

The Stables at Bashaw Farm: An OSRD Project

8-18 COLBY FARM LANE
NEWBURYPORT, MA

**DEFINITIVE
SUBDIVISION PLAN/
SPECIAL PERMIT**

PLANNING BOARD

MAY 6TH, 2020



Overview

1. Design Team
2. Project Goals
3. Existing Conditions
4. Yield Plan
5. OSRD Plan
6. Building Elevations
7. Questions and Comments



1. Design Team

Applicant

- ▶ Dave Daly, Daly Holding Co., LLC

Civic Engineering

- ▶ Matt Hamor, P.E. – LandPlex, LLC

Architect

- ▶ ArtForm Architects, LLC
- ▶ Savoie, Nolan Architects, LLC

Landscape Architect

- ▶ Howard Snyder, LA.

Building Design

- ▶ Ben LeGare – Downeast Development, LLC

Legal

- ▶ Lisa Mead – Mead, Talerman & Costa, 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. Expand Public Open Space in the Northern Pasture

- ▶ Preserve over 80% of the land as protected open space.
- ▶ Construct public parking and neighborhood pocket park.

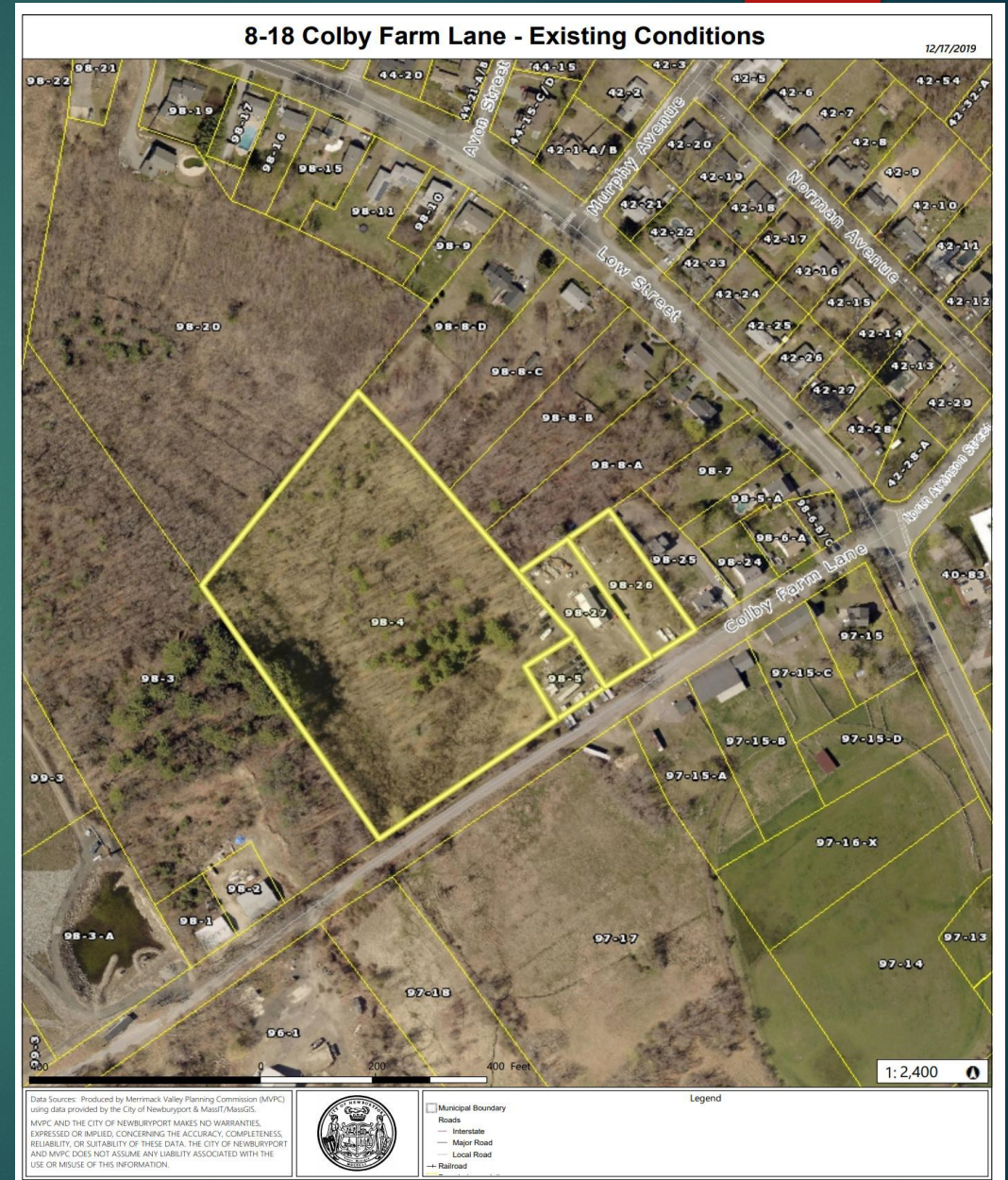
3. Expand Housing Opportunities

- ▶ 8 modest-sized single-family and townhouse units.
- ▶ 1 Affordable housing unit.



3. Existing Conditions

- ▶ Underlying Zoning District: R1
- ▶ Overlay Zoning District: R2
- ▶ Lot Area: 7.64 acres / 4 lots
- ▶ Frontage: 655' +/-
- ▶ Land Use: Trucking Depot & Storage
- ▶ Structures: 2,000 SF Industrial Building
- ▶ Uplands: 4.25 +/- acres
- ▶ Wetlands: 3.5 +/- acres



4. Yield Plan (Using R2 in CFL-ROD)

A. Density

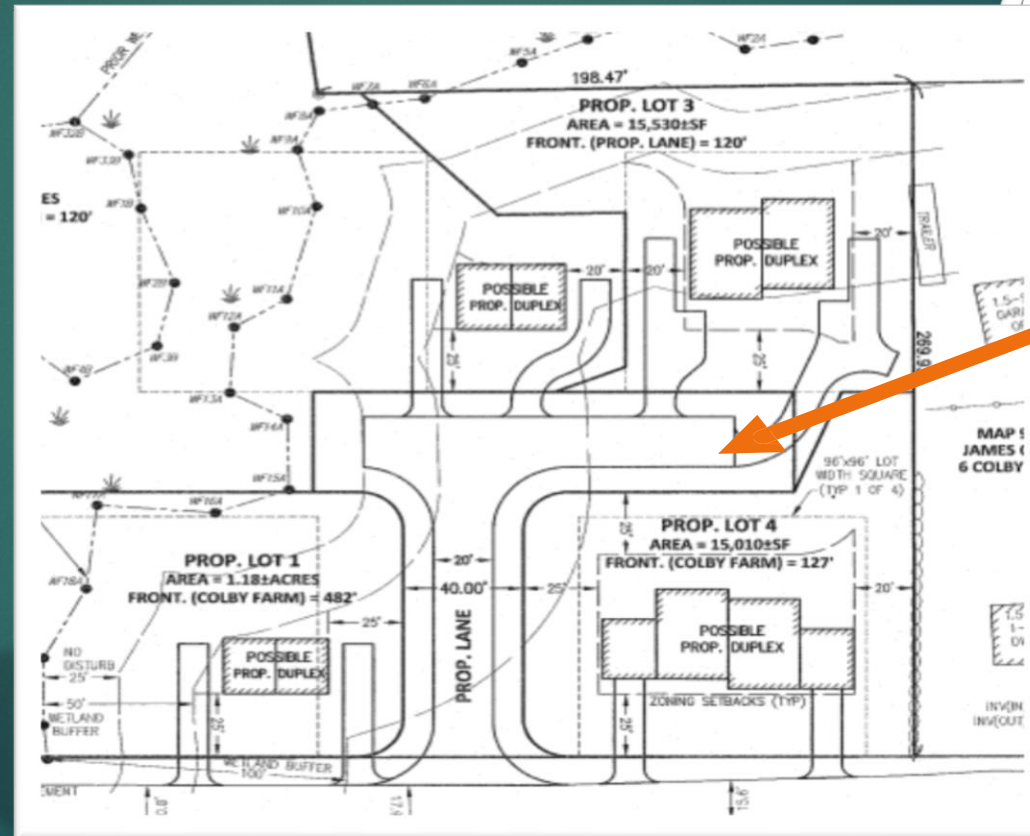
- ▶ Density: 4 lots / 8 dwelling units
- ▶ Frontage: Private Lane & Colby Farm Lane

B. Housing:

- ▶ 4 Two-Family Structures
- ▶ 1 Affordable Housing Unit

C. Roadway & Utilities:

- ▶ Shared Driveway ("Lane")



Yield Plan



Overall Plan

5. OSRD Special Permit Plan

A. Residential Density

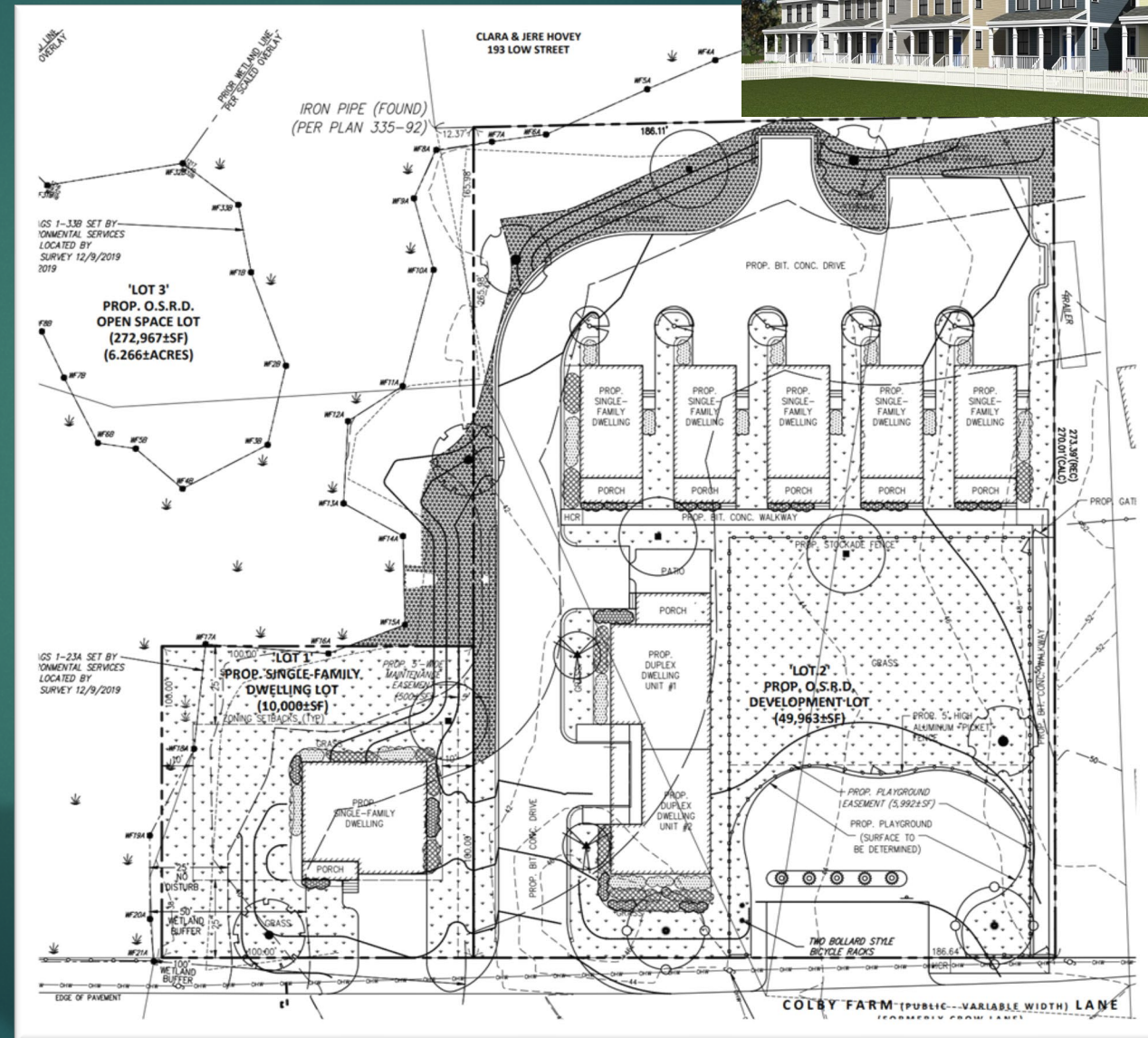
- ▶ Single-Family Lot (Lot 1)
- ▶ 5 Single-Family Structures (Lot 2)
- ▶ 1 Two-Family Structure (Lot 2)

B. Utilities:

- ▶ Rear-parking off a shared driveway
- ▶ LID drainage
- ▶ Neighborhood playground (Lot 2)

C. Public Benefits:

- ▶ Removal of non-conforming use
- ▶ 80%+/- protected open space (Lot 3)
- ▶ Public Playground
- ▶ Off-Street public parking (Lot 2)
- ▶ Affordable housing unit (Lot 2)



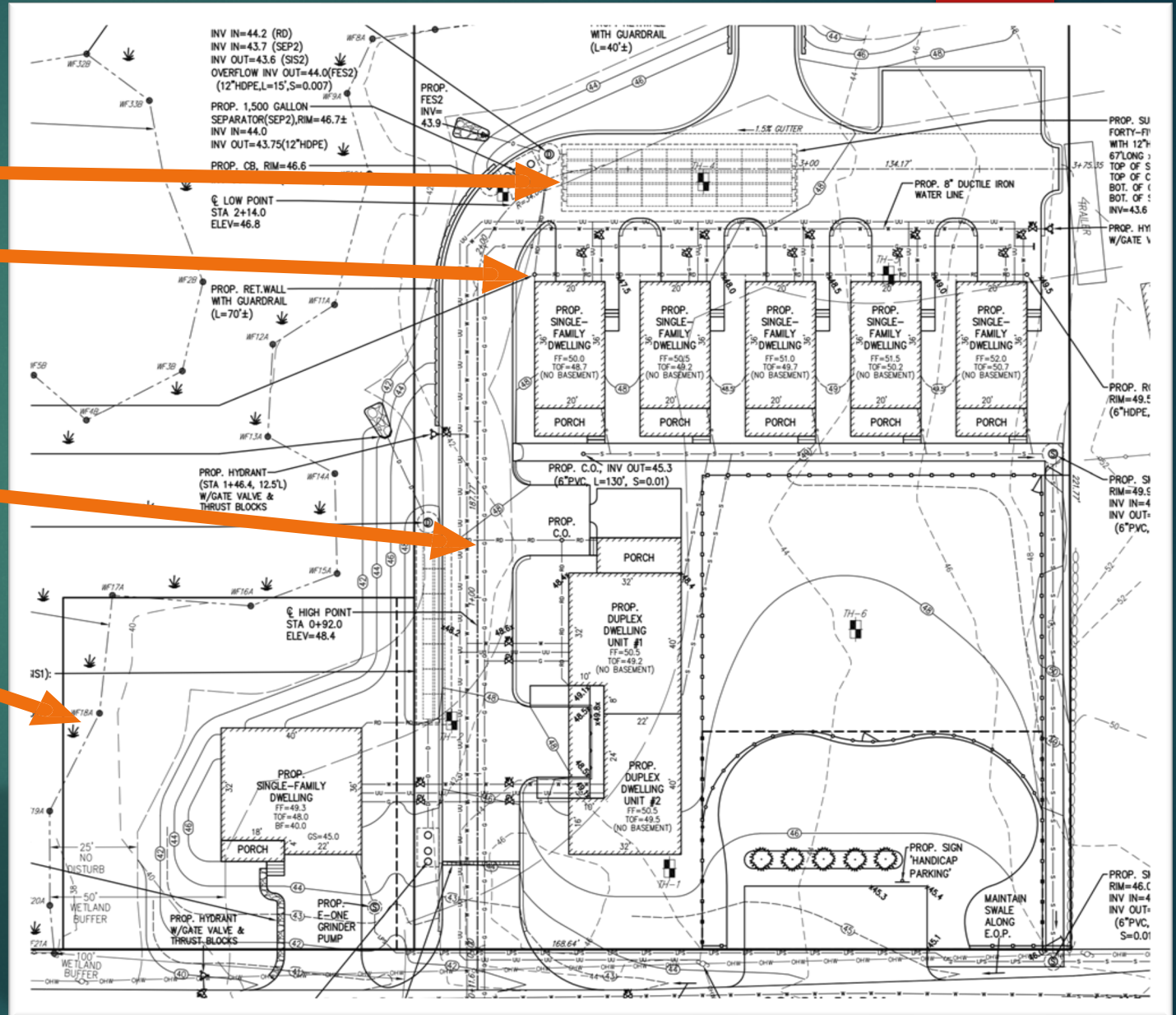
OSRD Plan – Grading & Drainage Plan

Subsurface Infiltration System

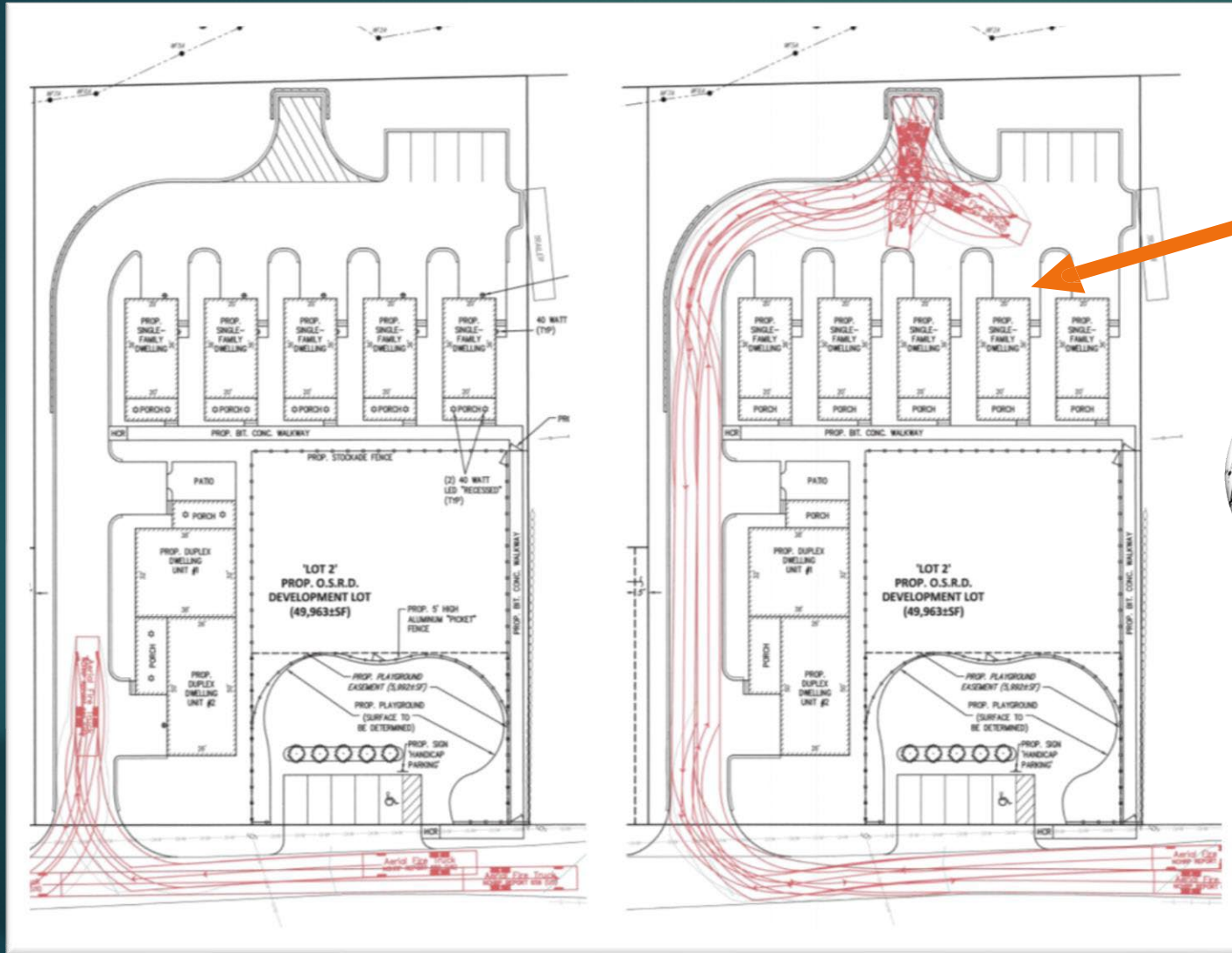
Roof Drainage System

High Point - 48.2'

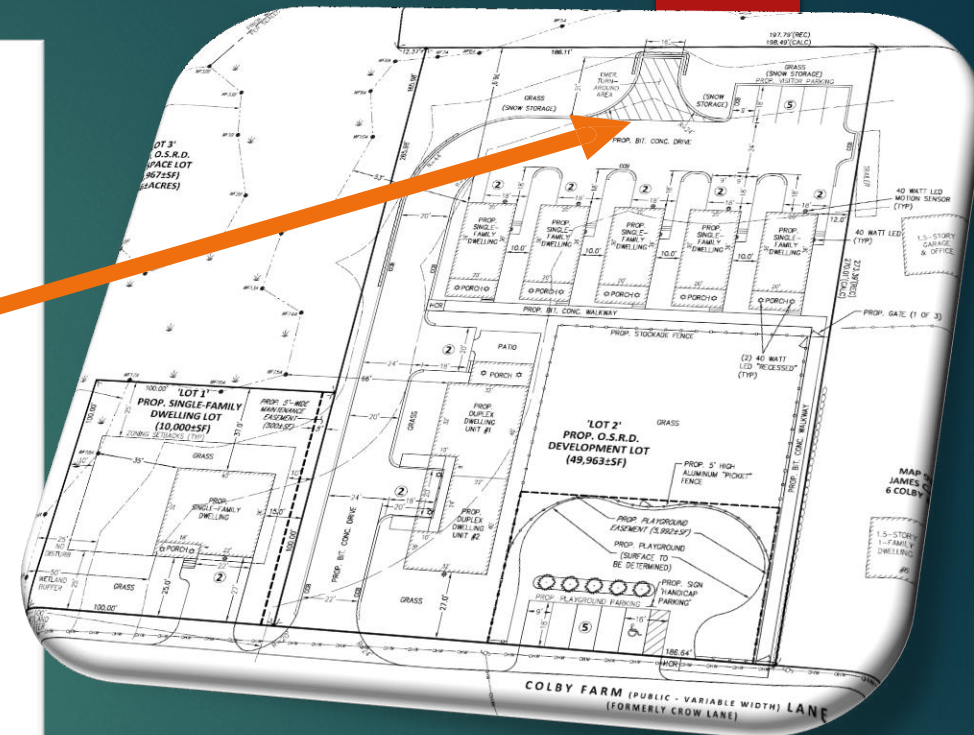
Low Point - 38'



OSRD Plan – Emergency Access Plan



Turning Templates



OSRD Plan

6. Public Benefits



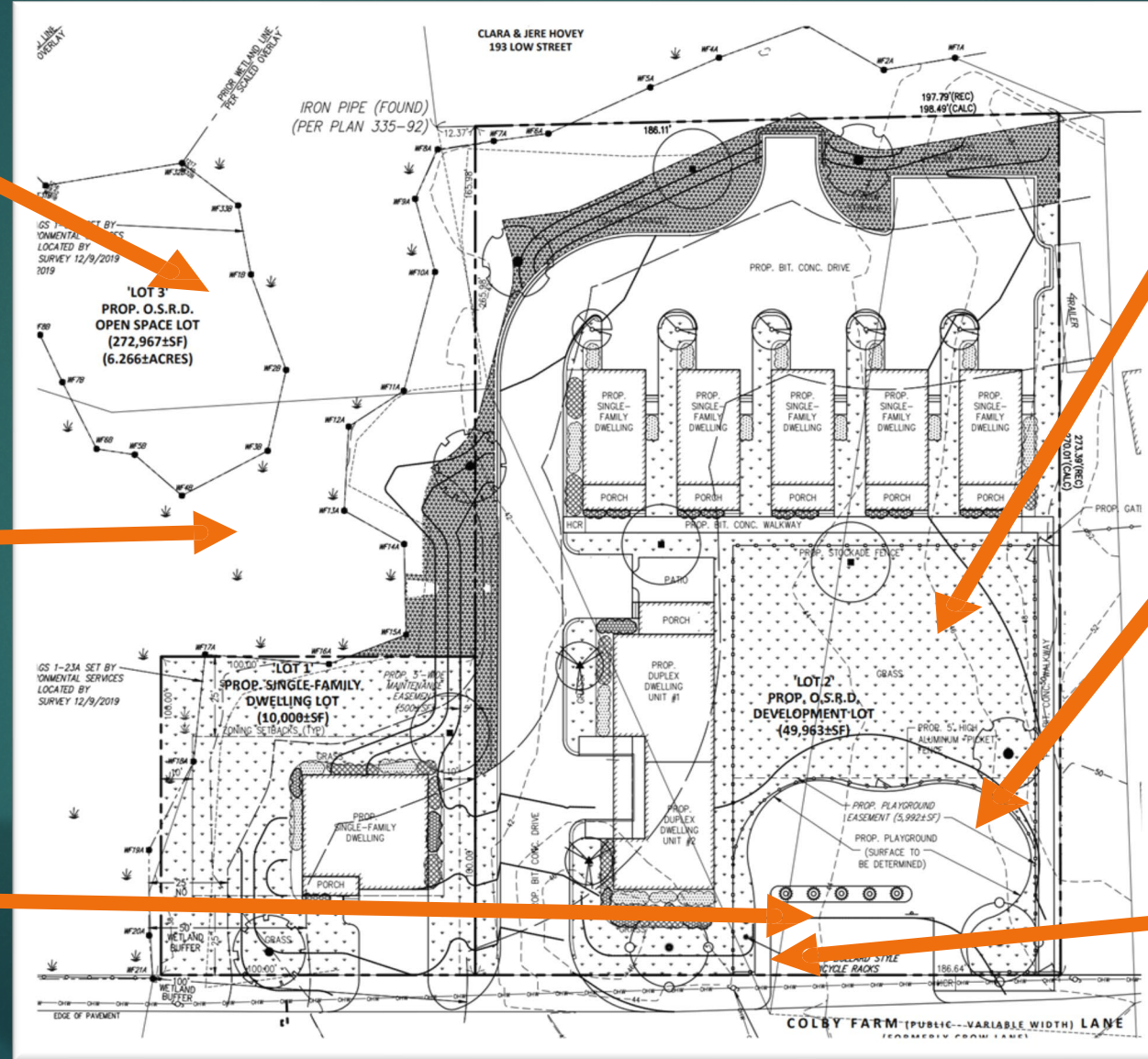
Protected Open Space



Protected Open Space



Public Parking



HOA Greenspace



Public Playground



Bike Racks

The Stables at Bashaw Farm: An OSRD Project

Questions or Comments



PLANNING BOARD

MAY 6TH, 2020