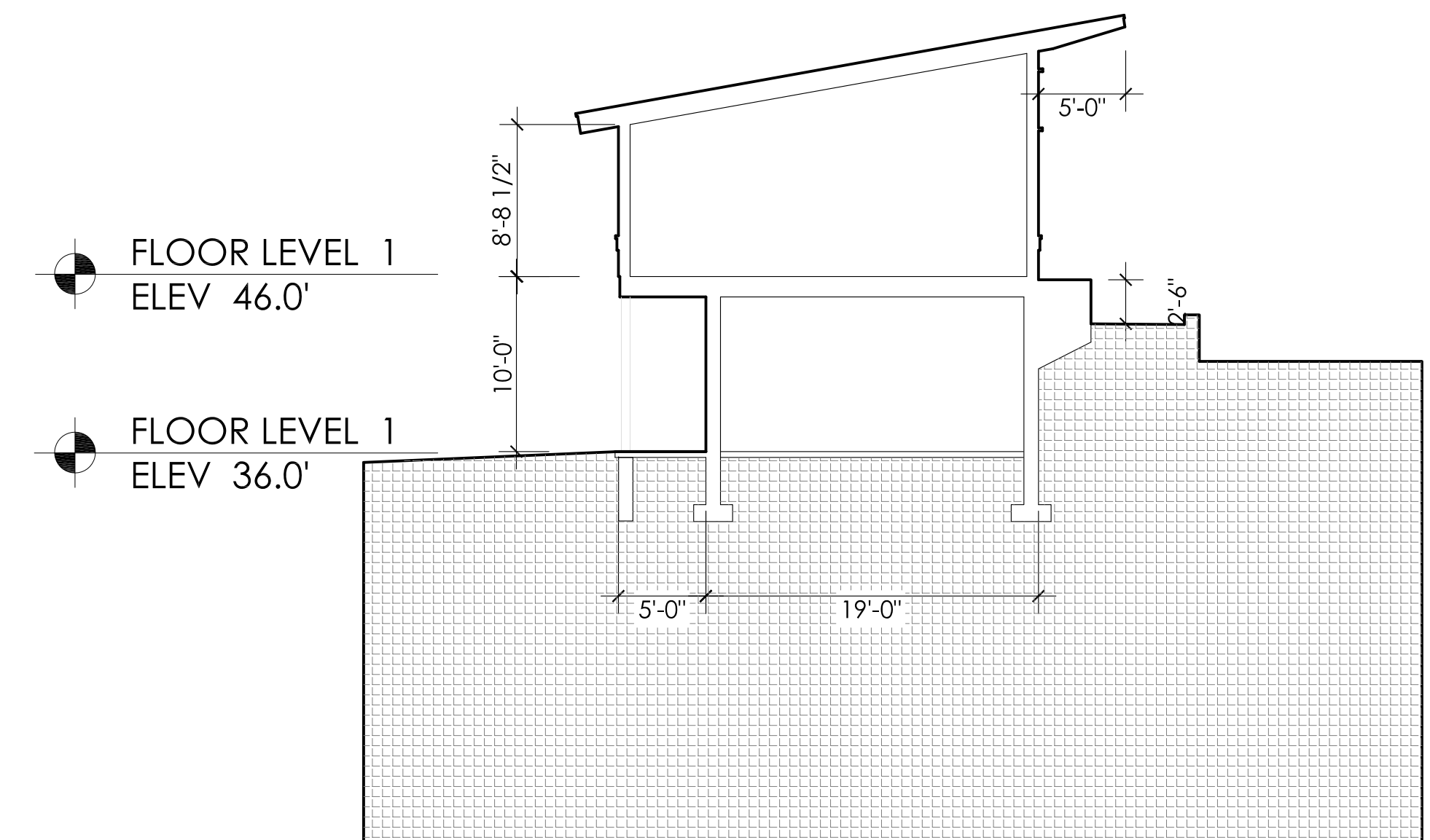
1 BARN ELEVATION - REAR
1/8"=1'-0"



2 BARN ELEVATION - HILLSIDE
1/8"=1'-0"



3 BARN ELEVATION - SIDE
1/8"=1'-0"



4 BARN SECTION
1/8"=1'-0"

