

Eaton Property OSRD Project – Colby Farm Lane

*8-18 COLBY FARM LANE
NEWBURYPORT, MA*

*REVISED SITE PLAN &
HOUSE DESIGN*

PLANNING BOARD

FEBRUARY 5TH, 2020



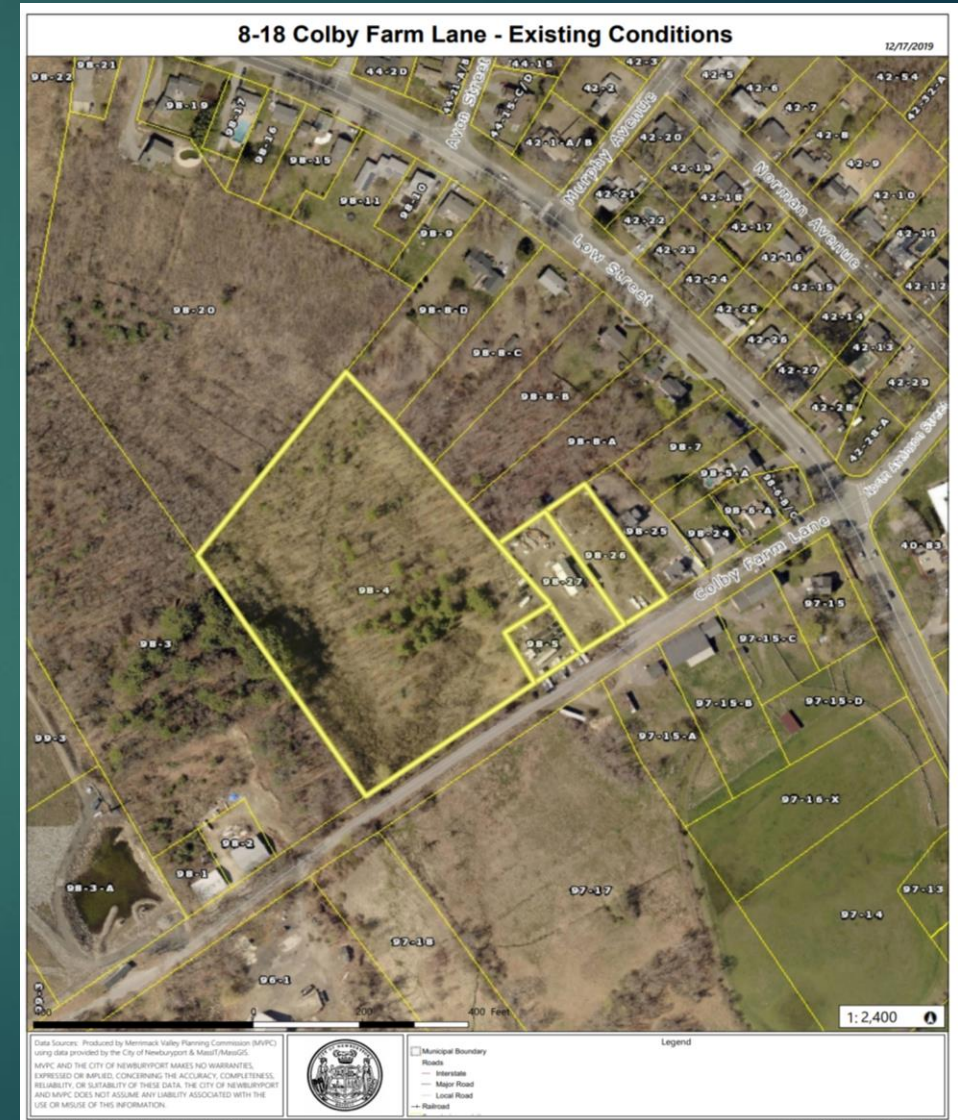
Overview

1. Existing Conditions
2. Prior OSRD Plan
3. Prior Building Elevations
4. Revised OSRD Plan
5. Revised Building Elevations
6. Public Benefits



1. Recap of Existing Conditions

- ▶ 7.81 acres on 4 lots in common ownership
- ▶ Underlying Zoning District: R1
- ▶ Overlay Zoning District: R2
- ▶ Land Use: Trucking Depot & Storage
- ▶ Structures: 2,000 SF Industrial Building
- ▶ Accessible Uplands: 1.75 +/- acres
- ▶ Landlocked Uplands: 2.5 +/- acres
- ▶ Wetlands: 3.5 +/- acres



2. Prior OSRD Plan (1-15-20)

A. Density

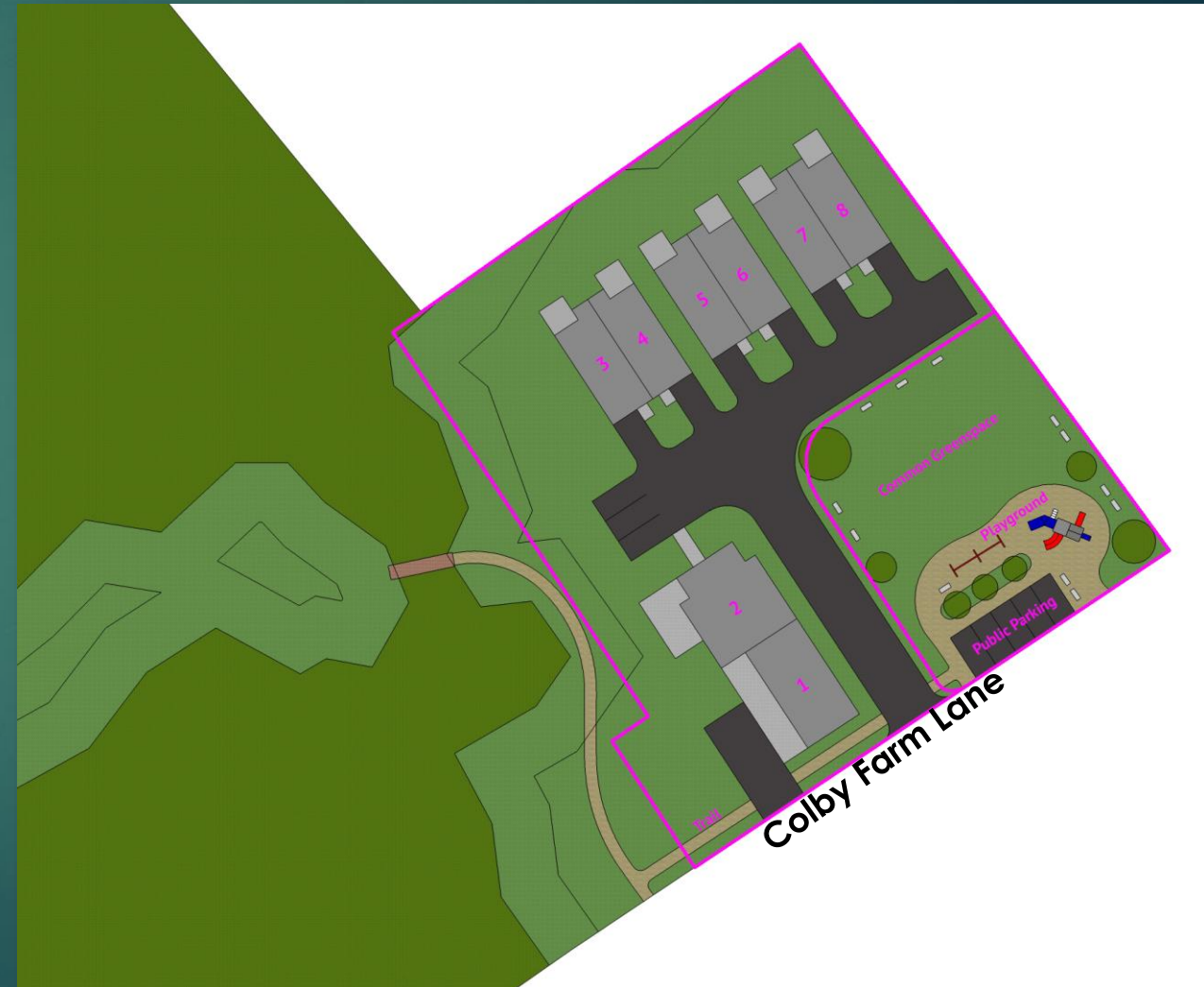
- ▶ Density of 8 dwelling units
- ▶ Frontage on Colby Farm Lane
- ▶ 4 two-family structures

B. Utilities:

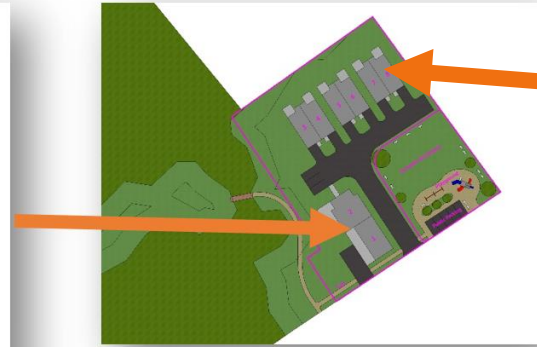
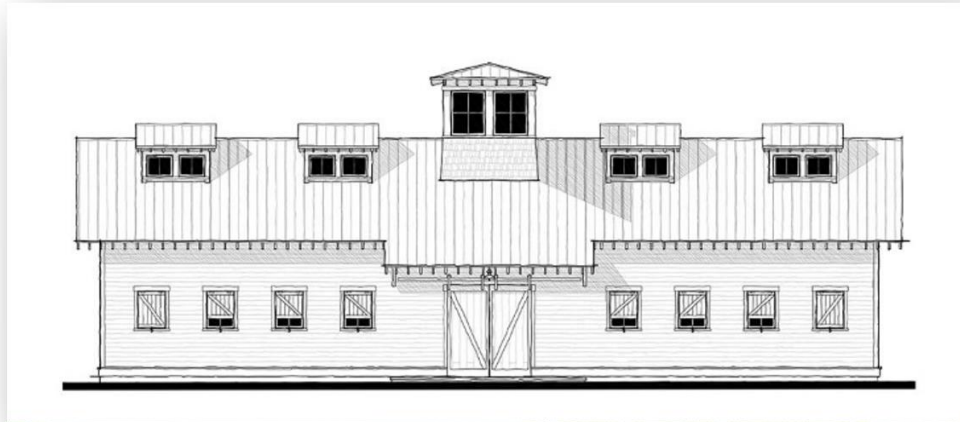
- ▶ Front-loaded garages on shared driveway
- ▶ LID Drainage
- ▶ Neighborhood Playground

C. Public Benefits:

- ▶ Removal of non-conforming truck depot
- ▶ 80-85% public open space
- ▶ Streetscape improvements
- ▶ Public parking & trail improvements
- ▶ An Affordable Housing Unit



3. Prior Building Elevations (1-8-20)



Proposed 1 ½ Story, Two-Family Barn-Style Structure, 8-18 Colby Farm Lane, Newburyport, MA

- ▶ Barn-style building along street
- ▶ Modest-sized townhouse units
- ▶ Traditional building materials
- ▶ Recessed front-loaded garages
- ▶ Front on shared playground
- ▶ Public parking along street edge

4. Revised OSRD Plan

A. Density

- ▶ Density of 8 dwelling units
- ▶ Frontage on Colby Farm Lane
- ▶ 6 single-family & 1 two-family structures

B. Utilities:

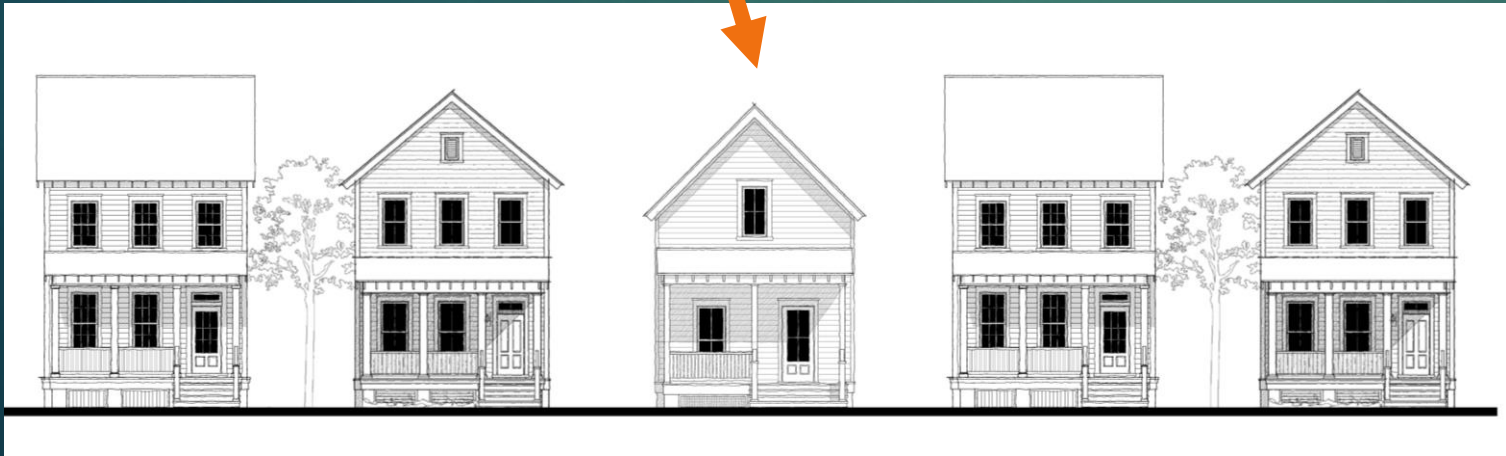
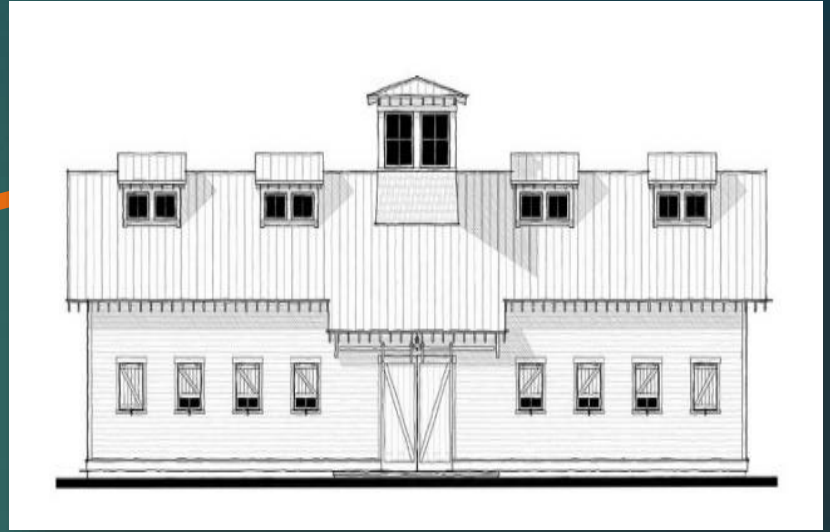
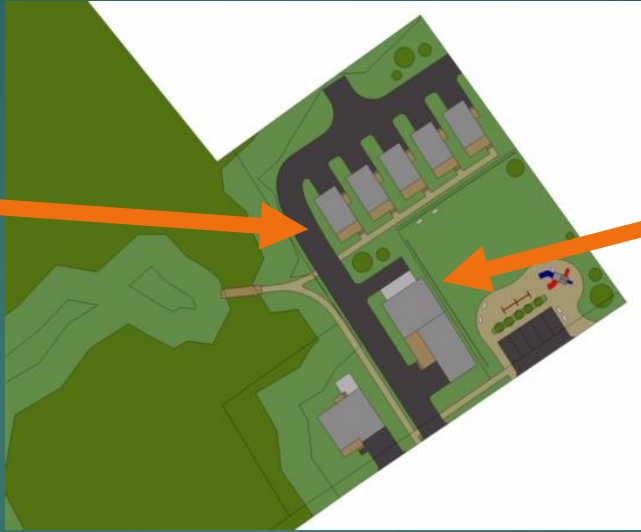
- ▶ Rear-loaded garages on shared driveway
- ▶ LID Drainage
- ▶ Neighborhood Playground

C. Public Benefits:

- ▶ Removal of non-conforming truck depot
- ▶ 80-85% public open space
- ▶ Streetscape improvements
- ▶ Public parking & trail improvements
- ▶ An Affordable Housing Unit

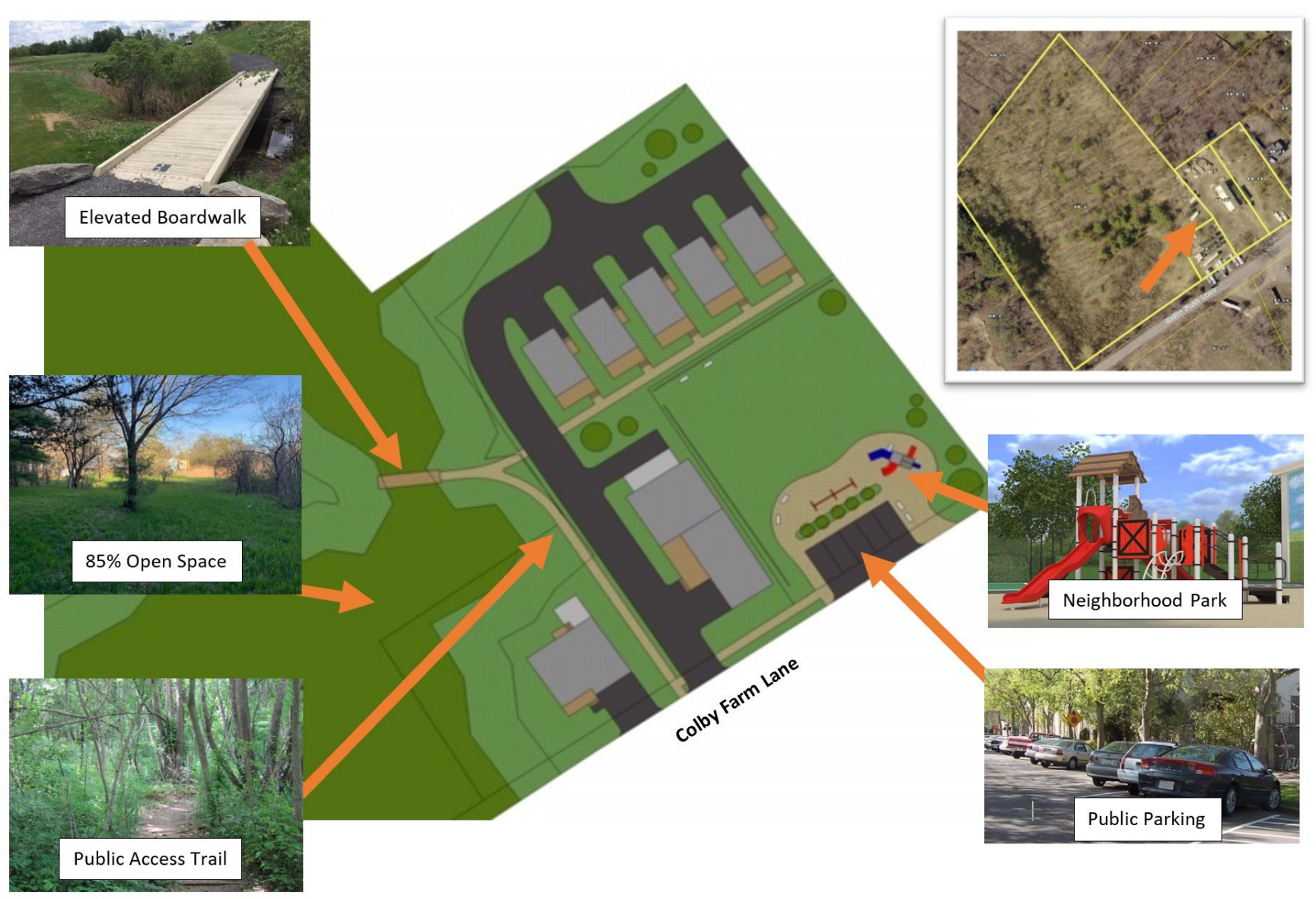


5. Revised Building Elevations



- ▶ Barn-style structure along street edge
- ▶ Modest-sized single-family homes
- ▶ Traditional building design
- ▶ Rear-loaded garages
- ▶ Neighborhood playground
- ▶ Public parking along street edge

6. Public Benefits



Planning Board Feedback

- ▶ Single-Family House Design
- ▶ Driveway & Garage Placement
- ▶ Public Benefits

