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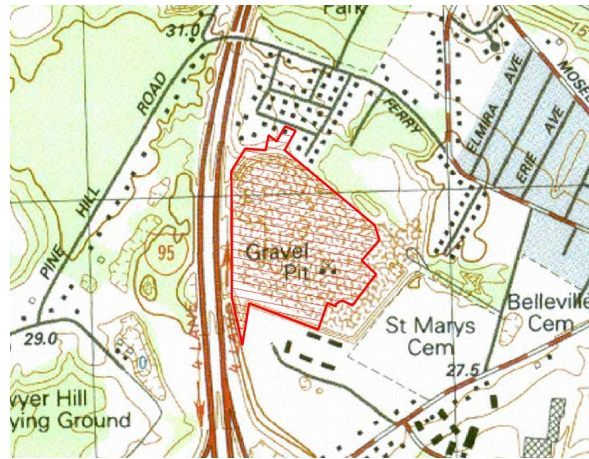
Port Place at Evergreen Commons Baseline Documentation Report

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Conservation Restriction (CR) Overview

Port Place (formerly called Evergreen Commons) is an Open Space Residential Development constructed within a former gravel pit that had been later converted into a golf course. The site is located between Boyd Drive and Brown Ave in Newburyport. Three parcels of open space cover an area of 22.816 Acres.



Prior to the development, the vast majority of the site consisted of golf turf. An isolated wetland within the golf course provided little removal of pollutants due to the lack of organic soil, and its vegetation and buffer zone were of minimal value for wildlife or water quality. The Conservation Restriction for the open space at Evergreen Commons was initially proposed as part of an Open Space Residential Development in order to retain and preserve the open space, provide for active and passive recreation to the general public, protect the natural resources of the area, and provide for the protection of water quality. A large portion of the site did provide for flood storage during extreme events due to its bowl shape that resulted from the removal of sand and gravel from the site.

The Port Place (originally called Evergreen Commons) development completely recreated the open space into three areas providing a number of important ecological and recreational values, all protective of the nearby municipal drinking water well. Evergreen Commons has created several high value areas which are protected through a Conservation Restriction. These areas are contained within 3 Parcels and shown on the attached plan as Open Space areas 1, 2 and 3.



These areas together provide the following conservation values as described in the Conservation Restriction:

- Open Space Protection. The protection of the Premises contributes to the protection of the scenic and natural character of the City of Newburyport and will enhance the open-space value of these and nearby lands. The Premises is located near existing trail networks and provides a destination for residents utilizing those trails. Open Space 1 contains extensive open space for passive recreation, including trails that both loop and connect through the Premises, connecting the Brown Avenue neighborhood to the north with the Boyd Drive neighborhood to the south.
- Flood Plain Protection. Portions of Open Space 1 are considered Isolated Land Subject to Flooding, containing flood waters generated on site and in surrounding catchment areas composed of residential city streets. The protection of this floodplain will ensure the continued availability of this flood storage during major storm events.
- Protection of Wildlife Habitat. The Premises consists of pollinator meadow habitat. Pollinator habitat is of increasing importance to a healthy and biologically diverse ecosystem. Additionally, the Premises contains approximately 2 acres of isolated wetland consisting of open marsh habitat, which is frequented by waterfowl.
- Public Access. Public access to the Premises will be allowed for recreational activities. The Premises includes trails which, once a planned connection is completed, will provide access to the Garrison Trail, a multi-use trail in the City of Newburyport that connects to a broader coastal trail network. (Access to the Garrison trail was not authorized by MassDOT, and while this remains a possible future connection that can pursued by the City, it is not a current part of the open space.)

- Water Quality Protection.
 - Wellhead Protection. The Premises is located within the Zone 2 of a Wellhead Protection Area, as designated by the Massachusetts Department of Environmental Protection.
 - Stormwater Wetlands Protection. Open Space 1 includes a large stormwater wetland that treats municipal stormwater from a drainage system that enters through Boyd Drive and five additional rain gardens that treat stormwater from Duffy Drive and Gabaree Court. The isolated wetland provides further water quality protection. Open Space 2 and Open Space 3 further contribute to the protection of groundwater quality by preserving open space within the aquifer.

OPEN SPACE 1

Open Space 1 consists of a large restored open space. The area contains Pollinator Meadows, Fescue Meadow areas (maintained as lawn), Stormwater treatment basins (a Stormwater wetland and 5 bioretention basins, a tot lot, a trail system with educational signage and a tot lot. The Open space contains a “no disturb zone” around an isolated vegetated wetland. This area is not regularly maintained, and any cutting or vegetation maintenance requires Conservation Commission approval (except for mowing the path edges as detailed in the management O&M). The trail system incorporates a trail head from the Cul-de-sac at the end of Boyd Drive as well as three entrances off of Duffy Drive. There are shade trees, flowering trees and shrubs, as well as native vegetation throughout the space.





OPEN SPACE 2

Open Space 2 is located on the eastern side of the development and includes the entry area from Brown Ave and along the east side of the homes on Duffy Drive between the homes and the City of Newburyport's property that contains a drinking water well. Open Space 2 contains some trees and shrubs, but is largely a fescue meadow maintained as lawn. Open Space 2 provides a buffer between the developed areas of the site and the City's drinking water well. There is a gentle swale that carries runoff to an inlet that connects to the stormwater system and connects to Bioretention basin F in Open Space area 1. There is also a gentle swale that carries runoff towards Duffy Drive on the northern side of lot 25. There are no trails or general public access points to Open Space 2. The area can be reached through the open space from the northern end, or with permission of the homeowner through the eastern lots off of Duffy Drive. While not intended for broader or regular public use, it does provide some passive and active recreational opportunities for those who choose to venture into this open space area without trespassing over individual lots.



OPEN SPACE 3

Open Space area 3 is located centrally to the Port Place Development and is comprised of a central green with street trees, a large open field, 3 small patio areas and one large patio area with a fireplace.



The central green area is available for passive recreation as well as informal sports activities on the field. The field area does have an irrigation system that was installed to establish vegetation, but at the time of recording of the conservation restriction the system is not connected to a water source and is not operational.

These areas together include:

- 1. Walking Trails
- 2. Water Feature
- 3. Island Observation area
- 4. Pollinator Meadow
- 5. Tot Lot
- 6. Open Lawn (fescue meadows) & Buffer Areas
- 7. Isolated Vegetated Wetland

Property Conditions Report

The property conditions section is supplemented by the attached field report. The field report will form the baseline for all future monitoring reports to be completed annually by the Homeowners Association and submitted to the City of Newburyport Conservation Commission. The Homeowners Association will notify Conservation Staff in advance of the annual monitoring inspection and provide staff with the opportunity to attend. It is anticipated that annual reports may need to address issues of encroachment, maintenance issues, and/or invasive plants. Each report will note any issues uncovered and steps that are needed to remedy such issues. The following is an overview of conditions at the time of filing of the CR:

Central Green

This 2.5 Acre area is located at the entrance to Evergreen Commons near Boyd Drive. It is a large oval turf field with a patio areas and fireplace for use by the neighborhood. The conditions are similar to that of an athletic field with a gently sloping turf lawn forming the bulk of the green and trees located at the perimeter.

Walking Trails

Walking Trails are provided through the open space on the western half of the site. They run from the end of Boyd Drive to the Duffy Drive, and traverse the open space areas. The trails provide both a means of enjoying portions of Open Space area 1. The trail system incorporates 2 bridges to pass over portions of the isolated wetland so that wildlife observation can be enjoyed. The paths are finished with stone dust. The paths contain educational signage on important features of the site.

Water Feature

The water feature is a manmade pond. The intent is to provide open water habitat as well as the ability for skating during the winter months. The water feature is surrounded by an area of fescue meadow (maintained as lawn) and native shrubs and trees. The water feature may not hold water throughout the year in times of reduced water table.

Island area

The trail via bridges passes through the Isolated Wetland via a small island so wildlife can be observed. Such species readily viewable include various duck species, great blue herons, various hawks, and various songbirds.

Pollinator Meadow

The purpose of the pollinator meadow is to provide an attractive meadow environment for the benefit of pollinating insects. It consists of a range of native wildflowers and is maintained through annual mowing and invasive species removal. The pollinator meadow was created using an Ernst Pollinator seed mix (#153).

Tot Lot

The tot lot is a play area for small children. The tot lot is located within the open space, close to the homes of Port Place and is accessible from the trail network. The play area is maintained with a base of mulch. A sheet detailing equipment installed is attached.

Open Lawn & Buffer Areas

The open space includes fescue meadow areas which are essentially open lawn that is drought tolerant, pollinator meadows, and woody vegetation, including shade trees. The purpose is to provide areas for passive recreation and enhanced wildlife habitat that is drought tolerant.

Isolated Vegetated Wetland

The isolated wetland includes a diverse native habitat. The wetland itself largely consists of a cattail marsh with areas of standing water and a native plant buffer zone consisting of shade trees, flowering trees, shrubs, and herbaceous plants. Soils are comprised of an organic rich top layer of soil that extends to a depth of 12 inches on average. The isolated wetland provides habitat value, flood storage, and filters water before it enters the water table. The isolated wetland obtains its hydrology from surface runoff, groundwater, and municipal and development stormwater after treatment.

Conservation Restriction

The Conservation Restriction, Newburyport CR 12 REF 16948, is attached and describes the prohibited and allowed uses. The overall purpose is to retain the natural, scenic, and open condition and to prevent any use that will significantly impair or interfere with the conservation values of the CR property as noted above and in the CR. The open space also serves to enhance and preserve wildlife habitat, and to protect water quality.

Generally, uses other than as allowed in the O&M for the open space and stormwater features are strictly limited by the Conservation Restriction. See the full CR for a list of prohibited and allowed activities.

Directions to Site

The site can be accessed by the public at trail heads both within the development and off of the cul-de-sac at the end of Boyd Drive and off of Duffy Drive. At this time there is no public parking within the development itself.

Appendices

Executed Conservation Restriction

Site Inspection Report, dated November, 2021

Conservation Restriction Monitoring Plan, dated October 15, 2021

Landscape O&M Table, as approved by Conservation Commission on November 16, 2021

Landscape Sheet L-0, as approved by the Conservation Commission April 21, 2021

Final Stormwater Management O&M, approved by Conservation Commission on November 16, 2021

Tot Lot Equipment Detail

Final As-Built Plan, dated October 15, 2021