

Eaton Property OSRD Project – Colby Farm Lane

8-18 COLBY FARM LANE

NEWBURYPORT, MA

**PRE-APPLICATION
CONFERENCE FOR SITE
PLAN REVIEW / SPECIAL
PERMIT**

PLANNING BOARD

JANUARY 15TH, 2020



Overview

1. Applicant & Design Team
2. Project Goals
3. Existing Conditions
4. Yield Plan
5. Conceptual OSRD Plan
6. Public Benefits
7. Next Steps



1. Applicant & Design Team

Applicant

- ▶ Dave Daly, Daly Holding Co., LLC

Civic Engineering

- ▶ Matt Hamor, P.E. – LandPlex, LLC

Building Design

- ▶ Ben LeGare – Downeast Development, LLC



2. Project Goals

1. Support the Revitalization of Colby Farm Lane

- ▶ Remove non-conforming industrial uses
- ▶ Restore the property with conforming residential uses

2. Preserve Public Open Space in the Northern Pasture

- ▶ Preserve over 85% of the land as public open space
- ▶ Construct public parking and public access trails

3. Expand Housing Opportunities

- ▶ 8 modest-sized multi-family townhouse units
- ▶ 1 Affordable Housing Unit



4. Conventional Subdivision / Yield Plan (R2)

A. Density

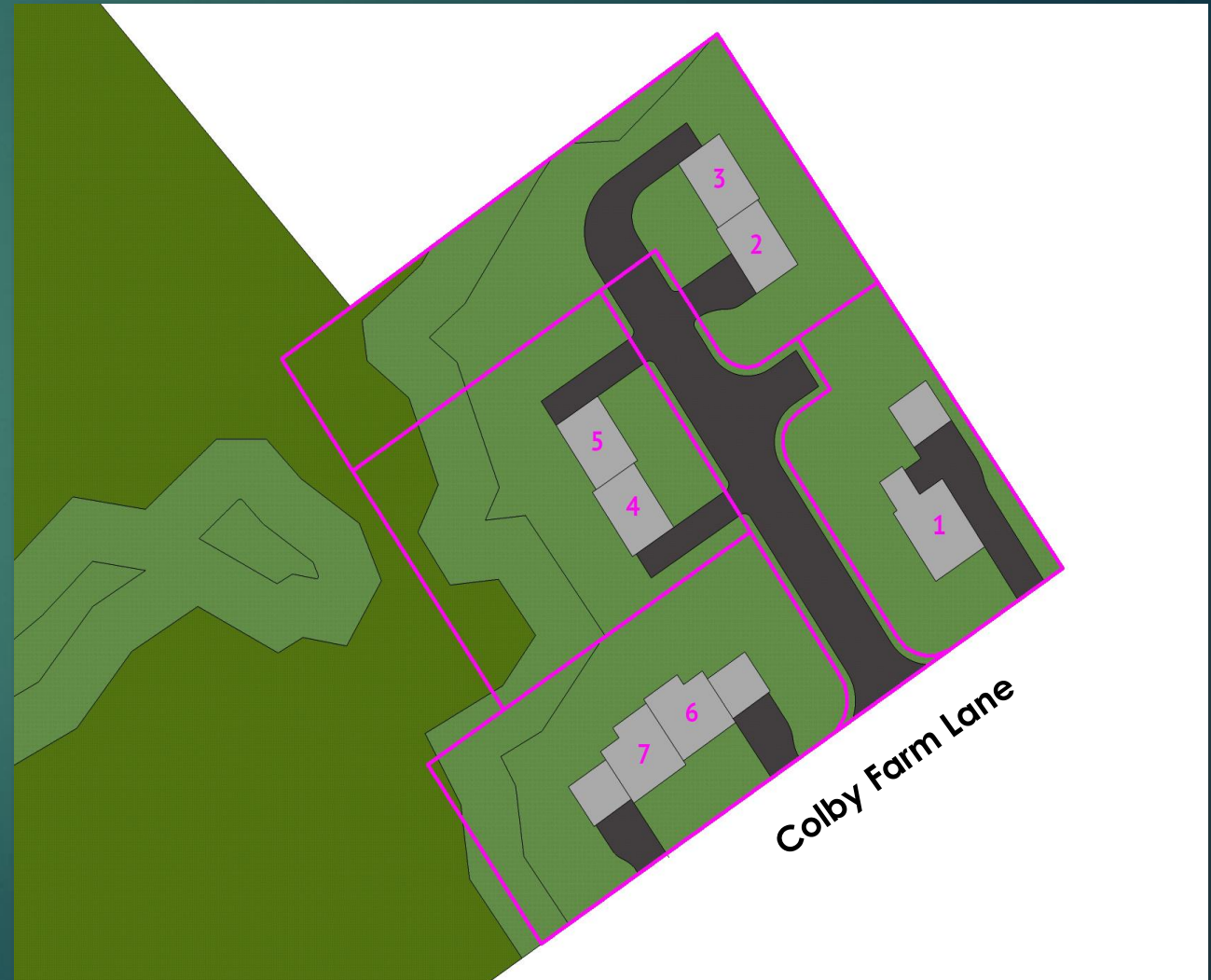
- ▶ Density: 4 lots / 7 dwelling units
- ▶ Frontage: Private Lane & Colby Farm Lane
- ▶ 1 Single-Family & 3 Two-Family Structures

B. Utilities:

- ▶ Shared Driveway
- ▶ LID Drainage

C. Public Benefits:

- ▶ Removal of non-conforming truck depot
- ▶ Limited Streetscape Improvements
- ▶ 1 Affordable Housing Unit



4. Alternative Yield Plan (R2)

A. Density

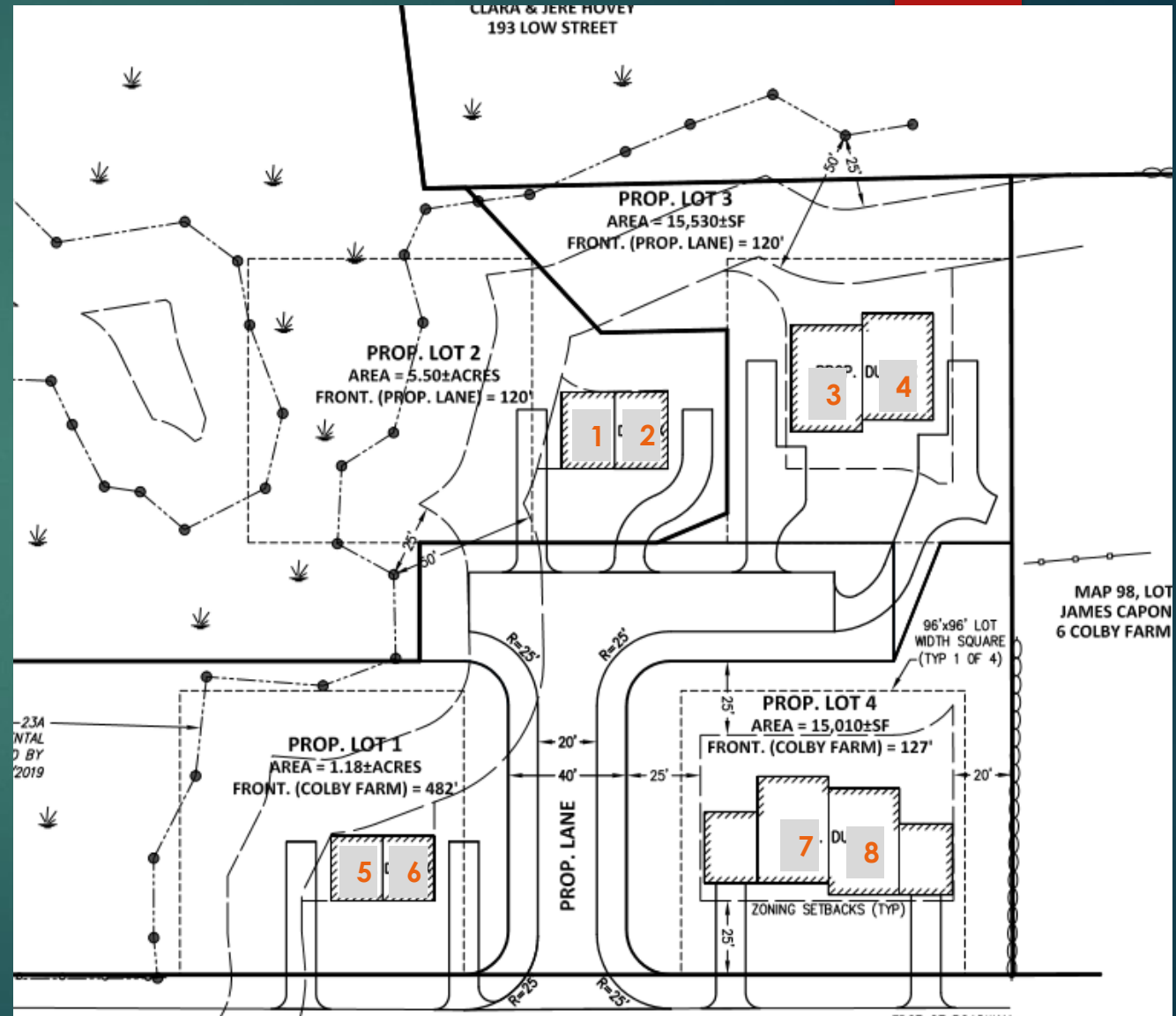
- ▶ Density: 4 lots / 8 dwelling units
- ▶ Frontage: Private Lane & Colby Farm Lane
- ▶ 4 Two-Family Structures

B. Utilities:

- ▶ Shared Driveway (Lane)
- ▶ LID Drainage

C. Public Benefits:

- ▶ Removal of non-conforming truck depot
- ▶ Limited Streetscape Improvements
- ▶ 1 Affordable Housing Unit



5. Conceptual OSRD Plan

A. Density

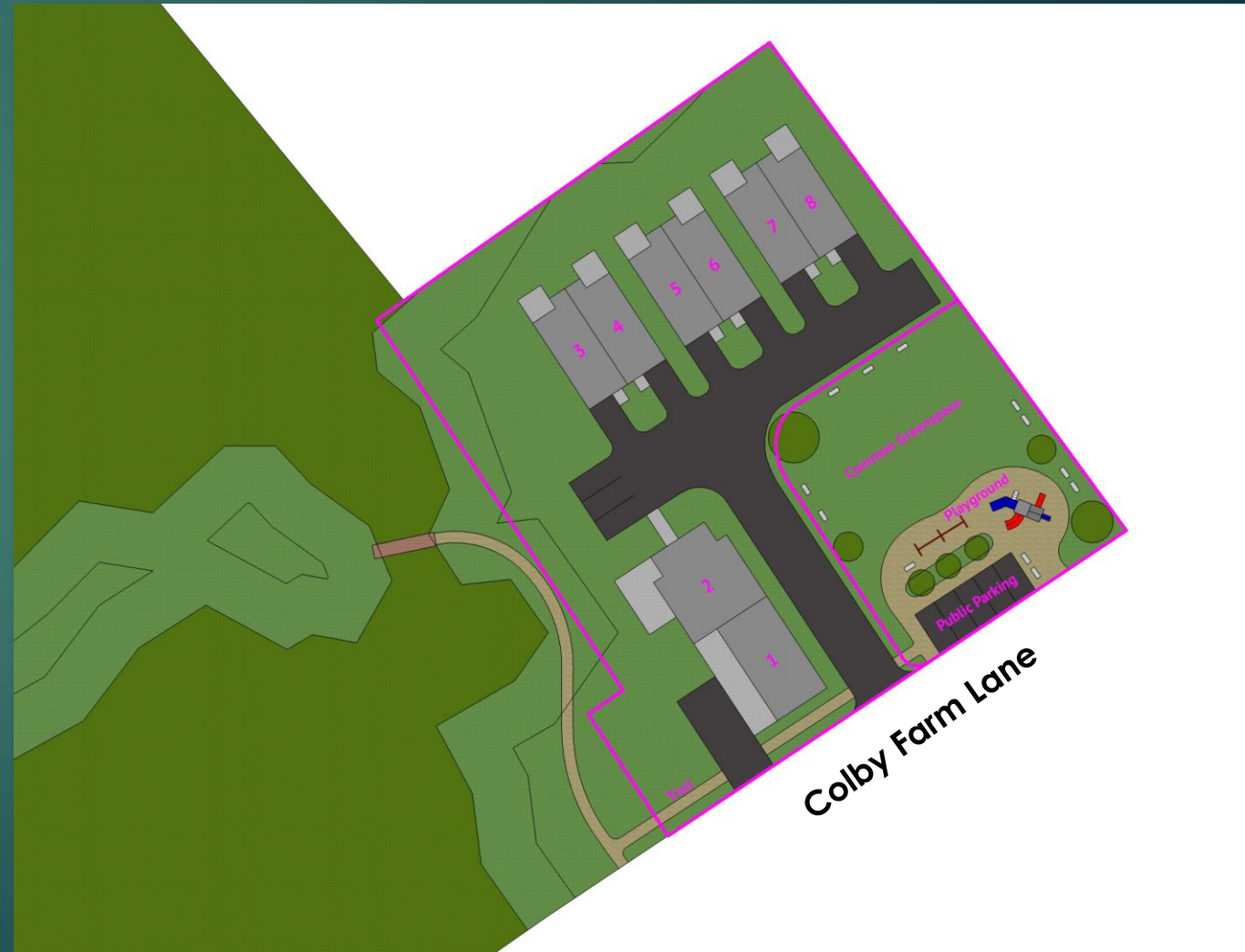
- ▶ Density: 1 lots / 8 dwelling units
- ▶ Frontage: Colby Farm Lane & Private Lane
- ▶ 4 Two-Family Structures

B. Utilities:

- ▶ Shared Driveway
- ▶ LID Drainage
- ▶ Shared Recreational Playground

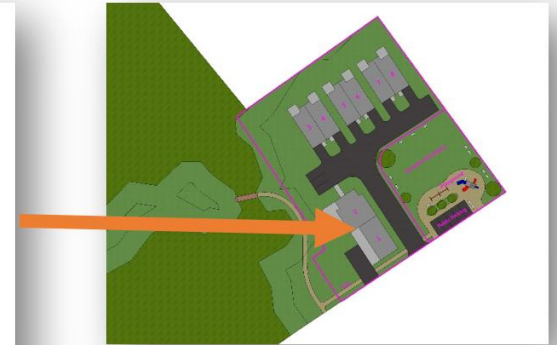
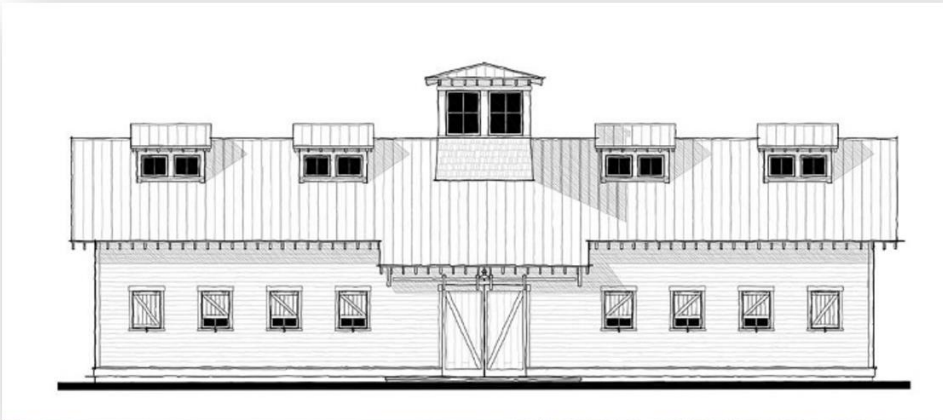
C. Public Benefits:

- ▶ Removal of non-conforming truck depot
- ▶ 80-85% Public Conservation Area
- ▶ Streetscape Improvements
- ▶ Public Parking & Trail Improvements
- ▶ 1 Affordable Housing Unit



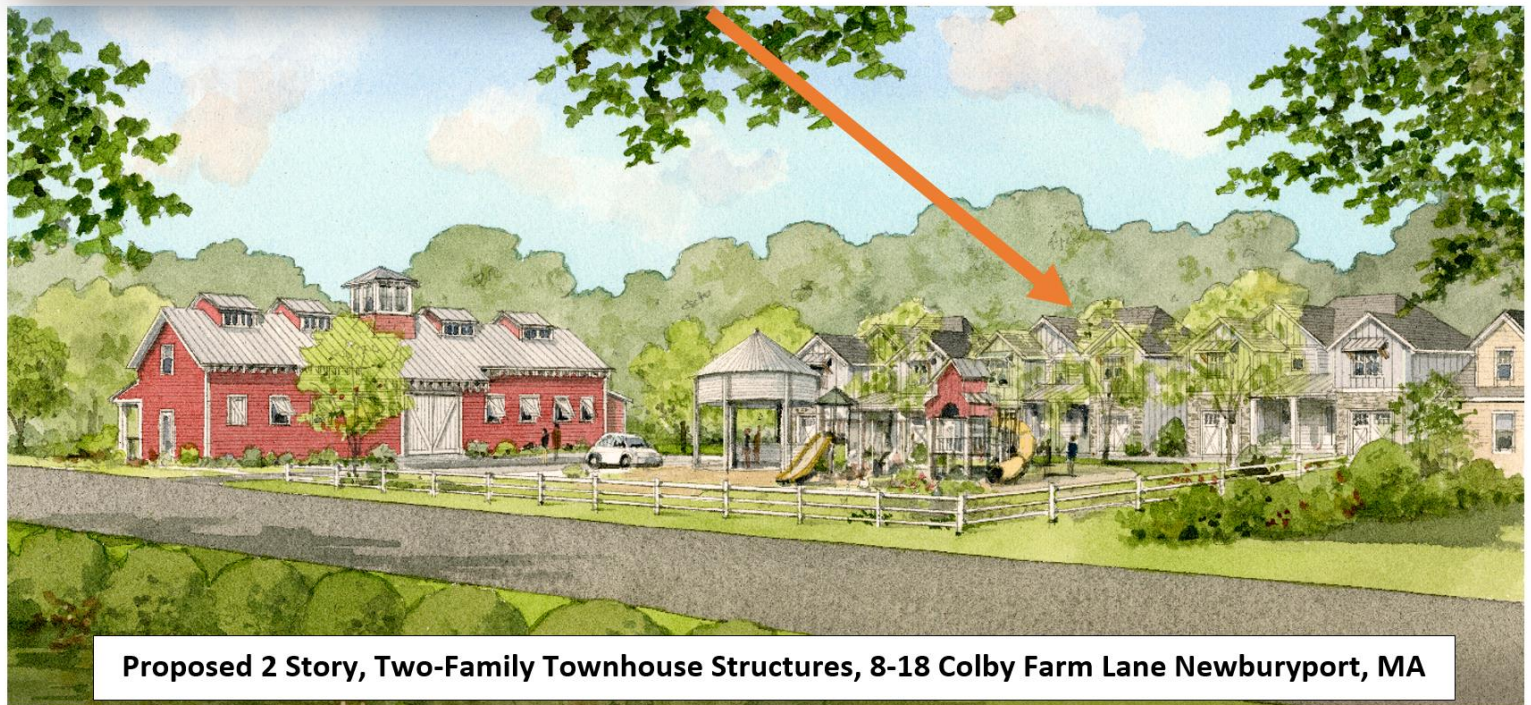
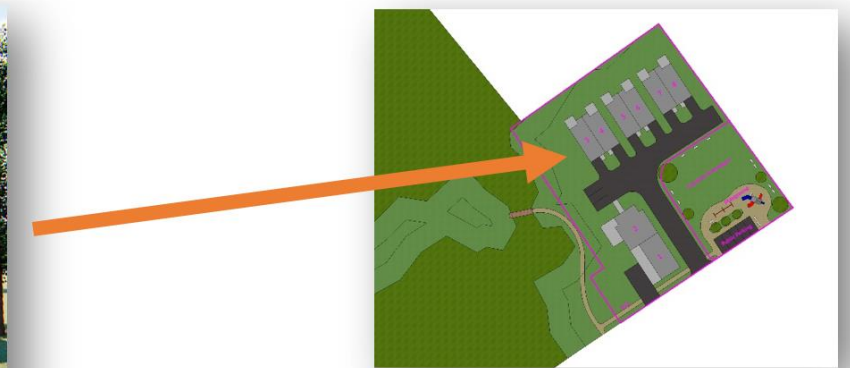
Conceptual Building Design – Barn-Style Structure

- ▶ Rural Character
- ▶ Traditional Building Materials
- ▶ Parking in the Rear
- ▶ Small Rear Yard
- ▶ Front on Shared Playground



Conceptual Building Design – Barn-Style Structure

- ▶ Modest Sized Townhouse Units
- ▶ Traditional Building Materials
- ▶ Recessed Garages (Not shown)
- ▶ Small Rear Yard
- ▶ Front on Shared Playground



Proposed 2 Story, Two-Family Townhouse Structures, 8-18 Colby Farm Lane Newburyport, MA

6. Public Benefits

- ▶ Removal of non-conforming truck depot
- ▶ 85% Public Open Space Area
- ▶ Streetscape & Utility Improvements
- ▶ Potential Public Access to Playground
- ▶ Public Parking for Public Trail System
- ▶ Trailhead Improvements
- ▶ Elevated Boardwalk and Trail System
- ▶ 1 Affordable Housing Unit



Conceptual 8-Unit Multi-Family OSRD with Public Benefits: 8-18 Colby Farm Lane, Newburyport, MA

7. Next Steps

A. Feedback

- ▶ Project Goals
- ▶ Yield Plans
- ▶ Conceptual OSRD Plan
- ▶ Building Design
- ▶ Public Benefits

B. Permitting:

- ▶ OSRD Special Permit
- ▶ Site Plan Approval
- ▶ Notice of Intent

C. Schedule:

- ▶ Public Hearing: March 18th
(February 19th Filing Deadline)

