

**21-27 Hancock Street,  
Newburyport**

*Request for*  
**Special Permit for Court/Lane and  
Subdivision Approval**

**May 5, 2021**



Mead, Talerman & Costa, LLC  
Attorneys at Law

# 21-27 Hancock Street, Newburyport Update

## Update

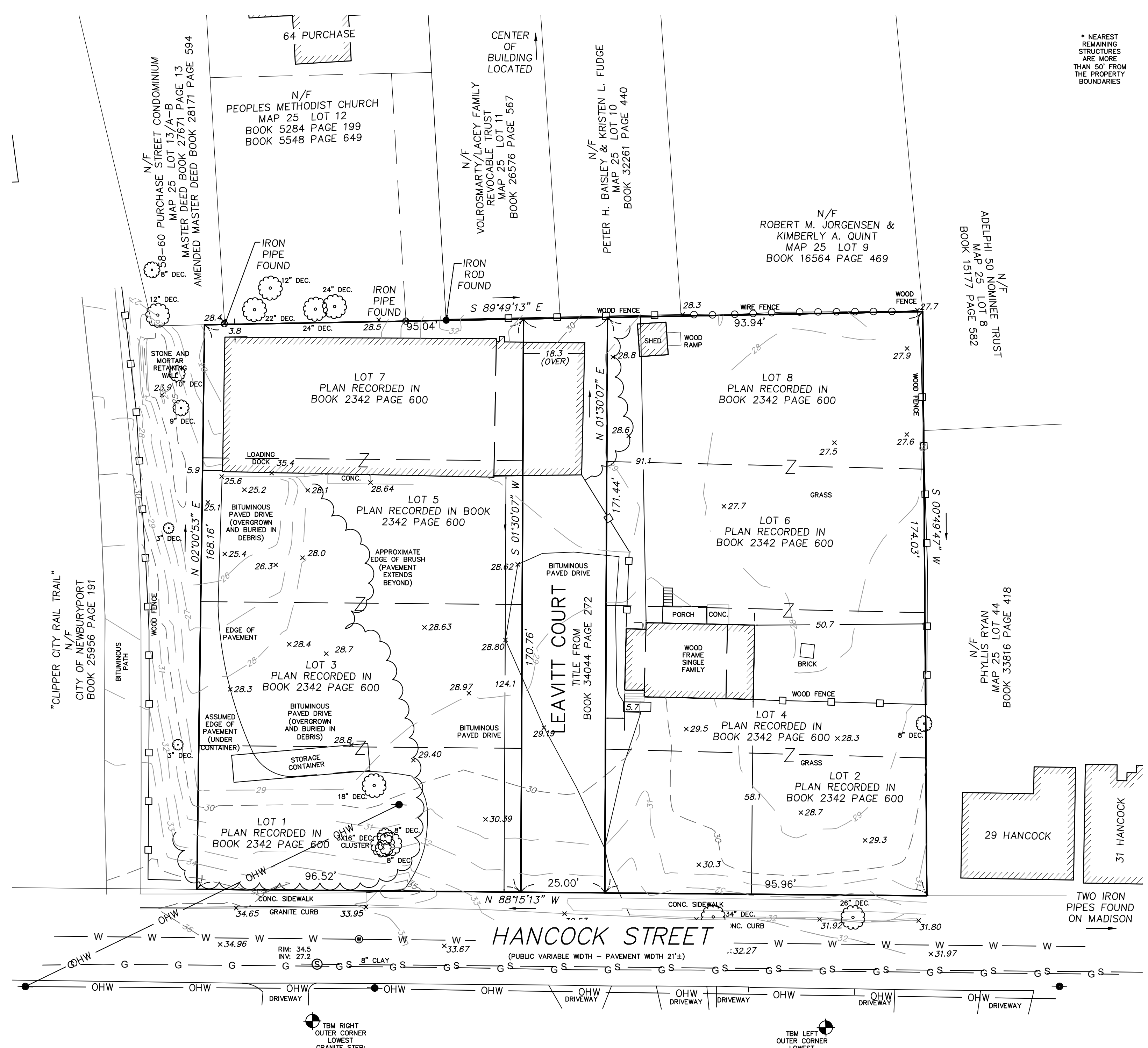
- Provided additional materials requested by Peer Reviewer including:
  - Stamped Landscape Plan, Lotting Plan, and Closure Reports.
  - Minor Changes to be made to Plan Details.
  - Per April 20 email: “from an engineering viewpoint the plan can be approved and minor changes in the engineering plans and Drainage analysis can be made prior to start of construction.”
- Minor changes will be made to reflect redesign of 27 Hancock Street, but changes are negligible.
- Rain Garden redesigned at end of Leavitt Court in response to Planning Board comments.
- ZBA approved Special Permit for two family use at 21-25 Hancock.







RESERVED FOR REGISTERS USE ONLY



\* NEAREST REMAINING STRUCTURES ARE MORE THAN 50' FROM THE PROPERTY BOUNDARIES

**NOTES**

THE PURPOSE OF THIS PLAN IS TO DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEAVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN OCTOBER 15, 2020 AND MARCH 19, 2021.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. POINT OF ENTRY FOR UTILITIES ARE AS SHOWN. UTILITY ENTRY POINTS NOT SHOWN ARE UNKNOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

EVERETT J. CHANDLER, P.L.S.  
 MASS. REGISTRATION NO. 41783

**LOCUS TITLE INFORMATION**

**21 HANCOCK STREET**  
 OWNER: G&S MASSACHUSETTS REALTY TRUST  
 DEED REFERENCE: BOOK 34044 PAGE 272  
 ASSESSORS: MAP 25 PARCEL 42  
 PLAN REF: LOTS 1, 3, 5, 7 & LEAVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

**27 HANCOCK STREET**  
 OWNER: WILLIAM F. & JOYCE E. COLBY  
 DEED REFERENCE: BOOK 7229 PAGE 301  
 ASSESSORS: MAP 25 PARCEL 43  
 PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	NEWBURYPORT PLANNING BOARD
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.	_____
CLERK	DATE
_____	DATE

Copyright 2021 Winter GEC, LLC

**Winter GEC, LLC**  
 44 MERRIMAC STREET  
 NEWBURYPORT, MA 01950  
 978-270-8626

SCALE:				
HORIZ: 1" = 20'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
2	3/30/21	EJC	REVISED PER COMMENTS	
1	3/24/21	EJC	REVISED PER COMMENTS	

FIELD: CO  
 CALCS: EC  
 CHECKED: EJC  
 APPROVED: EJC

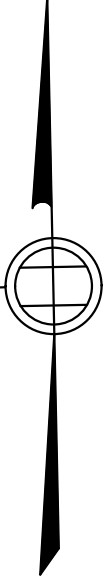
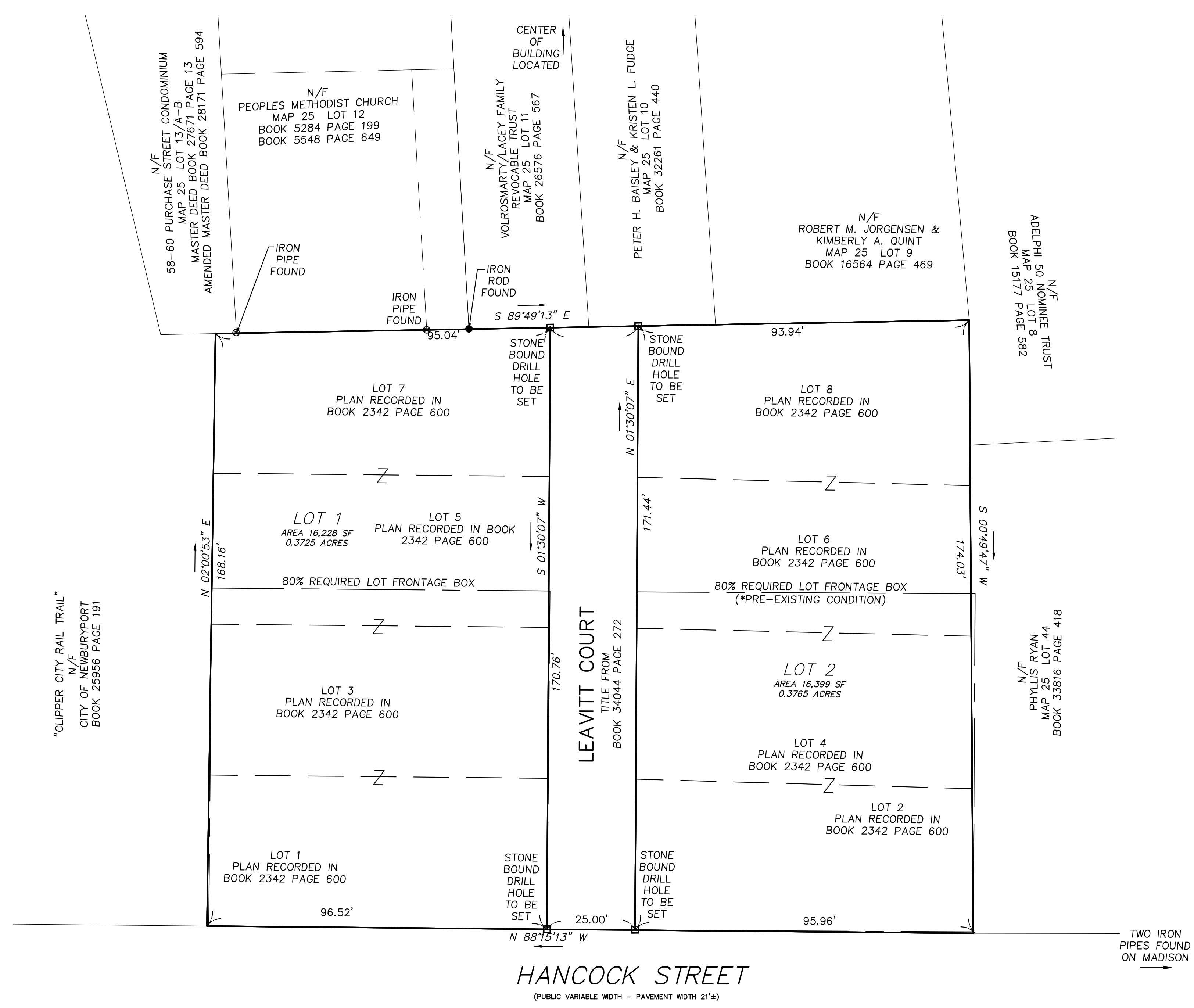
EXISTING CONDITIONS  
 21 & 27 HANCOCK STREET

PLAN OF LAND IN  
 NEWBURYPORT, MA  
 SURVEYED FOR  
 CASWELL DEVELOPMENT, LLC

PROJECT NO.  
 2020-21-27HANCOCK  
 DATE: JAN 20, 2021  
 SHEET NO.  
 S1



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EVERETT J. CHANDLER  
 P.L.S. EVERETT J. CHANDLER, P.L.S.  
 MASS. REGISTRATION NO. 41783

**LOCUS TITLE INFORMATION**

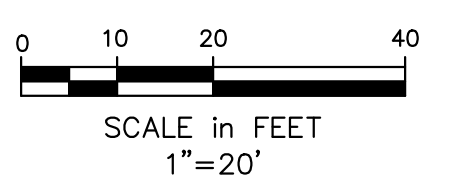
**21 HANCOCK STREET**

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**HANCOCK STREET**  
 (PUBLIC VARIABLE WIDTH - PAVEMENT WIDTH 21')  
 25.00'



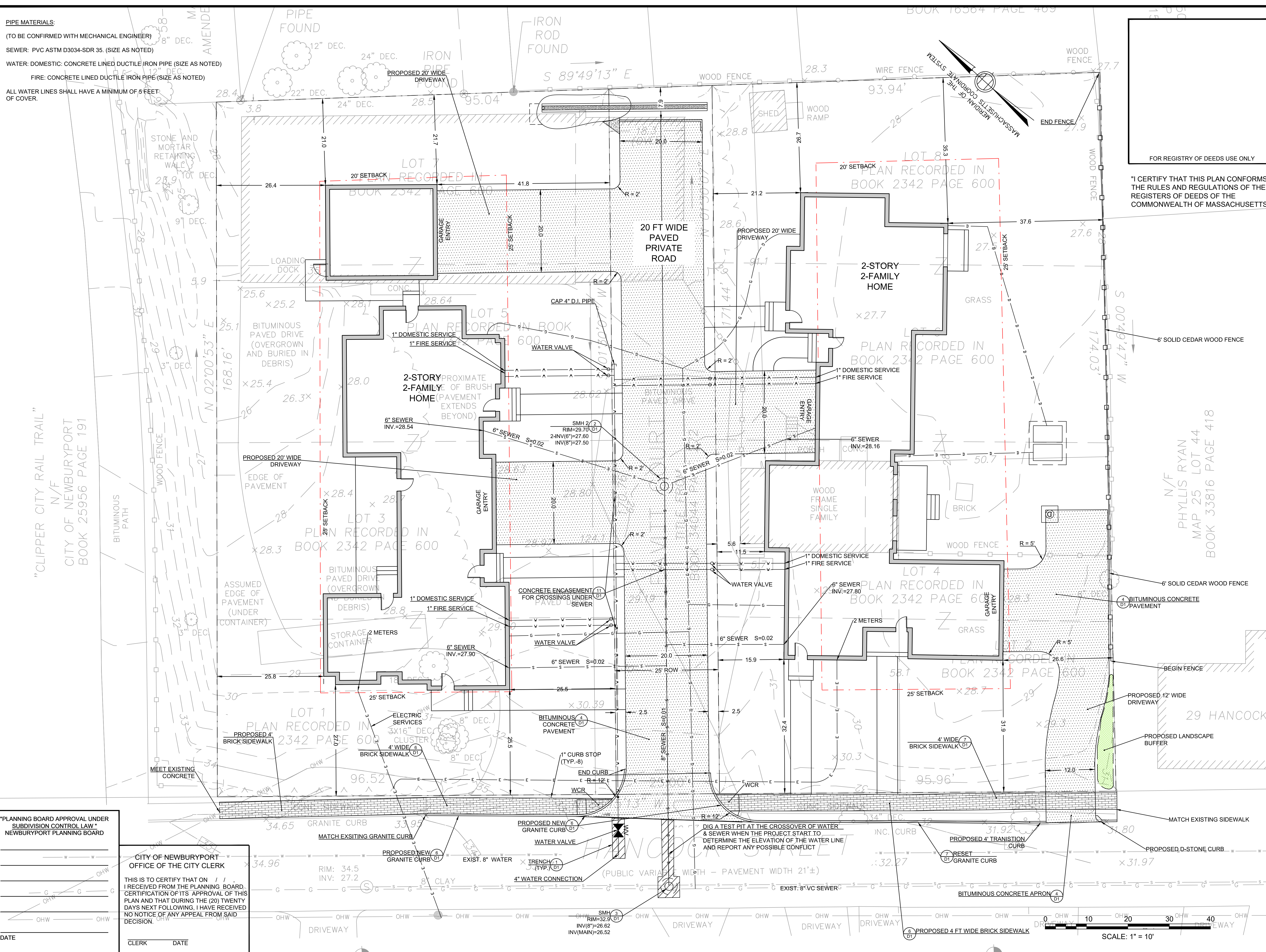
CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	NEWBURYPORT PLANNING BOARD
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CLERK _____	DATE _____
DATE _____	DATE _____

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Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1"= 20' VERT: _____	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISIONS					FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	<b>PLAN OF LAND</b>  <b>21 &amp; 27 HANCOCK STREET</b>	PLAN OF LAND IN NEWBURYPORT, MA SURVEYED FOR CASWELL DEVELOPMENT, LLC	PROJECT NO. 2020-21-27HANCOCK DATE: <u>MAR 30, 2021</u>  SHEET NO. <b>S2</b>
	NO.	DATE	BY	REVISIONS										



PIPE MATERIALS:  
 (TO BE CONFIRMED WITH MECHANICAL ENGINEER)  
 SEWER: PVC ASTM D3034-SDR 35. (SIZE AS NOTED)  
 WATER: DOMESTIC: CONCRETE LINED DUCTILE IRON PIPE (SIZE AS NOTED)  
 FIRE: CONCRETE LINED DUCTILE IRON PIPE (SIZE AS NOTED)  
 ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



NORTH

**DCI**  
 Design Consultants Inc.  
 Somerville - Quincy - Newburyport  
 www.dci-ma.com

DEVELOPER:  
 CASWELL DEVELOPMENT  
 24 GRAF ROAD  
 NEWBURYPORT MA

ARCHITECT:  
 GRAF ARCHITECTS  
 2 LIBERTY STREET  
 NEWBURYPORT MA

SURVEYOR  
 WINTER GEC  
 44 MERRIMAC ST. UNIT 312  
 NEWBURYPORT, MA

PROJECT TEAM

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

21-27 HANCOCK  
 NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



STAMP:

**SITE LAYOUT & UTILITIES PLAN**

SHEET NAME:

**C1**

SHT NO:  
 DR BY: GS  
 CHK BY: SS  
 PROJ NO: PLAN  
 DATE: 12/14/2020  
 SCALE: 1"=10'

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

CITY OF NEWBURYPORT  
 OFFICE OF THE CITY CLERK

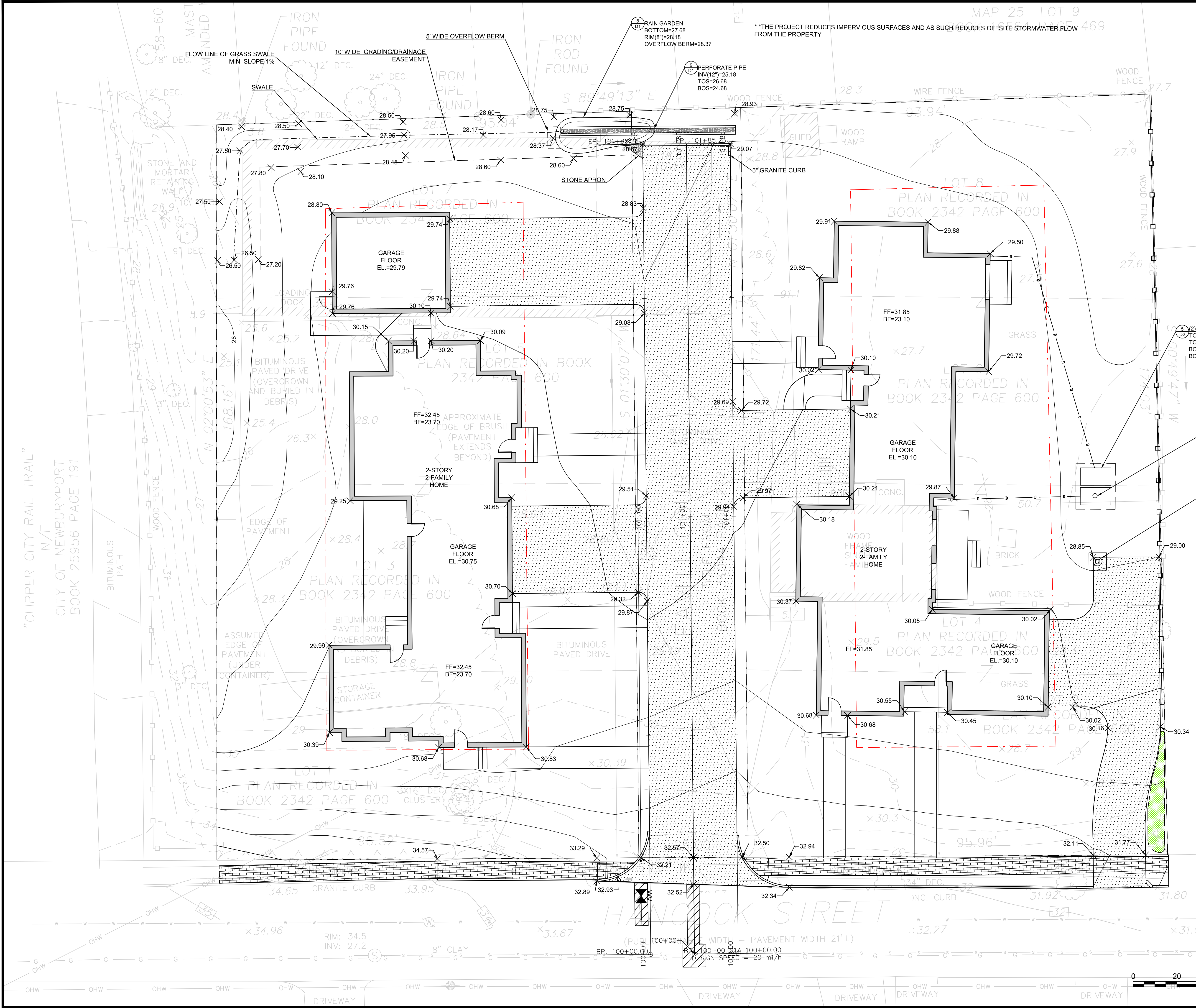
THIS IS TO CERTIFY THAT ON 11/11/2020 I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK \_\_\_\_\_ DATE \_\_\_\_\_

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\ENGINEERING\_20-087\_LAY1\_MATL.dwg



P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Eng\ENGINEERING\_20-087\_GRAD\_DRAIN.dwg



MAP 25 LOT 9

\*\*THE PROJECT REDUCES IMPERVIOUS SURFACES AND AS SUCH REDUCES OFFSITE STORMWATER FLOW 469 FROM THE PROPERTY

NORTH

**DCI**  
Design Consultants Inc.  
Somerville - Quincy - Newburyport  
www.dci-ma.com

FOR REGISTRY OF DEEDS USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

DEVELOPER:  
CASWELL DEVELOPMENT  
24 GRAF ROAD  
NEWBURYPORT MA

ARCHITECT:  
GRAF ARCHITECTS  
2 LIBERTY STREET  
NEWBURYPORT MA

SURVEYOR  
WINTER GEC  
44 MERRIMAC ST. UNIT 312  
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CLERK

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK

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CLERK DATE



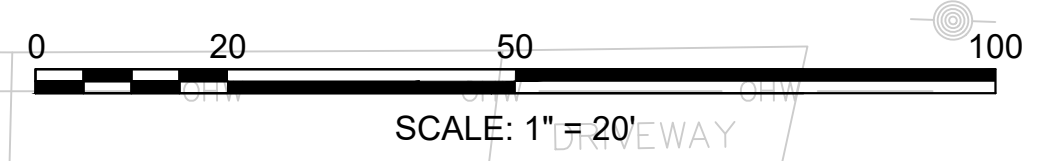
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# GRADING & DRAINAGE PLAN

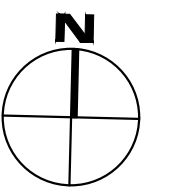
SHEET NAME:

# C2

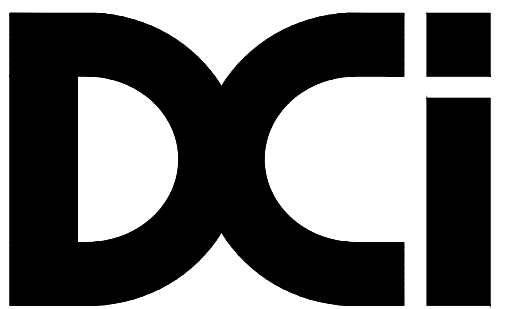
SHT NO:  
DR BY: GS  
CHK BY: SS  
PROJ NO: 20-087  
DATE: 02/17/2021  
SCALE: 1"=10'







NORTH



Design Consultants Inc.  
Somerville - Quincy - Newburyport  
www.dci-ma.com

DEVELOPER:  
CASWELL DEVELOPMENT  
24 GRAF ROAD  
NEWBURYPORT MA

ARCHITECT:  
GRAF ARCHITECTS  
2 LIBERTY STREET  
NEWBURYPORT MA

SURVEYOR  
WINTER GEC  
44 MERRIMAC ST. UNIT 312  
NEWBURYPORT, MA

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NEWBURYPORT, MA.

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STAMP:

PROFILE  
PLAN

SHEET NAME:

C3

SHT NO:

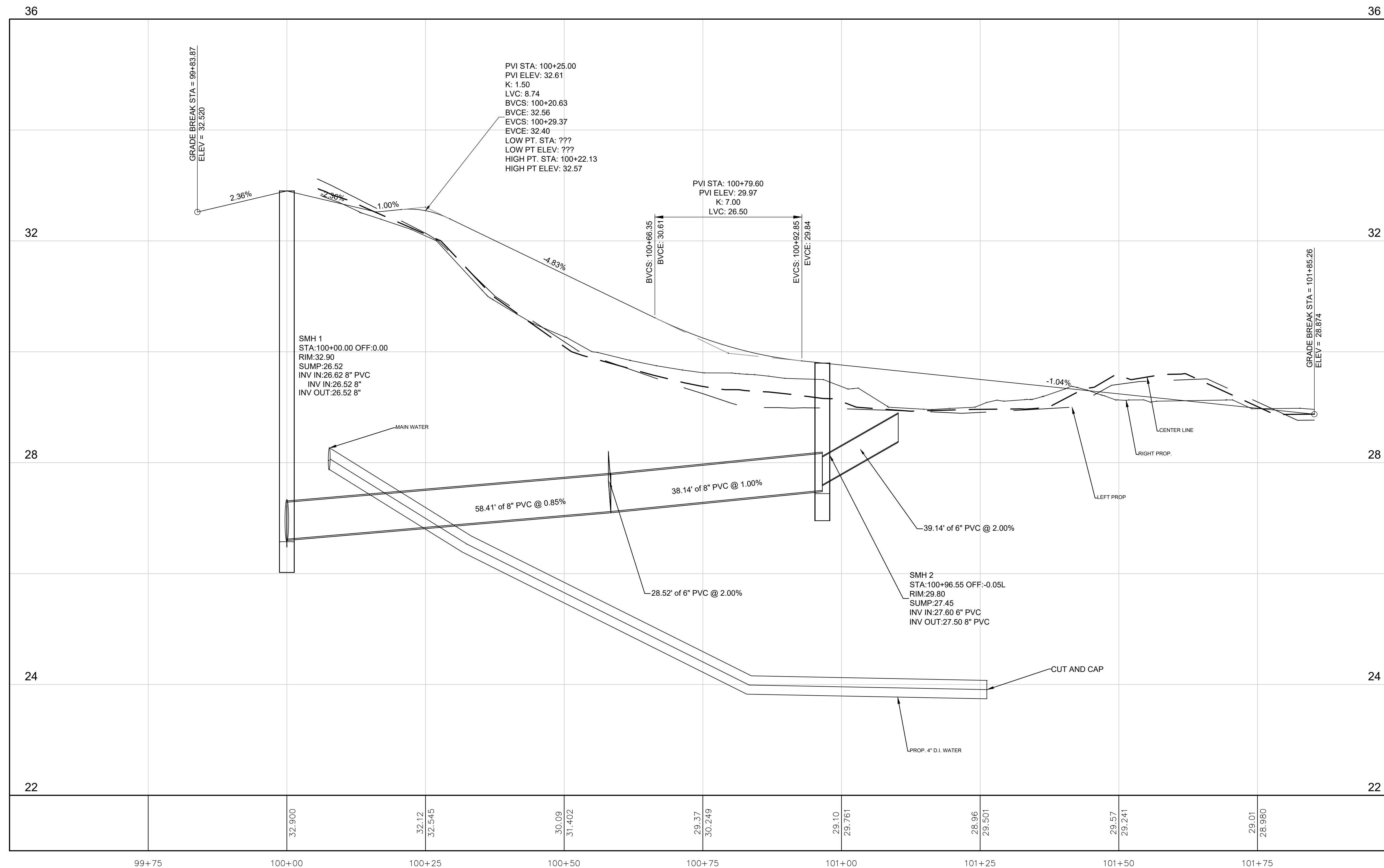
DR BY: GS

CHK BY: SS

PROJ NO: 20-087

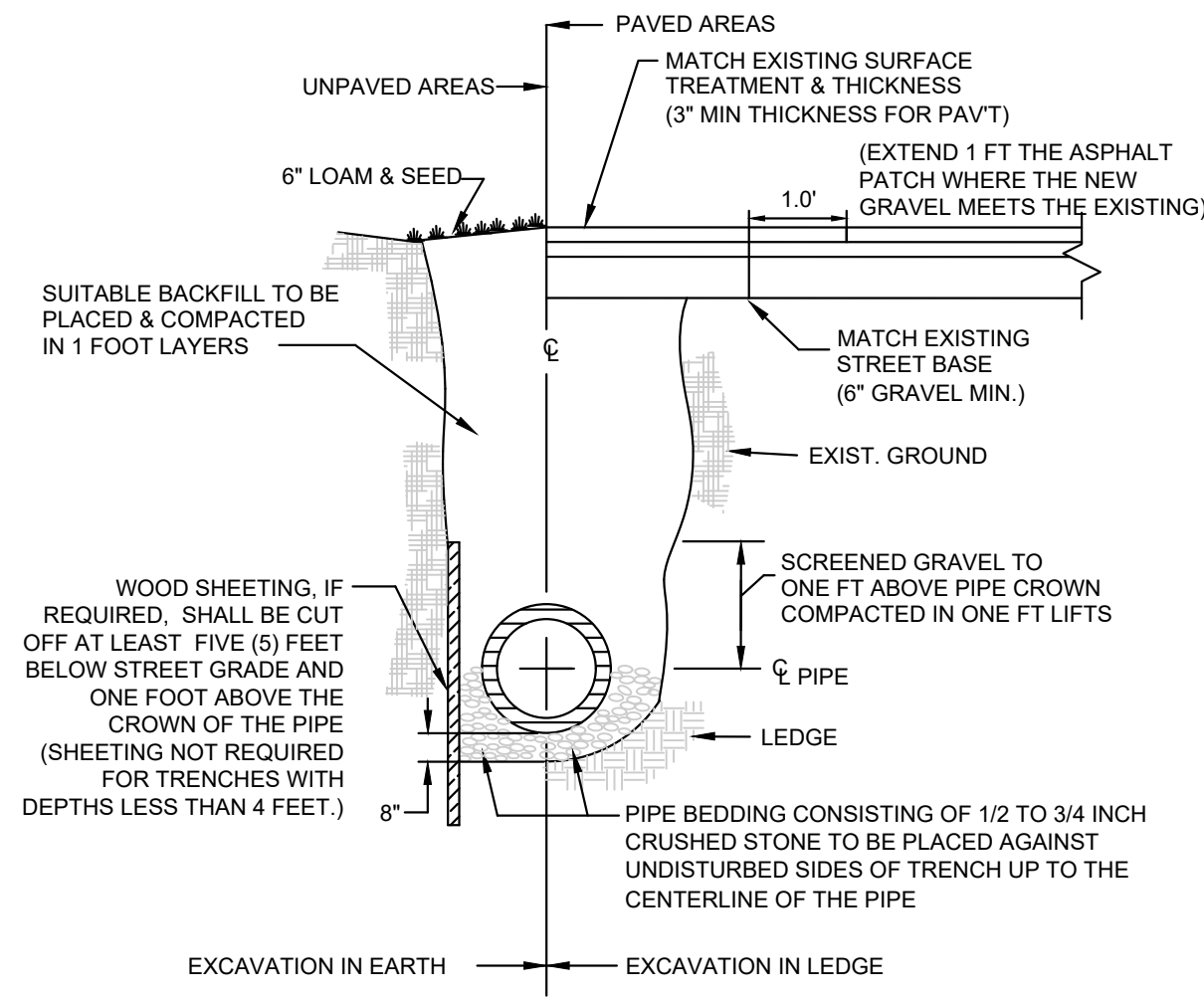
DATE: 04-14-2021

SCALE: 1"=10'

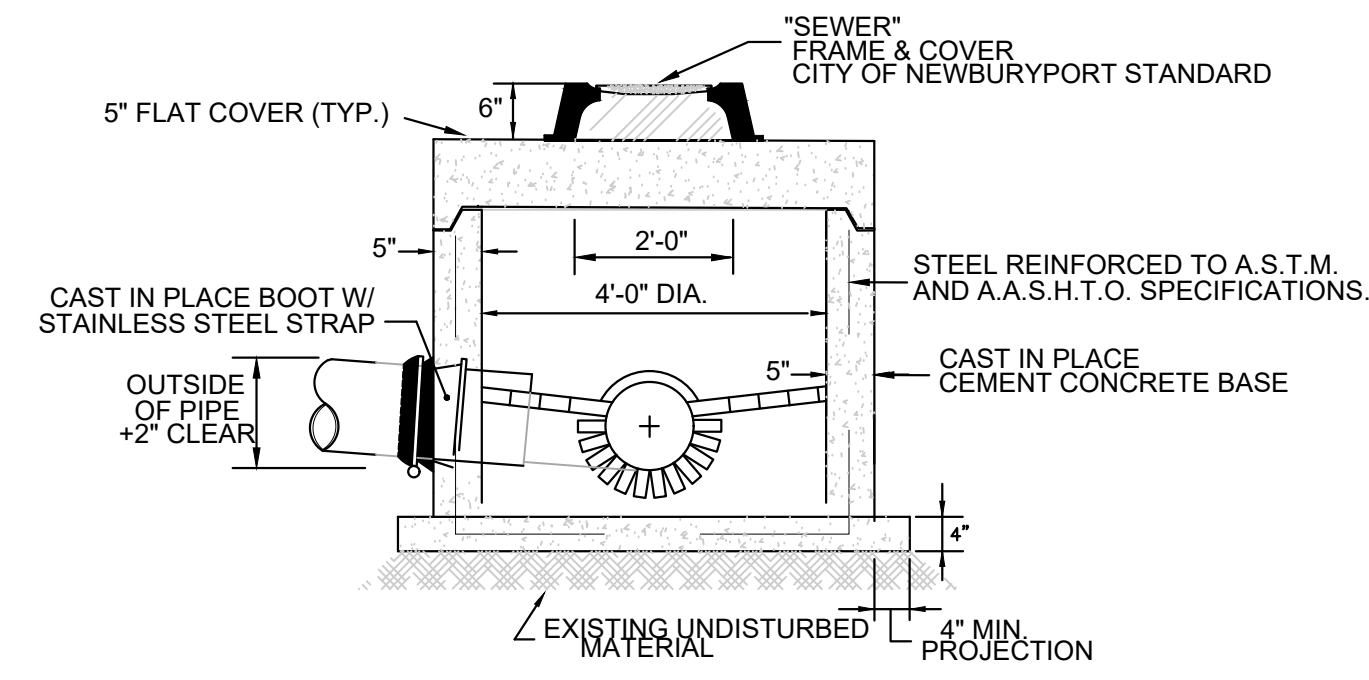


LEAVITT CT PROFILE  
HORZ. 1"=10'  
VERT. 1"=1'

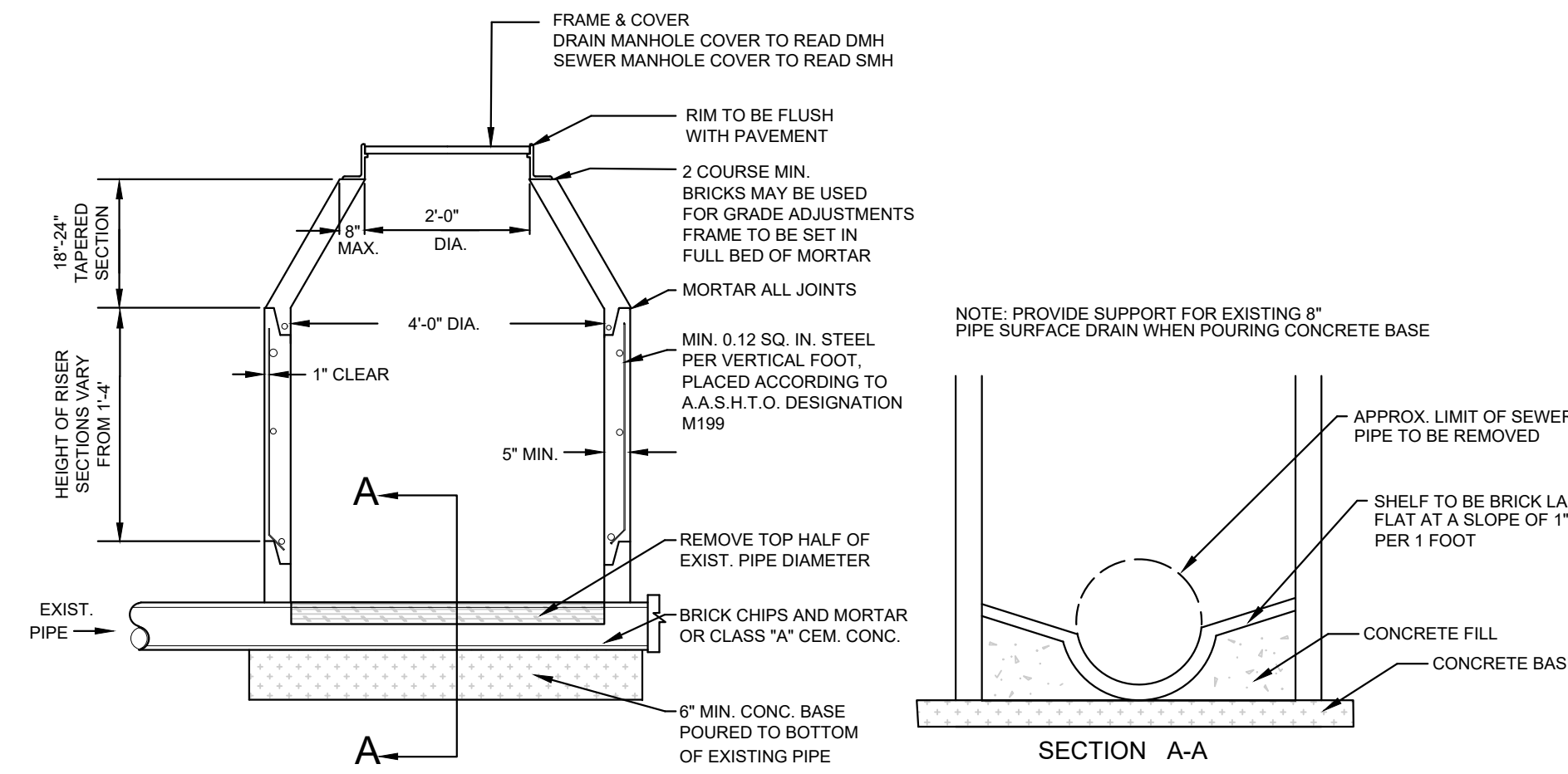




1 UTILITY TRENCH  
NOT TO SCALE

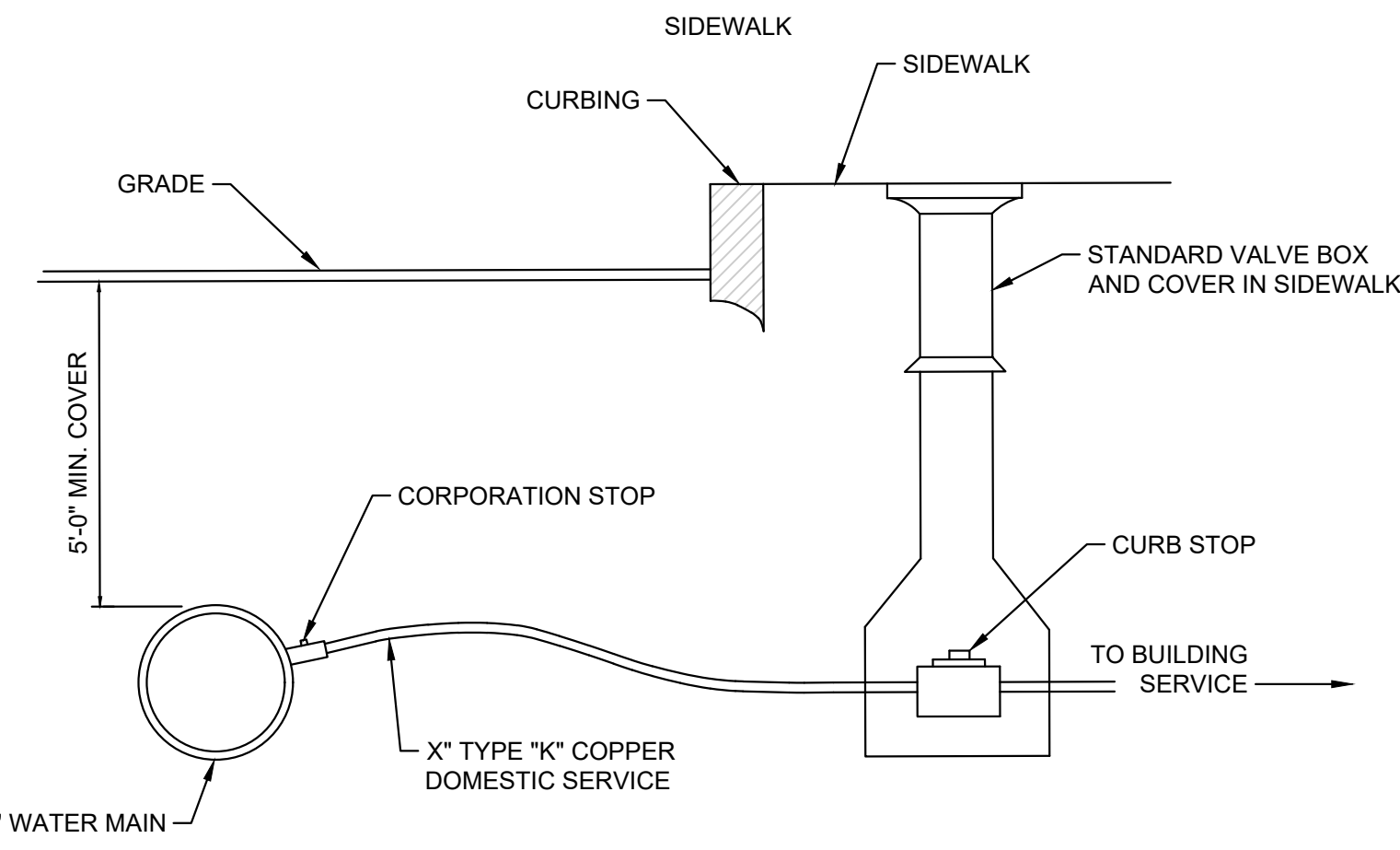


2 PRECAST CONCRETE SEWER MANHOLE  
NOT TO SCALE

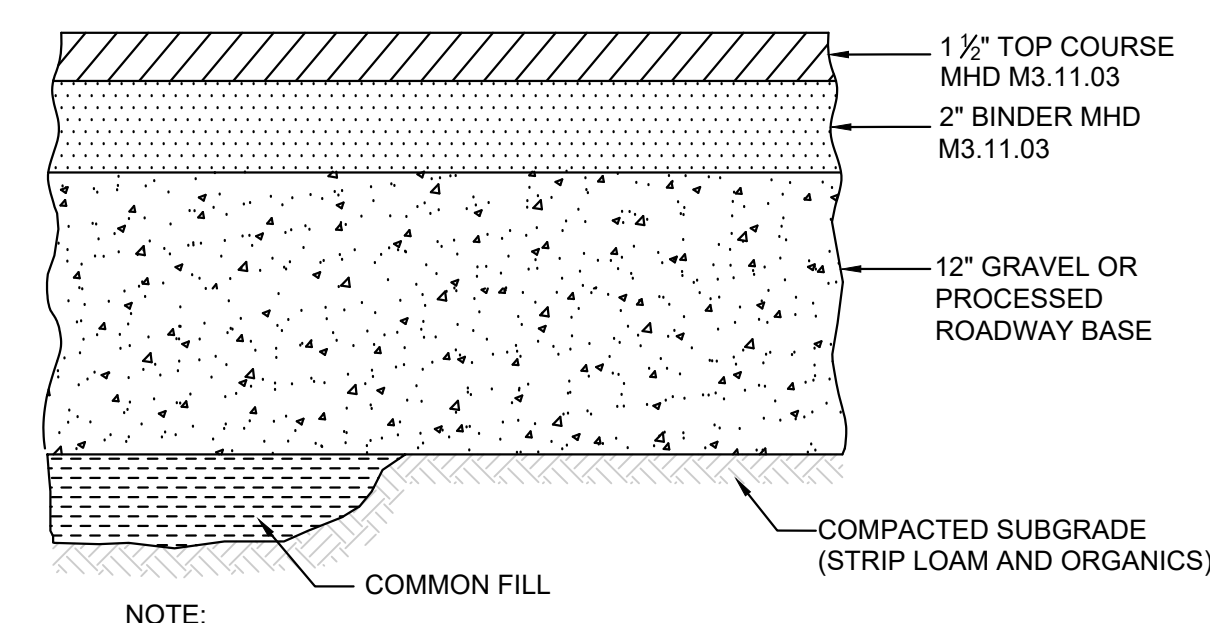


3 MANHOLE OVER EXISTING PIPE  
NOT TO SCALE

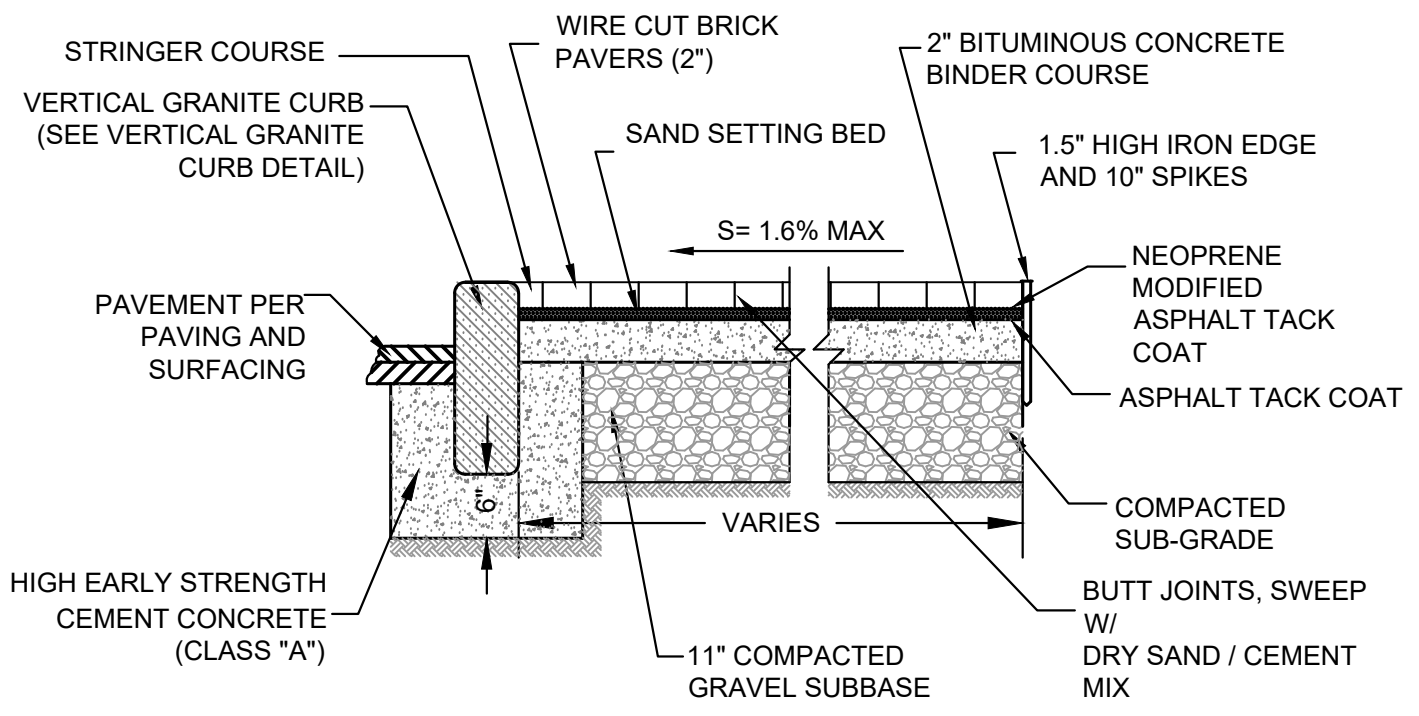
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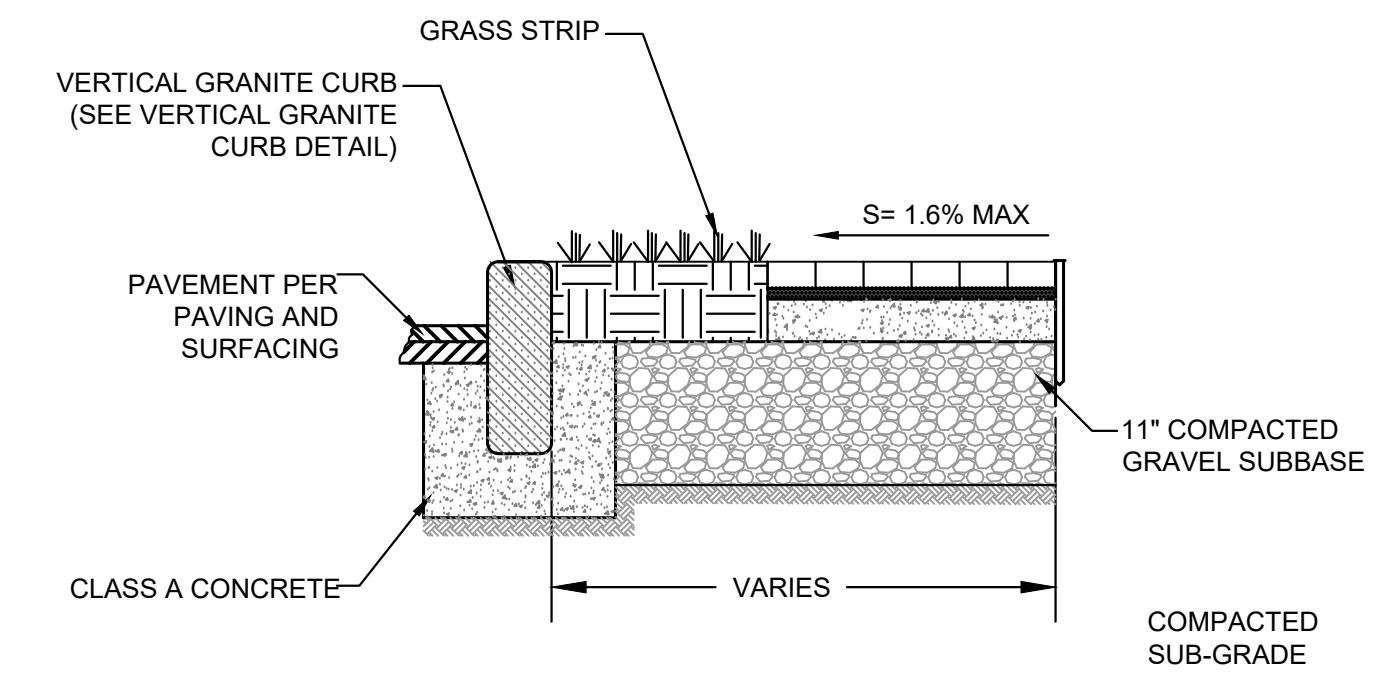
4 COPPER WATER SERVICE CONNECTION  
NOT TO SCALE



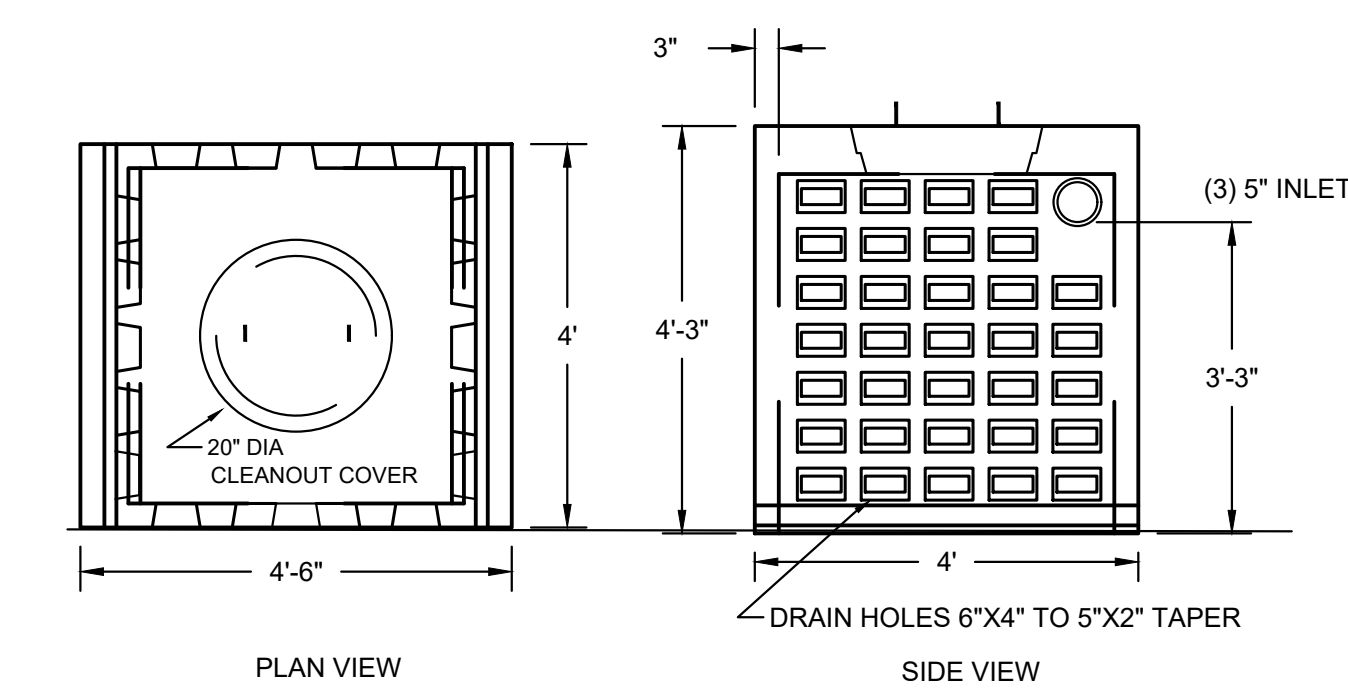
5 BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



6 BRICK SIDEWALK  
NOT TO SCALE

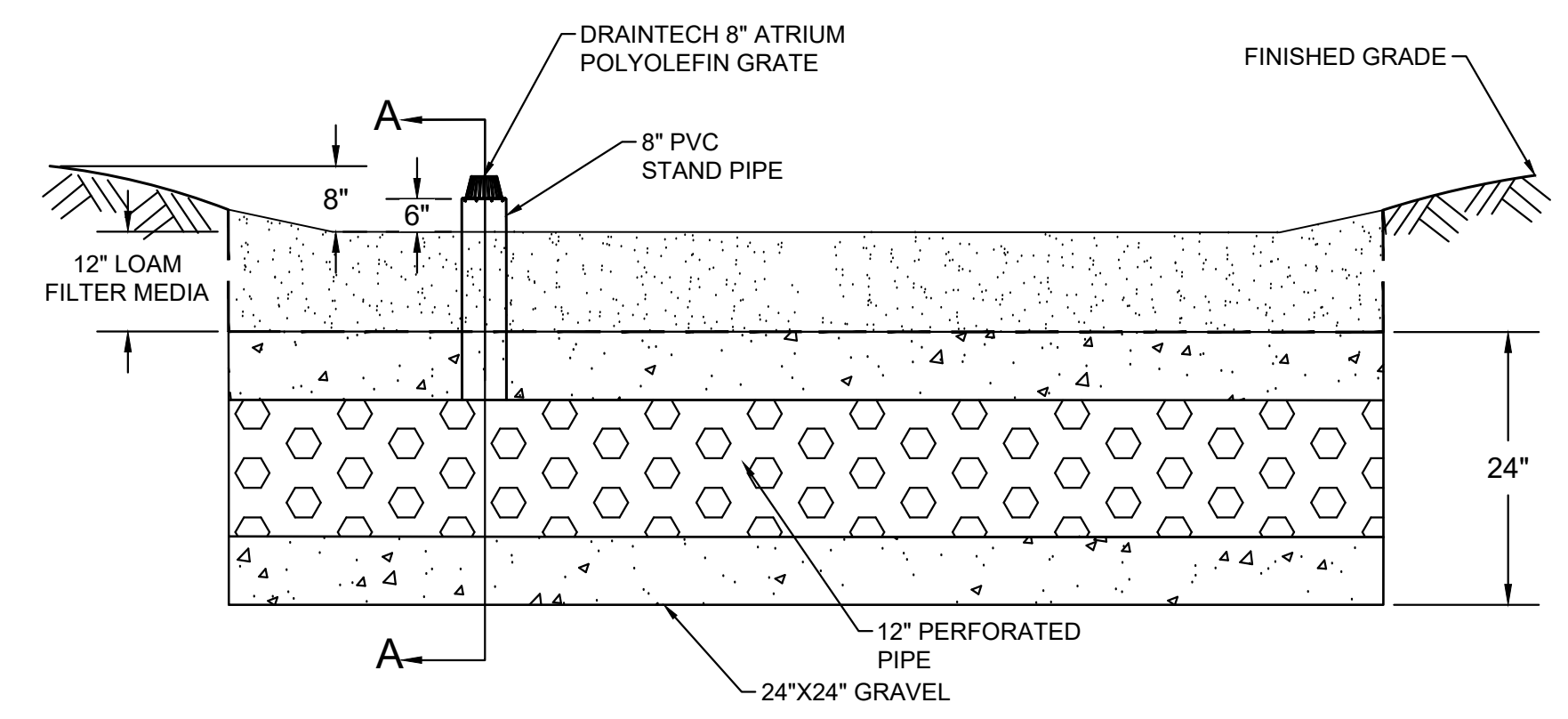


7 BRICK SIDEWALK & GRASS STRIP  
NOT TO SCALE

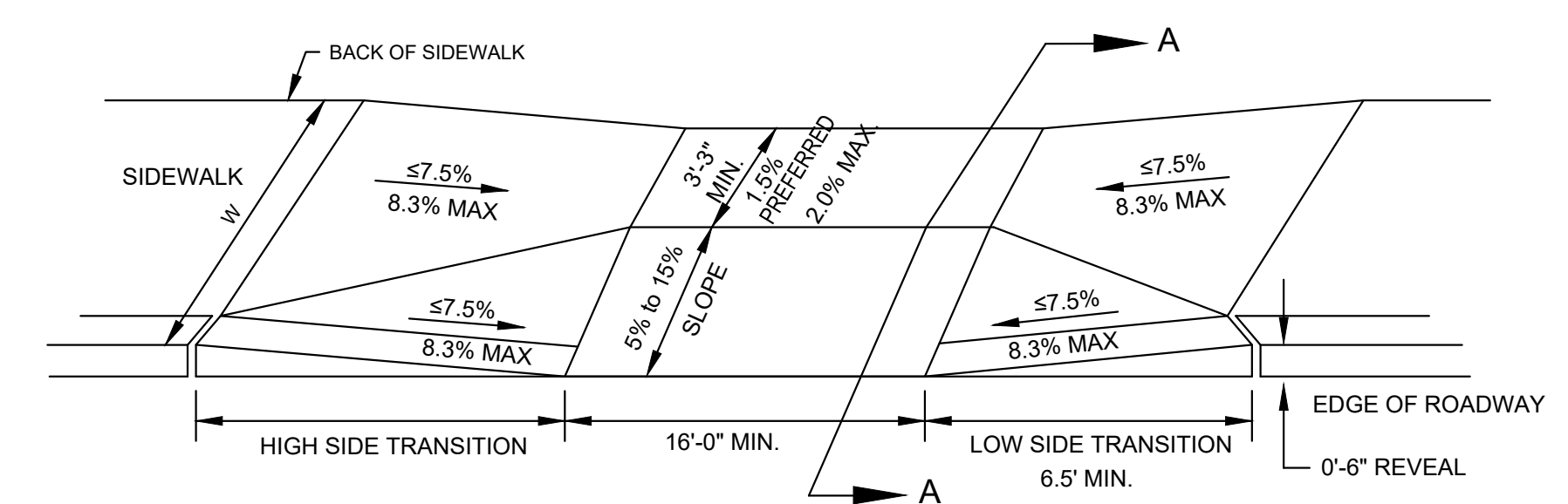


NOTES:  
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 3 FT COVER.

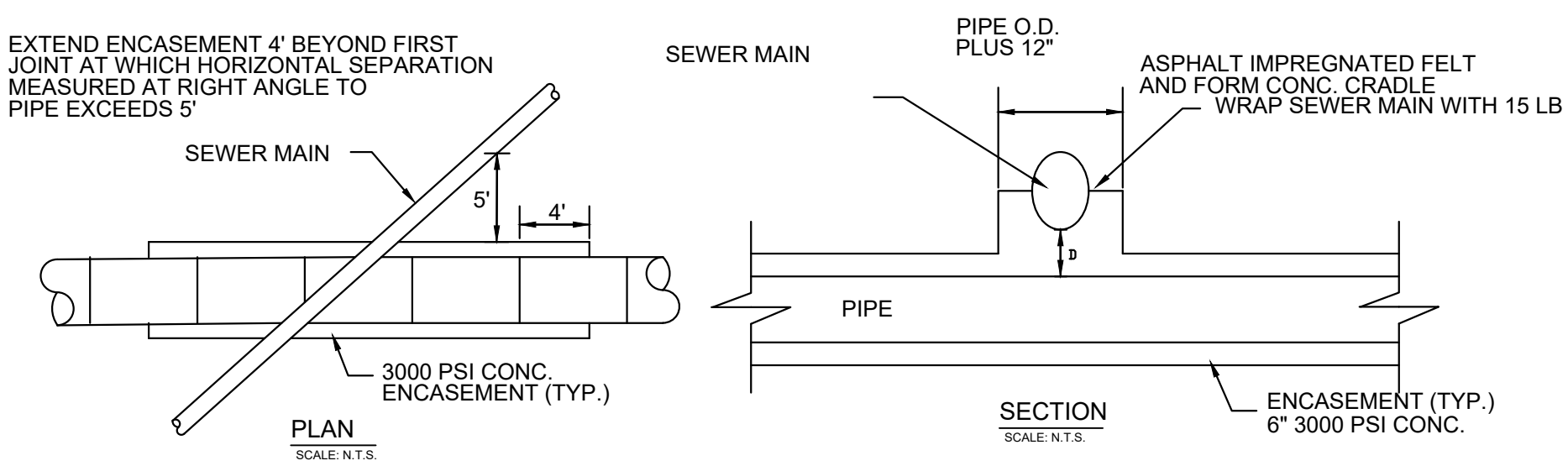
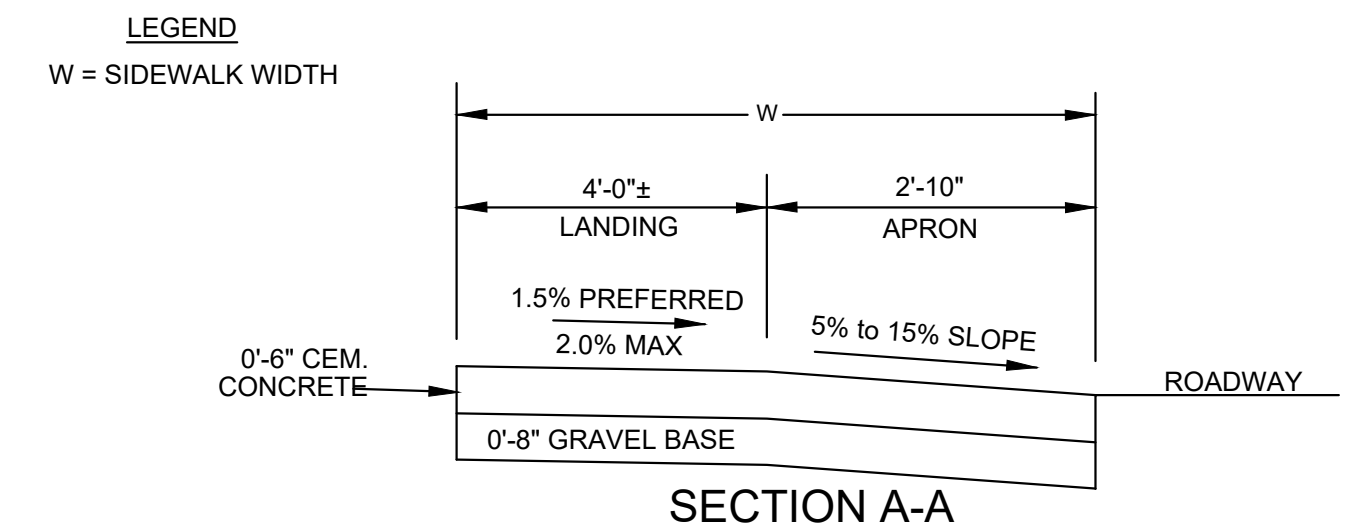
8 DRY WELL 300 GALLON  
NOT TO SCALE



9 RAIN GARDEN  
NOT TO SCALE



10 DRIVEWAY WITH TIPDOWNS  
NOT TO SCALE



11 CONCRETE ENCASUREMENT DETAIL  
NOT TO SCALE



DEVELOPER:  
CASWELL DEVELOPMENT  
24 GRAF ROAD  
NEWBURYPORT MA

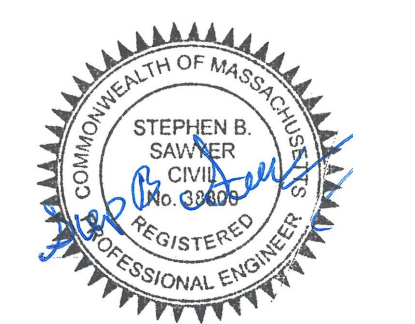
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PROJECT TEAM

21-27 HANCOCK  
NEWBURYPORT, MA.

REV	DESCRIPTION	DATE
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1	PLAN UPDATE	03/19/2021



STAMP:

CONSTRUCTION  
DETAILS

SHEET NAME:  
**D1**

SHT NO:  
DR BY: MCH  
CHK BY: SBS  
PROJ NO: 20-087  
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SCALE: NOT TO SCALE

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OFFICE OF THE CITY CLERK

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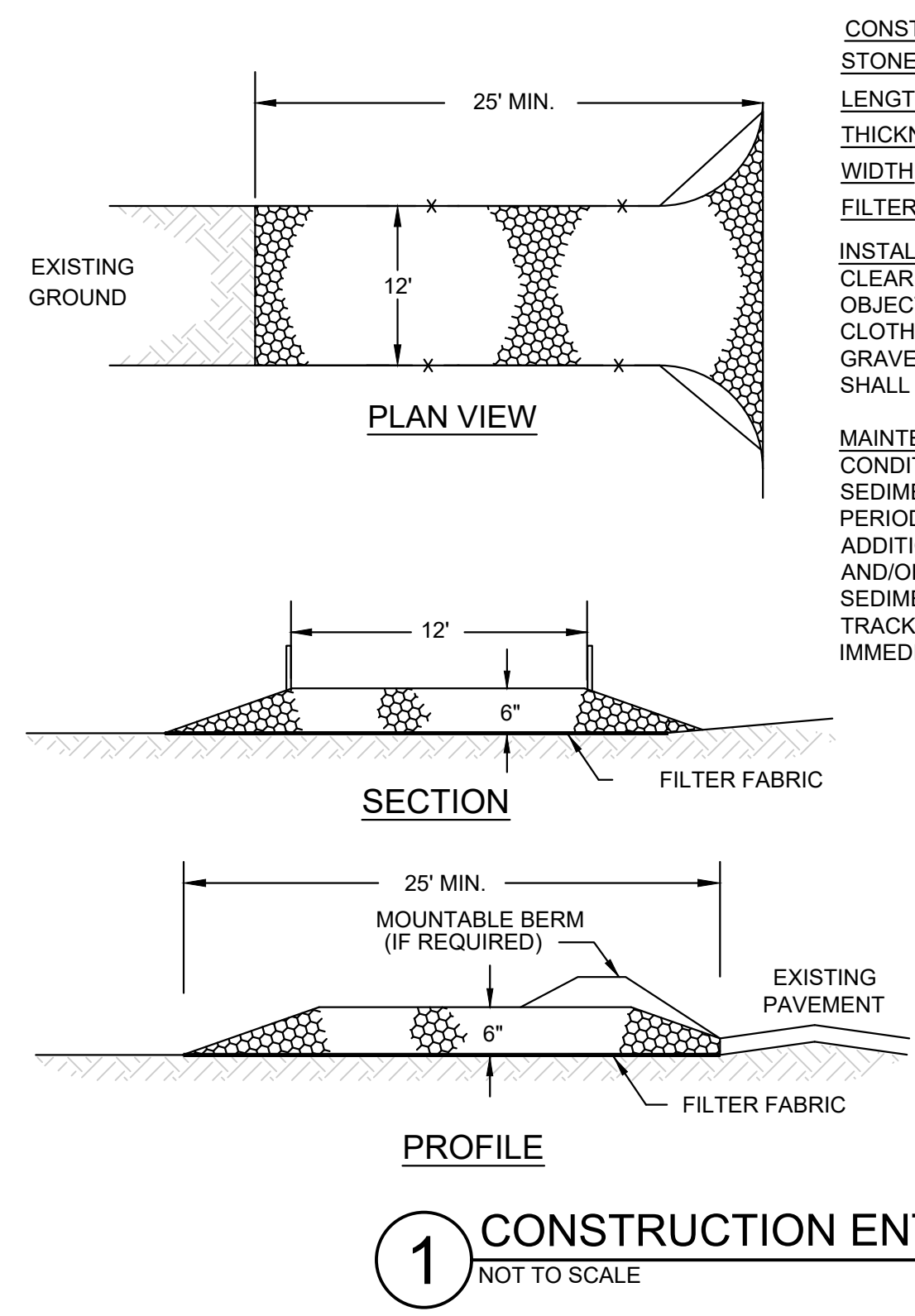
CLERK \_\_\_\_\_ DATE \_\_\_\_\_

P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Drawings\ENGINEERING\20-087-CIVL-DETL.dwg



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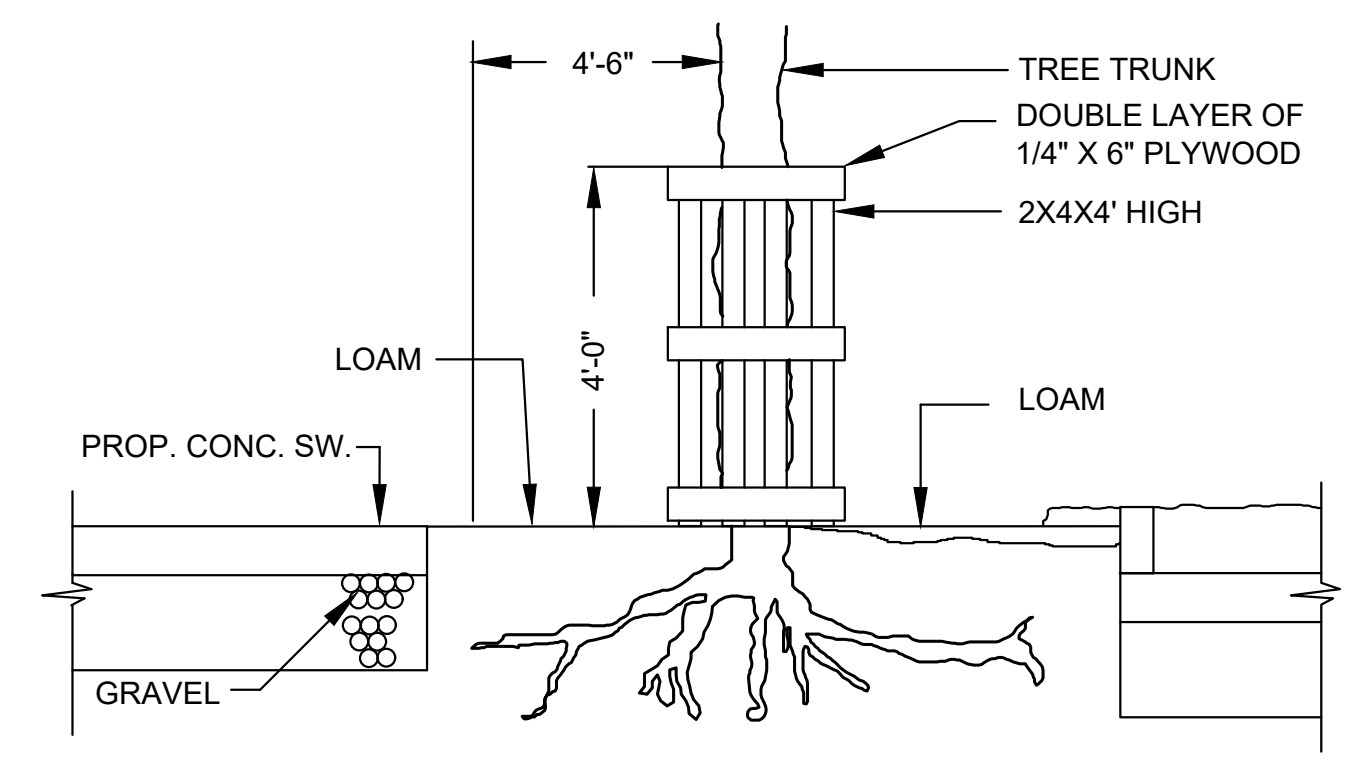
**CONSTRUCTION SPECIFICATIONS**  
STONE SIZE - SEE GRADATION TABLE  
LENGTH - 25 FOOT MINIMUM  
THICKNESS - SIX (6) INCHES (MINIMUM)  
WIDTH - 12' MINIMUM  
FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

**INSTALLATION** - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

**MAINTENANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

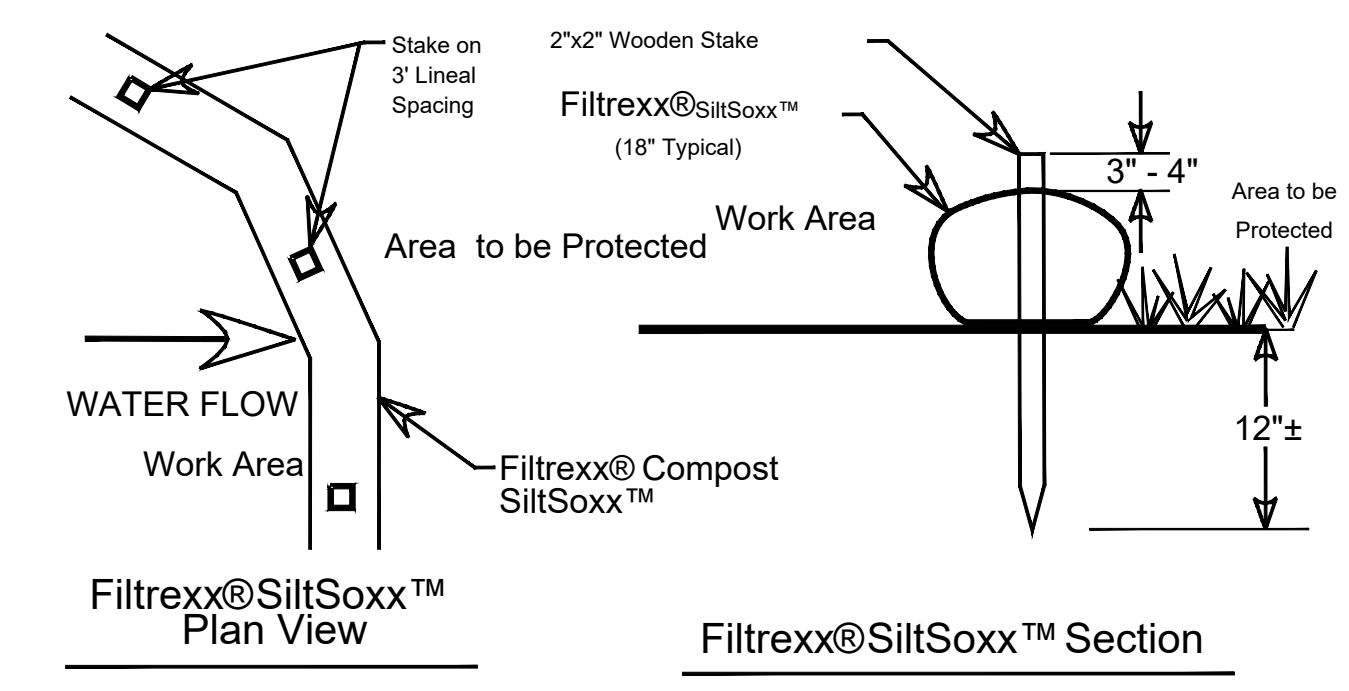
**CRUSHED STONE GRADATION TABLE**

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	40-55
3/4 inch	0-15
3/8 inch	0-5



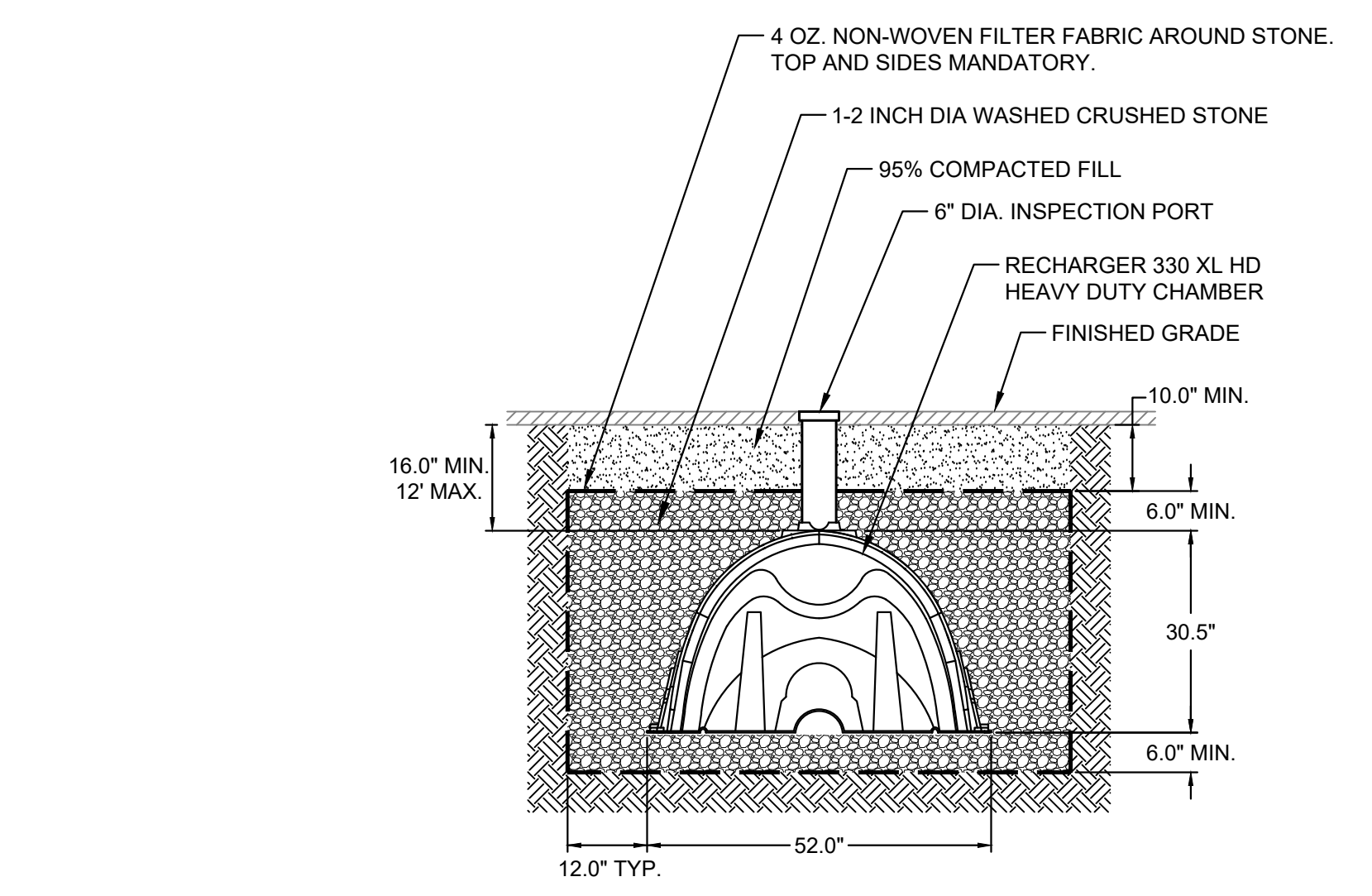
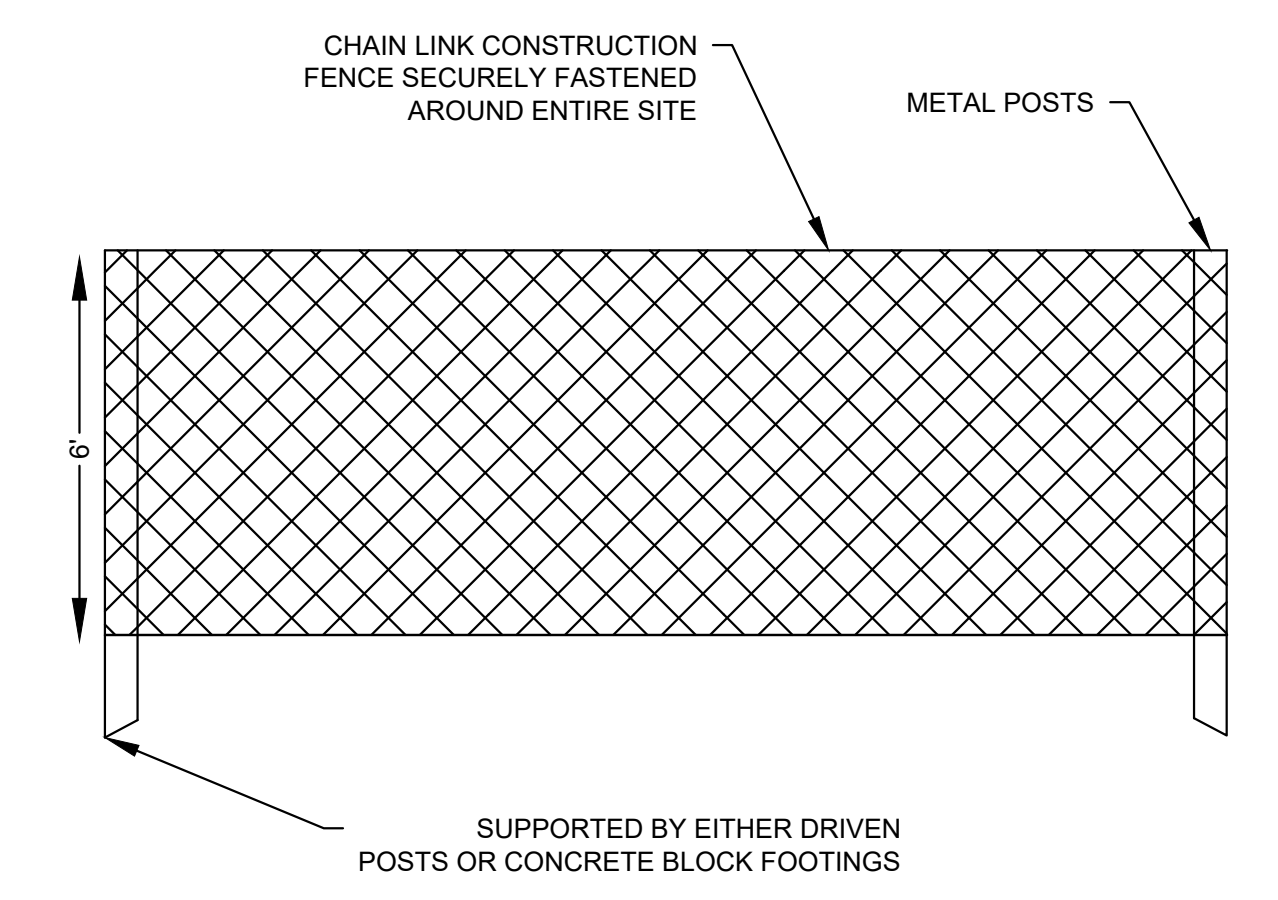
**NOTES:**

- RESTRICT PASSAGE OF CONSTRUCTION EQUIPMENT THAT WILL INJURE EXPOSED OR UNDISTURBED TREE ROOTS OR OTHER PARTS OF THE TREE.
- TREE ROOTS LOCATED LOWER THAN 10" BELOW FINISH GRADE WITHIN TREE PROTECTION WORKING AREA SHALL BE CUT ONLY IF NECESSARY.
- PROVIDE 2X4X4' HIGH WOOD FRAME CAGE WITH HORIZONTAL PLYWOOD PLANKING AS PROTECTION FOR THE TREE DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.



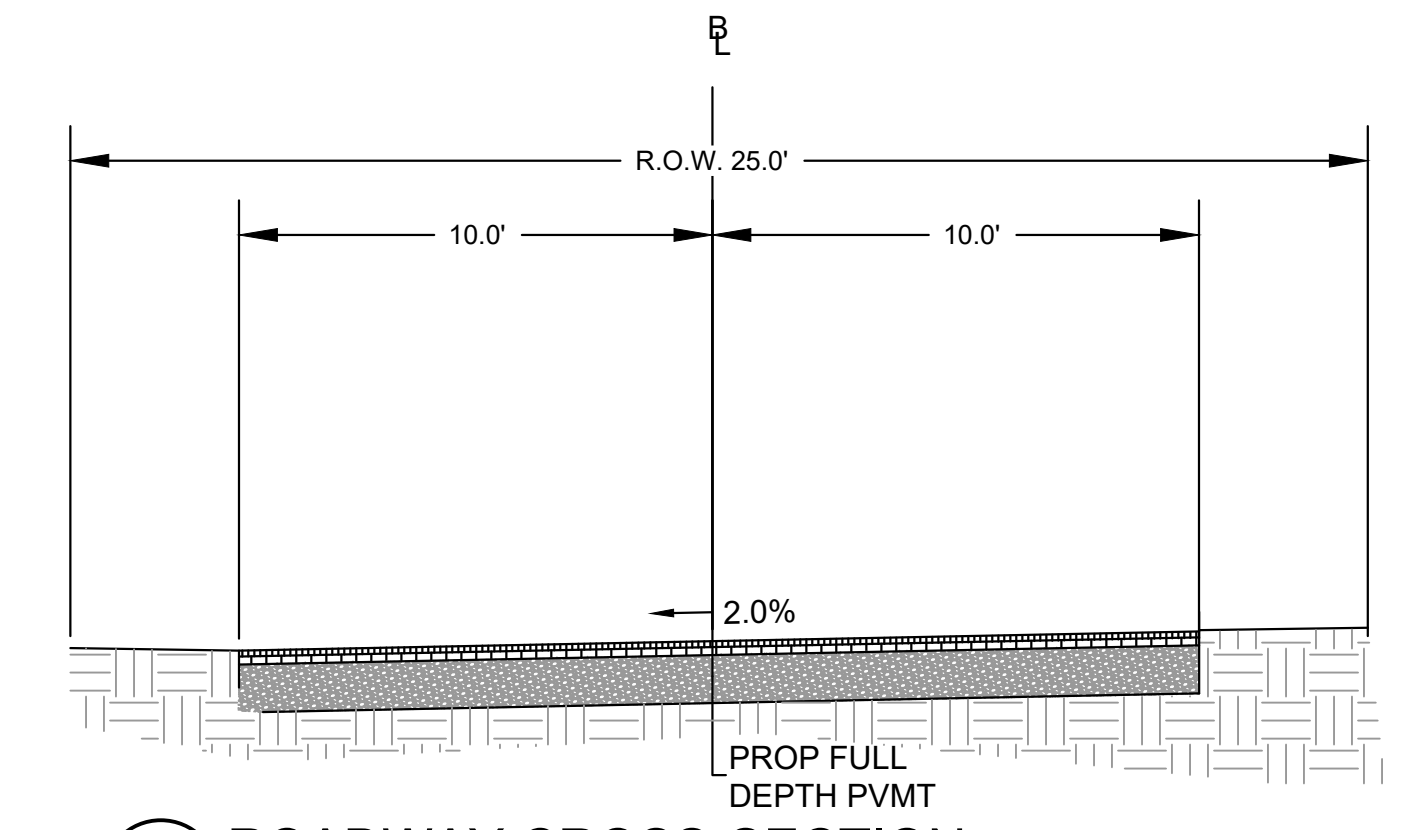
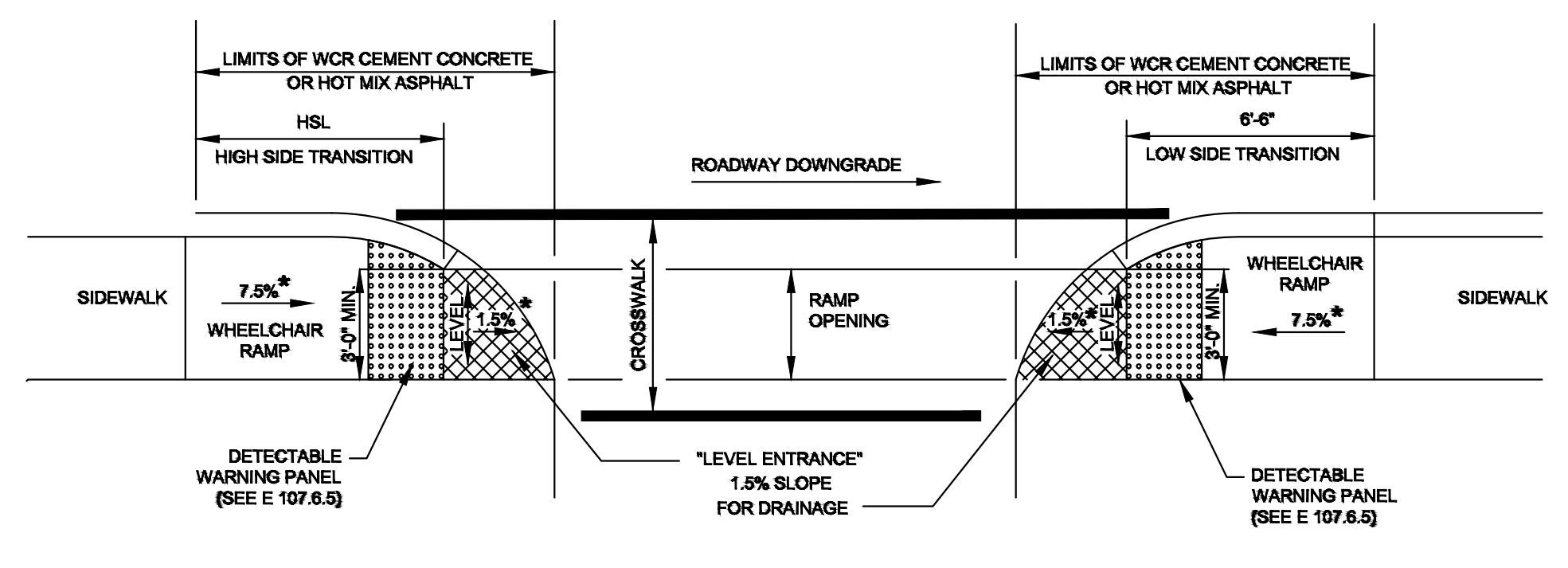
**NOTES:**

- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
- SILTSOXX™ COMPOST/JSOIL/SEED FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



**GENERAL NOTES**  
RECHARGER 330XL HD BY CULTTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

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CLERK DATE

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"  
NEWBURYPORT PLANNING BOARD

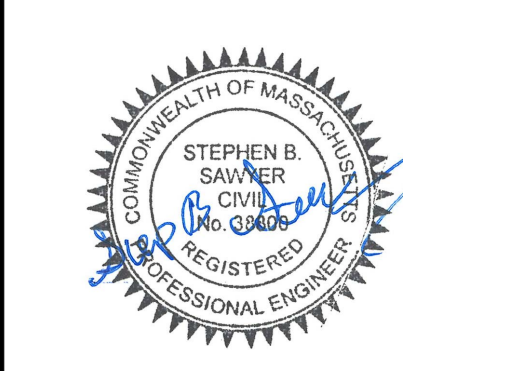
SHEET NAME:  
**D2**

SHT NO:  
DR BY: MCH  
CHK BY: SBS  
PROJ NO: 20-087  
DATE: 02/17/2021  
SCALE: NOT TO SCALE

21-27 HANCOCK  
NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021

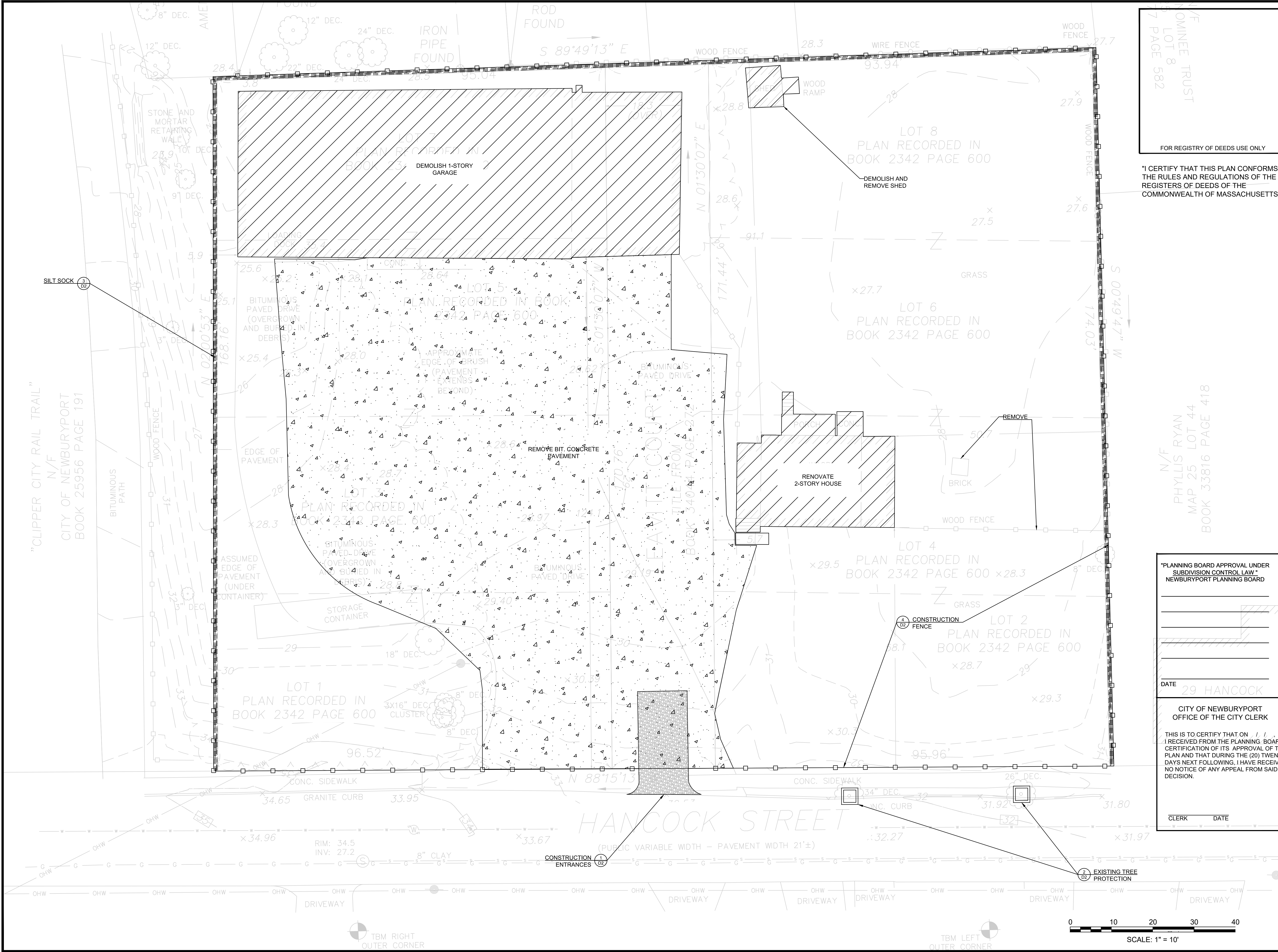


STAMP:

CONSTRUCTION DETAILS



P:\2020 Projects\2020-087 Leavitt Ct Newburyport\Drawings\ENGINEERING\20-087\_EROS\_CNTL.dwg



N/F  
NOMINEE TRUST  
LOT 8  
PAGE 582

FOR REGISTRY OF DEEDS USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

**DCI**  
Design Consultants Inc.  
Somerville - Quincy - Newburyport  
www.dci-ma.com

DEVELOPER:  
CASWELL DEVELOPMENT  
24 GRAF ROAD  
NEWBURYPORT MA

ARCHITECT:  
GRAF ARCHITECTS  
2 LIBERTY STREET  
NEWBURYPORT MA

SURVEYOR  
WINTER GEC  
44 MERRIMAC ST. UNIT 312  
NEWBURYPORT, MA

PROJECT TEAM

21-27 HANCOCK  
NEWBURYPORT, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" - NEWBURYPORT PLANNING BOARD

DATE: 29 HANCOCK

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON [ ] I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REV	DESCRIPTION	DATE
3	PB/PEER REVIEW	04/14/2021
2	PEER REVIEW	03/31/2021
1	PLAN UPDATE	03/19/2021



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**EROSION CONTROL PLAN**

SHEET NAME:

**D3**

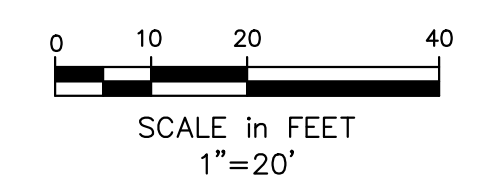
SHT NO:  
DR BY: GS  
CHK BY: SS  
PROJ NO: 20-087  
DATE: 02/17/2021  
SCALE: 1"=10'







HANCOCK STREET



ZONING

21 HANCOCK STREET	REQUIRED (INDUSTRIAL SERVICE - 607)	EXISTING (INDUSTRIAL SERVICE - 607)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	50,000 SQUARE FEET	16,228 SQUARE FEET	15,000 SQUARE FEET	16,228 SQUARE FEET
MINIMUM LOT FRONTAGE	200 FEET	96.52 FEET	120 FEET	267.28 FEET *
FRONT SETBACK	60 FEET	124.1 FEET	25 FEET	25.5 FEET
SIDE SETBACK (R)	50 FEET	18.3 FEET OVER	20 FEET	21.0 FEET
SIDE SETBACK (L)	50 FEET	5.9 FEET	20 FEET	25.8 FEET
REAR SETBACK	60 FEET	3.8 FEET	25 FEET	25.7 FEET
MAXIMUM LOT COVERAGE(%)	30.0%	22.3%	25.0%	22.5%
MAXIMUM HEIGHT	35 FEET	12 FEET	35 FEET	27 FEET
MINIMUM OPEN SPACE	N/A	46.7%	40.0%	67.0%
MINIMUM PARKING REQUIRED	?	4+	4	4+

\* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

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 DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

ZONING

27 HANCOCK STREET	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	REQUIRED (TWO-FAMILY - 102)	PROPOSED (TWO-FAMILY - 102)
MINIMUM LOT AREA	10,000 SQUARE FEET	16,400 SQUARE FEET	15,000 SQUARE FEET	16,400 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	95.92 FEET	120 FEET	267.40 FEET *
FRONT SETBACK	25 FEET	58.1 FEET	25 FEET	5.7 FEET
SIDE SETBACK (R)	10 FEET	50.7 FEET	20 FEET	29.1 FEET
SIDE SETBACK (L)	10 FEET	5.7 FEET	20 FEET	26.3 FEET
REAR SETBACK	25 FEET	91.1 FEET	25 FEET	25.6 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	5.0%	25.0%	23.8%
MAXIMUM HEIGHT	35 FEET	22 FEET	35 FEET	25 FEET
MINIMUM OPEN SPACE	40.0%	90.7%	40.0%	64.0%
MINIMUM PARKING REQUIRED	2	0	4	4+

\* FRONTAGE ON LEVITT COURT IS TO BE IMPROVED AND NOW INCLUDED TO SATISFY DIMENSIONAL REQUIREMENTS.

ON-LINE ZONING ORDINANCES  
CITY OF NEWBURYPORT WEBSITE  
<http://www.cityofnewburyport.com/Planning/Index.html>  
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NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT PARCELS AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600. LEVITT COURT IS AS SHOWN ON SAID PLAN. PHYSICAL FEATURES AND BOUNDARIES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 15 AND 20, 2020.

DESIGN FEATURES HAVE BEEN PROVIDED BY THE CLIENT'S ARCHITECT AND ENGINEER.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES AND SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

LOCUS TITLE INFORMATION

**21 HANCOCK STREET**  
OWNER: G&S MASSACHUSETTS REALTY TRUST  
DEED REFERENCE: BOOK 34044 PAGE 272  
ASSESSORS: MAP 25 PARCEL 42  
PLAN REF: LOTS 1, 3, 5, 7 & LEVITT COURT AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

**27 HANCOCK STREET**  
OWNER: WILLIAM F. & JOYCE E. COLBY  
DEED REFERENCE: BOOK 7229 PAGE 301  
ASSESSORS: MAP 25 PARCEL 43  
PLAN REF: LOTS 2, 4, 6 & 8 AS SHOWN ON PLAN RECORDED IN BOOK 2342 PAGE 600

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

SCALE:				
HORIZ: 1"= 20'				
VERT: _____				
	2	4/29/21	EJC	UPDATED 27 HANCOCK FOOTPRINT AND DRIVEWAY LOCATIONS
	1	3/1/21	EJC	UPDATED BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS
	NO.	DATE	BY	REVISIONS

FIELD:	N/A
CALCS:	EC
CHECKED:	EJC
APPROVED:	EJC

ZONING PLAN  
21 & 27 HANCOCK STREET

PLAN OF LAND IN  
NEWBURYPORT, MA  
SURVEYED FOR  
CASWELL DEVELOPMENT, LLC

PROJECT NO. 2020-21-27HANCOCK
DATE: JAN 20, 2021
SHEET NO. 1 OF 1



project:

# 21-27 HANCOCK STREET

Newburyport, MA  
01950

architect:

## GRAF ARCHITECTS

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com



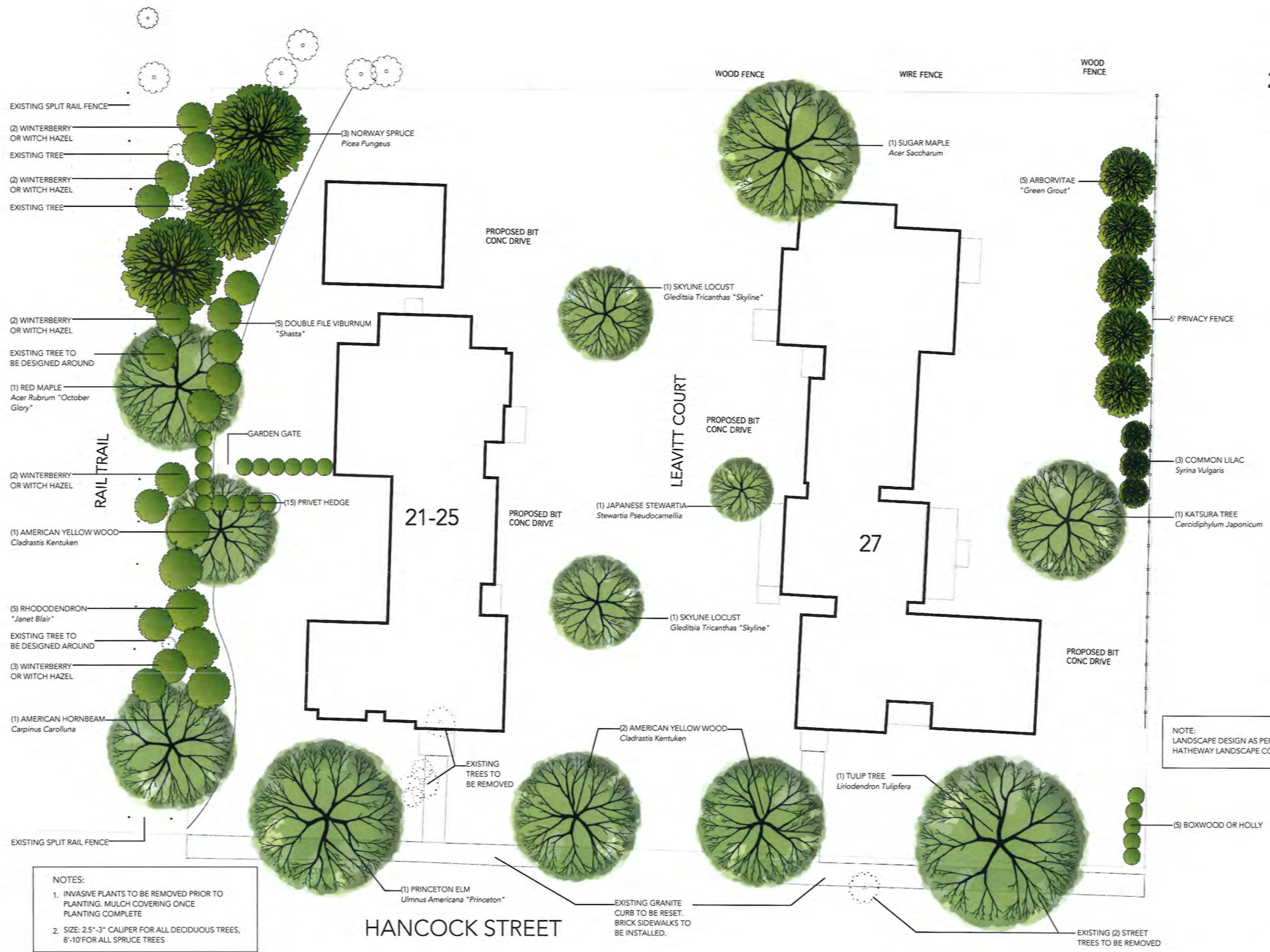
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## LANDSCAPE PLAN

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

4 may 2021

L01



EXISTING SPLIT RAIL FENCE

(2) WINTERBERRY OR WITCH HAZEL

EXISTING TREE

(2) WINTERBERRY OR WITCH HAZEL

EXISTING TREE

(2) WINTERBERRY OR WITCH HAZEL

EXISTING TREE TO BE DESIGNED AROUND

(1) RED MAPLE  
*Acer Rubrum* "October Glory"

(2) WINTERBERRY OR WITCH HAZEL

(1) AMERICAN YELLOW WOOD  
*Cladrastis Kentuken*

(5) RHODODENDRON  
*"Janet Blair"*

EXISTING TREE TO BE DESIGNED AROUND

(3) WINTERBERRY OR WITCH HAZEL

(1) AMERICAN HORNBEAM  
*Carpinus Carolluna*

EXISTING SPLIT RAIL FENCE

(3) NORWAY SPRUCE  
*Picea Pungens*

PROPOSED BIT CONC DRIVE

(5) DOUBLE FILE VIBURNUM  
*"Shasta"*

GARDEN GATE

(15) PRIVET HEDGE

21-25

PROPOSED BIT CONC DRIVE

(1) JAPANESE STEWARTIA  
*Stewartia Pseudocamellia*

LEAVITT COURT

PROPOSED BIT CONC DRIVE

(1) SKYLINE LOCUST  
*Gleditsia Tricanthas "Skyline"*

(2) AMERICAN YELLOW WOOD  
*Cladrastis Kentuken*

EXISTING TREES TO BE REMOVED

(1) PRINCETON ELM  
*Ulmus Americana "Princeton"*

EXISTING GRANITE CURB TO BE RESET. BRICK SIDEWALKS TO BE INSTALLED.

WOOD FENCE

WIRE FENCE

WOOD FENCE

(1) SUGAR MAPLE  
*Acer Saccharum*

(5) ARBORVITAE  
*"Green Grot"*

6' PRIVACY FENCE

(3) COMMON LILAC  
*Syrina Vulgaris*

(1) KATSURA TREE  
*Cercidiphyllum Japonicum*

PROPOSED BIT CONC DRIVE

(1) TULIP TREE  
*Liriodendron Tulipifera*

(5) BOXWOOD OR HOLLY

EXISTING (2) STREET TREES TO BE REMOVED

NOTES:  
1. INVASIVE PLANTS TO BE REMOVED PRIOR TO PLANTING. MULCH COVERING ONCE PLANTING COMPLETE  
2. SIZE: 2.5"-3" CALIPER FOR ALL DECIDUOUS TREES, 8"-10" FOR ALL SPRUCE TREES

HANCOCK STREET















**21-27 Hancock  
Street, Newburyport  
Relief Requested**

## **Relief Requested**

- a. Special Permit for Courts/Lanes.
- b. Subdivision Approval.



## **Waivers Requested:**

6.8.1 - (TABLES) MINIMUM RIGHT OF WAY WIDTH OF 40' REQUIRED. LEAVITT COURT IS AN EXISTING 25' PRIVATE WAY TO BE IMPROVED.

6.8.1- (TABLES) PROVIDE CUL-DE-SAC OR T/Y TURNAROUND. NO CUL-DE-SAC OR TURNAROUND PROPOSED. ALL BUILDINGS TO INCLUDE FIRE SUPPRESSION SPRINKLER SYSTEM AND TOTAL ROAD LENGTH ONLY 150'. TURN AROUND PROVIDED FOR BACKING OF CARS OUT OF TWO DRIVEWAYS AT AND OF LEAVITT COURT.

6.8.1- (TABLES) CURB RADIUS OF 25 FEET AT INTERSECTION. 12 FEET IS PROPOSED AT INTERSECTION WITH HANCOCK STREET.

6.9 CURBING - 6" VERTICAL GRANITE REQUIRED, GRANITE CURBING ONLY PROVIDED AT THE INTERSECTION WITH HANCOCK STREET.

6.11.1 SIDEWALKS - SIDEWALK REQUIRED ON ONE SIDE OF ROAD - NO SIDEWALKS PROPOSED ON LEAVITT COURT.



project:

# 21-25 HANCOCK STREET

Newburyport, MA  
01950

architect:

**GRAF ARCHITECTS**

2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
www.grafarch.com



① Exterior Elevation - UNIT C (HANCOCK ST)  
SCALE: 1/8" = 1'-0"



② Exterior Elevation - LEAVITT COURT  
SCALE: 1/8" = 1'-0"

UNIT C    UNIT D

title:

## EXTERIOR ELEVATIONS UNITS C+D

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

29 february 2021

A08



project:

# 21-25 HANCOCK STREET

Newburyport, MA  
01950

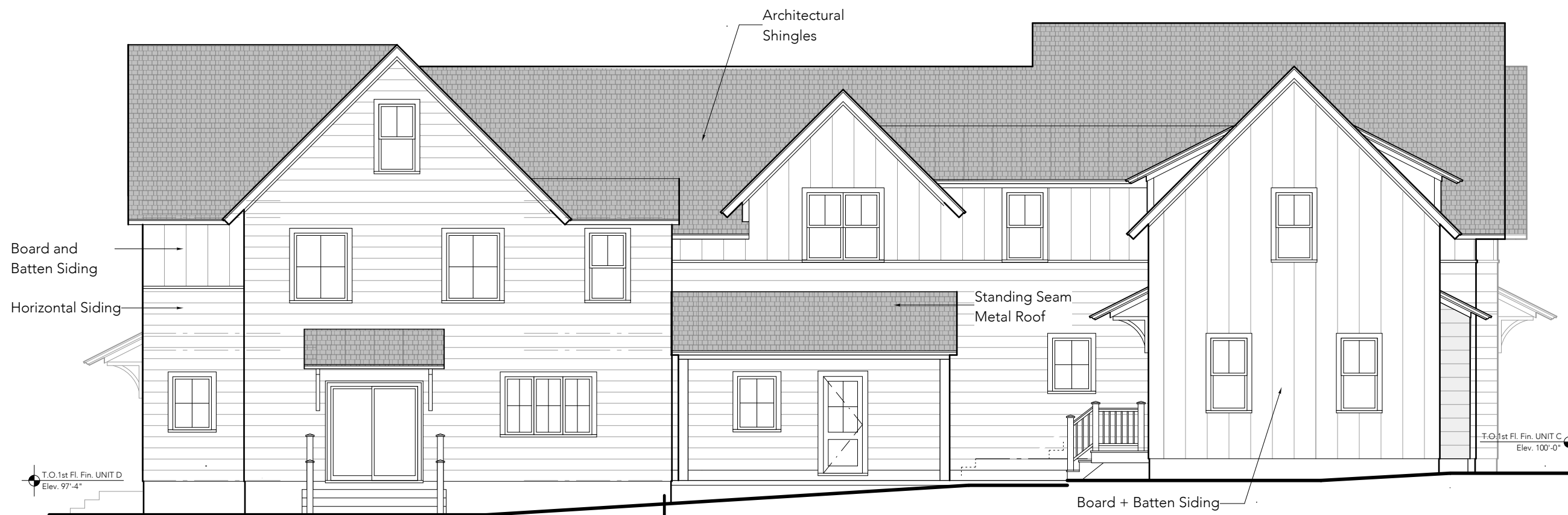
architect:

**GRAF ARCHITECTS**

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www.grafarch.com



1 Exterior Elevation - REAR  
SCALE: 1/8" = 1'-0"



3 Exterior Elevation - RAIL TRAIL  
SCALE: 1/8" = 1'-0"

UNIT D    UNIT C

title:

## EXTERIOR ELEVATIONS UNITS C+D

SCALE: 1/8" = 1'-0"  
29 february 2021

A09



project:

# 27 HANCOCK STREET

Newburyport, MA  
01950

architect:

**GRAF  
ARCHITECTS**

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Newburyport, MA  
01950  
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www.grafarch.com

title:

## EXTERIOR ELEVATIONS UNITS A+B

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

3 may 2021



1 South Exterior Elevation - UNIT A (HANCOCK ST)  
SCALE: 1/8" = 1'-0"



2 West Exterior Elevation - UNIT A+B (LEAVITT COURT)  
SCALE: 1/8" = 1'-0"

EXISTING HOUSE TO REMAIN

UNIT B    UNIT A

A03



project:

# 27 HANCOCK STREET

Newburyport, MA  
01950

architect:

**GRAF ARCHITECTS**

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Newburyport, MA  
01950  
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www.grafarch.com

title:

## EXTERIOR ELEVATIONS UNITS A+B

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

3 may 2021



① North Exterior Elevation - UNIT B  
SCALE: 1/8" = 1'-0"



② East Exterior Elevation - UNITS A+B  
SCALE: 1/8" = 1'-0"

EXISTING HOUSE TO REMAIN

UNIT A    UNIT B

A04



