

# Dexter Lane Affordable Housing Project

12-16 units of affordable housing

## 14 Dexter Lane Project Overview

It is our intent to create a 40B affordable housing project that will create much needed affordable housing for Newburyport. We also intend to create a project that keeps overall residential energy consumption to a minimum. These homes will get all of their energy needs from electricity. This means no fossil fuels on site and the ability for the homes to adapt to any and all newer technology in the future. It is our intention to also set up each home with an EV charging port and solar ready roof surfaces so that each owner may add renewable energy in the future.



**NOTES:**  
 1) THE PLAN SHOWN HEREON SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR PERMITTING OR CONSTRUCTION.

# Proposed Site Plan:

## 16 Unit Connected Single Family Units

### Single family 3 Bedroom Units

**ZONING DISTRICT - R2 (SINGLE-FAMILY)**

LOT AREA: 10,000 S.F.  
 LOT FRONTAGE: 90 FEET  
 FRONT SETBACK: 25 FEET  
 SIDE SETBACK: 10 FEET  
 REAR SETBACK: 25 FEET  
 LOT COVERAGE: 25%  
 OPEN SPACE: 40%  
 BUILDING HEIGHT: 35 FEET

**ZONING DISTRICT - R2 (TWO-FAMILY)**

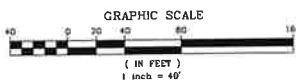
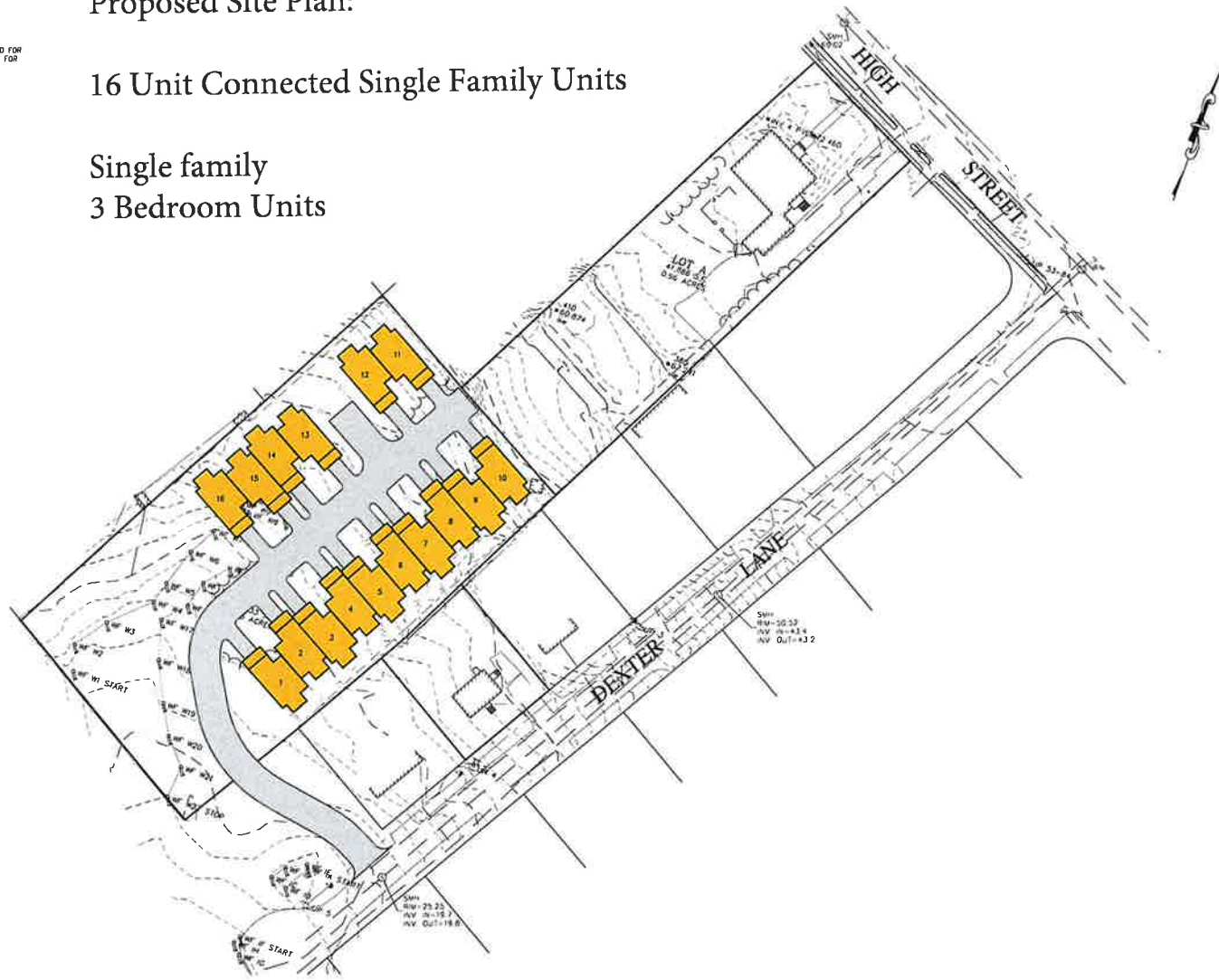
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**ZONING DISTRICT - HSRB (SINGLE-FAMILY)**

LOT AREA: 30,000 S.F.  
 LOT FRONTAGE: 75 FEET  
 FRONT SETBACK: 30 FEET  
 SIDE SETBACK: 20 FEET  
 REAR SETBACK: 50 FEET  
 LOT COVERAGE: 15%  
 OPEN SPACE: 70%  
 BUILDING HEIGHT: 35 FEET

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PREPARED FOR  
**TRUE HOMES DESIGN**  
 10 COTTAGE COURT  
 NEWBURYPORT, MA

NO.	DATE	DESCRIPTION	BY

**MEI** MILLENNIUM ENGINEERING, INC.  
 ENGINEERING AND LAND SURVEYING  
 62 ELM ST. SALISBURY, MA 01952 (978) 483-8980  
 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0328

SCALE: 1"=40'  
 DATE: MAY 2, 2023  
 CALC. BY: S.W.C.  
 CHKD. BY: J.E.M.  
 PROJECT: M234213

**SITE PLAN**  
 IN  
 NEWBURYPORT, MA  
 AT  
 203 HIGH STREET & 14 DEXTER LANE

**CONCEPT PLAN**

SHEET 1 OF 1

# Cottage Concept 2 Bedroom

- Total Units: 12-16
- Sqft: 1266
- Beds: 2
- Baths: 2
- Concept: Single family design featuring two bedrooms on the second floor, open concept with farmer porch.

Click Below to see the entire plan

[2-Bed Stacked.pdf](#)



2-Bedroom & 1-1/2 Bathroom  
single family townhouse concept  
design featuring open living  
space, front farmer's porch and  
1266 sq. ft. This design can be  
stacked straight across or  
staggered in a line from left to  
right indefinitely.



Adam True  
978.216.5865  
18 Cottage Ct  
Hamburypport, MA

PROJECT:  
7 bed Condo

DESCRIPTION:  
Perspective View

Total Sq. Ft.  
1266

SCALE:  
As Shown

DATE:  
1.8.13

DRAWN BY:  
DC

Adam True  
978.314.986  
5  
10 Cottage Ct.  
Newburyport, MA

2-Bedroom & 1-1/2 bathroom  
single family townhome concept  
design featuring open living  
space, front farmer's porch and  
1266 sq. ft. This design can be  
stacked straight across or  
staggered in a line from left to  
right indefinitely.



PROJECT:  
2-bed Condo

DESCRIPTION:  
Perspective View

Total Sq. Ft.  
1266

SCALE:  
No Scale

DATE:  
5.8.23

DRAWN BY:  
DG

Adam True  
978.314.986  
5  
10 Cottage Ct.  
Newburyport, MA

PROJECT:  
2-bed Condo

DESCRIPTION:  
1st & 2nd Floors

1st Floor Sq. Ft.  
728  
2nd Floor Sq. Ft. :  
538

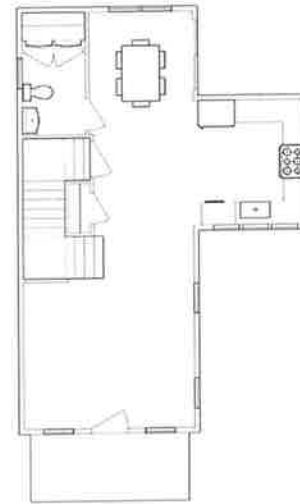
SCALE:  
1/4" = 1'-0"

DATE:  
5.8.23

DRAWN BY:  
DG



A2 2nd Floor Plan - 538 SF  
A.02



A1 1st Floor Plan - 728 SF  
A.02

# Proposed Site Plan: 12 Single Family Homes

**NOTES:**

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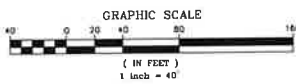
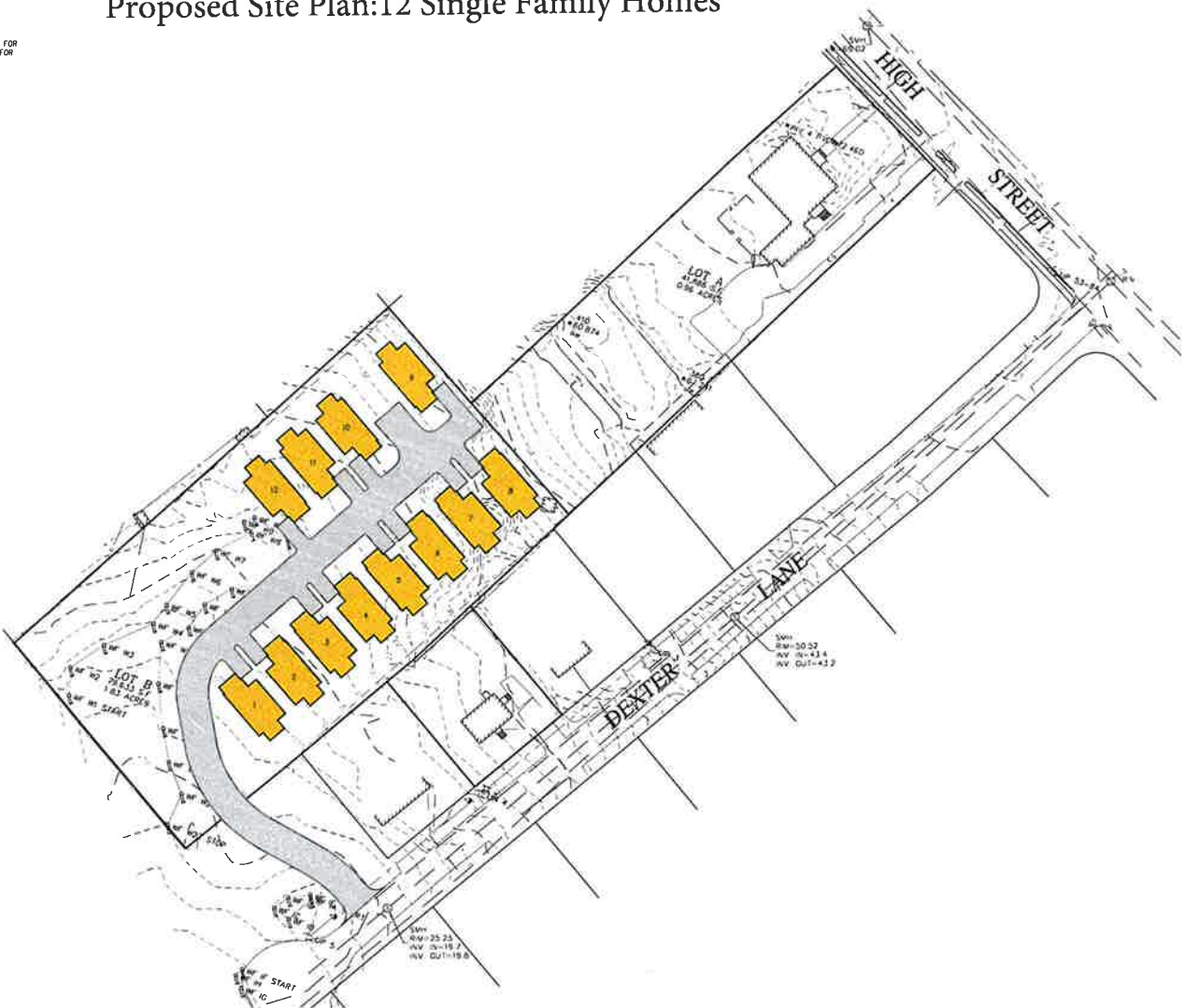
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**SITE PLAN**  
 IN  
**NEWBURYPORT, MA**  
 AT  
**203 HIGH STREET & 14 DEXTER LANE**

**CONCEPT PLAN**  
 SHEET 1 OF 3

C  
F  
E



Adam True  
978 314 9665  
10 Cottage Ct.  
Newburyport, MA

PROJECT:  
Cottage Concept

DESCRIPTION:  
Perspective View

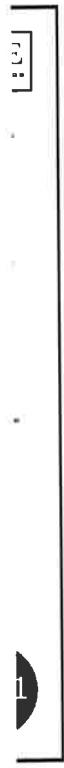
Total Sq. Ft  
1684

SCALE:  
No Scale

DATE  
4.13.23

DRAWN BY:  
DG

A.1





Adam Tris  
978.314.886  
5  
10 Cottage Ct.  
Newburyport, MA



A1 1st Floor Plan - 1140 SF  
A.02 1/4" = 1'-0"



A2 2nd Floor Plan - 554 SF  
A.02 1/4" = 1'-0"

PROJECT:  
Cottage Concept

DESCRIPTION:  
1st & 2nd Floors

1st Floor Sq. Ft.  
1140  
2nd Floor Sq. Ft.:  
554

SCALE:  
1/4" = 1'-0"

DATE:  
4.13.23

DRAWN BY:  
DG

Adam True  
978.314.9865  
5  
10 Cottage Ct.  
Newburyport, MA



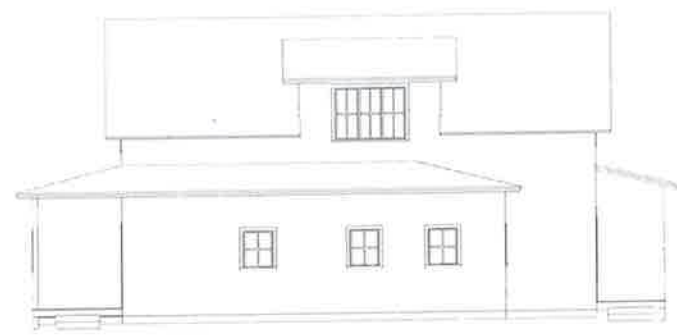
A1 Front  
A.03 1/4" = 1'-0"



A2 Right  
A.03 1/4" = 1'-0"



A1 Rear  
A.03 1/4" = 1'-0"



A2 Left  
A.03 1/4" = 1'-0"

PROJECT:  
Cottage Concept

DESCRIPTION:  
Elevation Views

SCALE:  
1/4" = 1'-0"  
DATE:  
4.13.23  
DRAWN BY:  
DG

# By Right Plan for 4 Units with access on Dexter Lane

**NOTES:**

- 1) THE PROPERTY BOUNDARY AND ALL EXISTING CONDITIONS SHOWN ARE TAKEN FROM GIS AND SHOULD BE CONSIDERED APPROXIMATE.
- 2) THE PLAN SHOWN HERON SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR PERMITTING OR CONSTRUCTION.



LOCUS MAP  
N.T.S.

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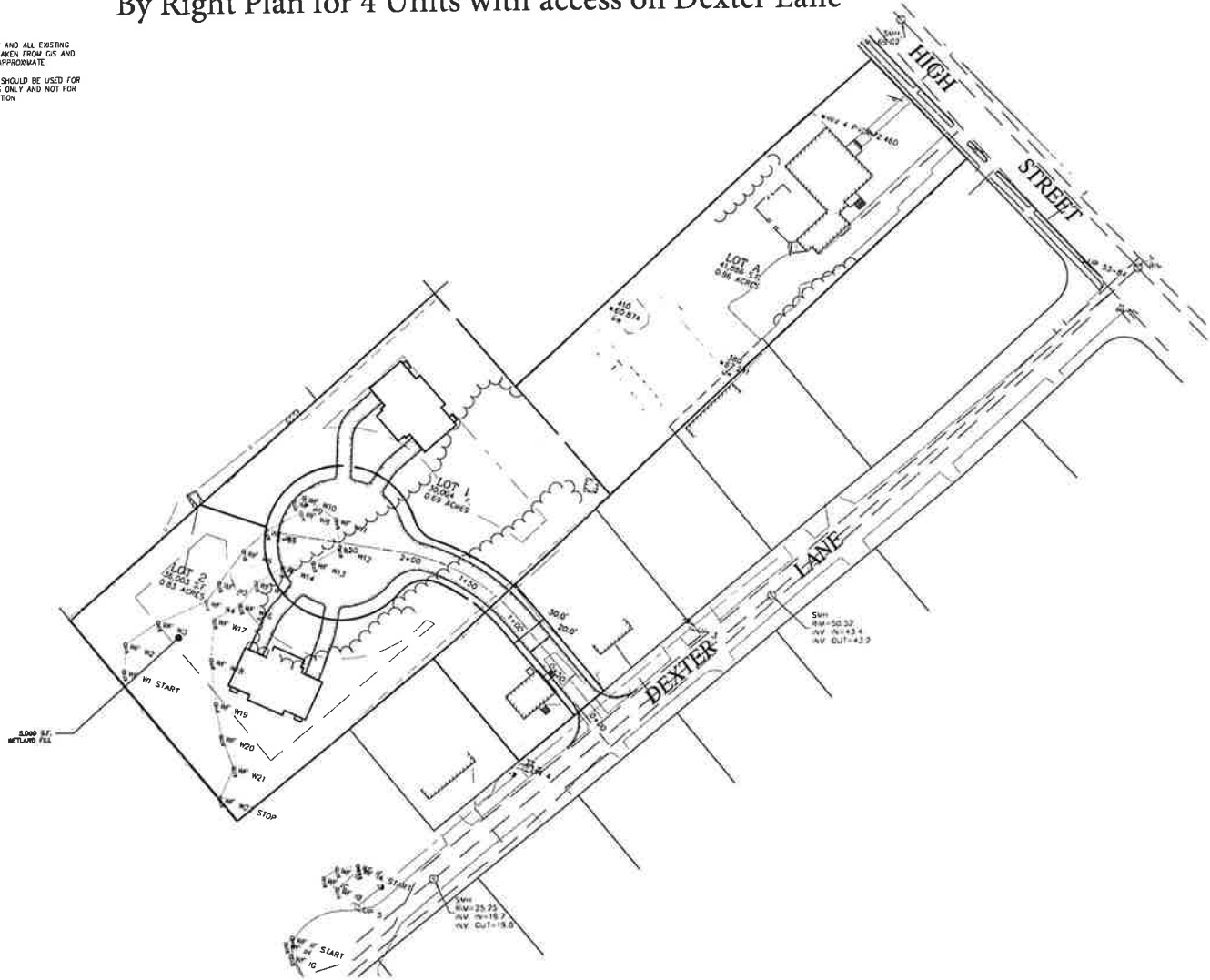
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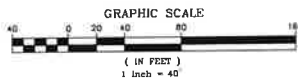
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**TWO FAMILY FARMHOUSE**  
 DETAIL 1" = 40'



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 DATE: APR. 11, 2023 CHKD. BY: J.T.M. PROJECT: M234213

**SITE PLAN**  
 IN  
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 AT  
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CONCEPT  
 PLAN 1  
 (DEFINITIVE)  
 SHEET 1 OF 1

## Additional Features

While we are still early in the design phase of this project we also have intentions of creating a community space of this project though the extra space on the site may be limited in use because the majority of it is wetlands. We are currently working on an area of use along with a wetland replication area.

We are also seeking help from the city with access to the project. Our current access from the project comes from 14 Dexter Lane but in the interest of neighborhood preservation and ease of access we are asking that the city entertain an easement from cul de sac circle at the end of Dexter Lane.