



On March 21st the public hearing will be reopened at the Planning Board (PB) for the Project at the **Gorman Property** located at 32 Union Street. At the hearing, **John Gorman**, is requesting permission to subdivide the property into two separate lots to support two new, fully detached, single family houses; one along the Beacon Ave. frontage and one on the Union Street frontage. Please note that the subdivision plan is essentially the same plan developed for the variance application in December. We just added a turn-around easement area on Lot 1 for emergency vehicles and we've updated the landscape and site plans to show what was previously agreed to with the neighborhood.

In response to the feedback we received from the Board and city staff we have revised the proposed site and building design for the project. In particular, we have revised the following: 1) adjusted the building placement on both lots to maximize the width of the view corridors; 2) reduced the width and placement of the proposed driveway on Beacon Ave. to minimize lighting and safety impacts; 3) included covenants that would restrict either house from adding any projections into the garage structures or increases in density; 4) expanded the sidewalk and driveway improvements to include the abutting properties along Beacon Ave. and Union Street; 5) updated the landscape plan to show all the public benefits and 6) provided an easement area for emergency vehicles to turn around on Lot 1.

32 Union Street is located on a lot totaling 27,478 SF in area. The property is located within the R-2 (Residential) Zoning District. The property has 113 feet of frontage along Union Street and 30 feet on Beacon Ave. Either a large single-family house, a two-family, or two single family houses on separate lots serviced by a private court are permitted without the need for a dimensional variance. However, in order to support the goals of the neighborhood we have revised the subdivision plan to balance the neighborhood issues of high quality urban design, streetscape improvements, view corridor protection, tree conservation, landscape improvements, as well as and traffic and parking safety.

Public Hearing
March 21st
7:00 p.m.
City Hall

32 Union Street,
Newburyport, MA

A Traditionally Designed Single Family Housing Development



JOHN GORMAN,
GORMAN HOMES, LLC
3 Archelaus Hl.
West Newbury, MA 01985

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Keystone Planning & Design, LLC
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Revised Stipulations for Consideration by the Planning Board (3-21-18)

Prior to Issuance of Building Permit:

1. The special permit (with exhibits) shall be recorded at the Registry of Deeds against the existing parcel prior to the two lots being created, and a note reference to the special permit on the Definitive Subdivision Plan shall be used in connection with creating the two lots and the deeds for both lots shall reference the recorded special permit – binding and running with both lots.
2. A restrictive covenant shall be recorded at the Registry of Deeds to the benefit of the City and directly abutting property owners that (1) restricts the use of the principal structures on Lot 1 and Lot 2 to a single-family use, (2) requires preservation (during and after construction) of the existing five evergreen trees along Union Street and, to the extent feasible, the hedges along Perkins Playground, and (3) prohibits any future upward extension of the garage structures.
3. The final construction drawings associated with a Building Permit(s) for the proposed single-family structures on Lot 1 and Lot 2 shall conform to the elevations labelled “*Proposed Elevations*”, for ‘Proposed New Residence: Lot No.1’, prepared by Scott Brown, AIA, dated 12-6-17 and the proposed setbacks and footprints shown on the “*Definitive Subdivision Plan of Land*” showing ‘proposed subdivision at 32 Union Street, Newburyport, MA’, prepared for Gorman Home, LLC by Millennium Engineering, Inc., dated 1-3-18. The Registered Design Professional for the project shall certify such conformance with a written affidavit that shall be submitted to the Planning Department;
4. All five (5) of the existing evergreen trees shown located directly along the Union Street frontage of Lot 2 shall be preserved and they shall be protected during construction with a hurricane fence located along the drip line. Such fencing shall be installed prior to commencement of the pre-construction meeting;
5. A view easement to the benefit of 7 Beacon Ave. shall be recorded at the Registry of Deeds that permanently protects the 58 foot +/- view corridor on both lots from #7 Beacon Ave., between the two proposed houses, southerly to Plum Island. Such easement area shall be shown on the recorded Definitive Subdivision Plan and, except for (1) fences or vegetation less than 5 feet in height from grade, (2) in-ground pools, (3) accessory structures less than 100 SF in size and 10 feet in height, or (4) a single shade or evergreen tree planted within 15 feet of the proposed single family house on Lot 2 (as shown on the revised Landscape Plan dated 1-3-18 and subject to approval of the easement holder), no other trees or permanent structures shall be permitted within the recorded view easement area;
6. A detailed Construction Management Plan (CMP) shall be submitted to the Planning Department and a copy shall be posted on the property during construction. The plan shall be used to coordinate contractors and provide a primary point-of-contact, manage on- and off-street parking for the general- and sub-contractors, any sidewalk closures, construction sequencing, and ensure the hours of operations for construction adhere to all applicable city ordinances. All dumpsters and portable toilets shall be located on-site during construction and be located toward the southeastern corner of the Lot 1. The CMP shall be provided to the abutting property owners and the Planning Department at least ten (10) business days prior to the pre-construction meeting. The meeting shall be scheduled by the Planning Department and all direct abutters shall be provided written notification of the meeting at least ten (10) business days in advance of the pre-construction meeting;
7. If feasible, the CMP shall require construction of Lots 1 and 2 simultaneously so as to constrict the overall construction time period and associated neighborhood disturbance;
8. As requested by the Public Works Department, the sewer and water connection to the structure on Lot 1 shall be off Beacon Ave.
9. As required by the Health Department, the slab grades for both lots shall meet the city’s separation requirements from the seasonal high ground water level; and
10. As required by the Fire Department, given the proposed design of the “court” the structure on lot 1 shall be sprinklered for fire protection

Prior to Issuance of an Occupancy Permit:

1. The on-site improvements shall be completed as follows:
 - a. Both proposed lots shall be landscaped in accordance with the submitted landscape plan titled "*Landscape Concept - Planting Plan*", sheets 4 to 7, prepared by Howard Snyder, ALA, dated 1-3-18. The registered Landscape Architect shall, prior to issuance of an occupancy permit, certify with a written affidavit that the landscaping has been installed in adherence to the approved landscape plan. Note that a surety bond or other performance guarantee shall be provided to the City for instances where the landscaping is incomplete due to weather conditions at the time of occupancy.
2. The off-site improvements shall be completed as follows:
 - a. As shown on the landscape plan, subject to approval from the Department of Public Works, 100 feet +/- of the existing concrete sidewalk in front of 31.5 and 33 Union Street and 250 feet +/- of the existing grass, concrete, & asphalt sidewalk in front of 30 Union Street & 7 Beacon Ave. shall be replaced with a full-depth brick; and
 - b. A granite cobblestone apron (at least 5 feet in width) shall be used to delineate both the existing and proposed driveways from Beacon Ave. and Union Streets.
3. Any alterations to the landscaping or the architectural style, materials, footprint, height, or projections on the proposed structures on either lot shall require subsequent approval by the Planning Board and written notice of a public hearing shall be provided to the abutters under MGL 40A, §11.