



Design Consultants, Inc.

Civil Engineering
Transportation/Traffic
Water/Wastewater
Geotechnical
Land Surveying
Environmental
Planning

March 10, 2021

Newbury Planning Board
Town Municipal Offices
12 Kent Way
Byfield, MA 01922

RE: 105 High Road
Newbury, MA

Attn: Ms. Martha Taylor, Town Planner

Dear Martha:

Please see the enclosed updated plans for an OSRD Special Permit Application at 105 High Road. We have provided 2 full size original 7 reduced size copies to the Planning Board. This application includes the following:

OSRD PLANS – Revised March 10, 2021

- C101 – Surry Lane Entry Sketch
- C102 – Surrey Lane Rendering Sketch
- C103 – OSRD Yield Plan
- C105 – OSRD Concept Sketch Plan
- C106 – OSRD Site Context Plan
- CF-1 – Open Space Comparison Figure
- OS-1 – Open Space Overview Figure

Upon hearing the Planning Boards concerns and comments with the proposed Open Space Residential Design. A could, key point pertaining to the provided revised plans.

1. We have **reduced** the total number of proposed units to Ten (10). Even though we are providing 77% of the total land as open space we are no longer asking for a bonus lot. We are holding our total number of units to that of what is allowed with the agreed 10-unit yield plan.
2. The new road length has been substantially shortened from 910 feet in the previous plan down to 579 feet. The total square feet of pavement surface is now about half of the yield plan when considering roadway and driveways,
3. We have pulled all development forward of the adjacent large barn structure providing almost 50% of the lower filed as open space.
4. Provided 6 parking spaces in the open space providing comfortable and separate access to the open space for all public use and enjoyment.
5. We have increased the open space area to 77% of the total lot area and 69% of the upland areas.

With these improvements the project now fully meets the decision criteria in the Open Space Regulations. The open space to be provided for public use will be a valuable asset for the Town of Newbury and

public. The Open Space provides a diverse opportunity for recreation from the large open field working through the woodlands and out onto the rear marsh area. We see this as a unique and diverse open space project that provides very useful open areas for public enjoyment. I had the opportunity to spend a couple hours wondering about the woodlands and marsh this past weekend to truly get a sense of this area. I have attached a few pictures from my walk to give the Planning Board as sense of its value.

We look forward to reviewing this application at an upcoming Planning Board Meeting. If you have any questions, please email or call me at 617-776-3350.

Sincerely,
Design Consultants Inc.

Stephen Sawyer

Stephen Sawyer, P.E.
MA PE#38800
Senior Project Manager

LOWER FIELD OPEN SPACE AREA
Proposed Open Lawn, Birding and Pollinator Meadow



WOODLAND AND WETANDS OPEN SPACE AREA
Proposed pathways for passive wildlife viewing



MARSH OPEN SPACE AREA

Endless exploring opportunity connecting to a massive open space area

