

NORTH



Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES LLC,
NEWBURY, MA

PROJECT TEAM

105 HIGH ROAD,
NEWBURY, MA

PROJECT INFO

1	REVISION	12/10/20
REV	DESCRIPTION	DATE

STAMP:

SURREY LANE
RENDERING
SKETCH

SHEET NAME:

C102

SHT NO:

DR BY:

CHK BY:

PROJ NO:

DATE: 07/08/2020

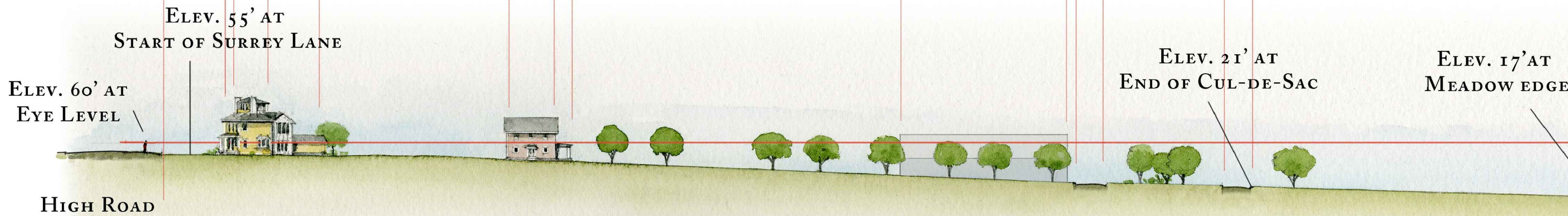
SCALE: 1" = 50'

"PLANNING BOARD APPROVAL UNDER
SUBDIVISION CONTROL LAW."
NEWBURY PLANNING BOARD

DATE

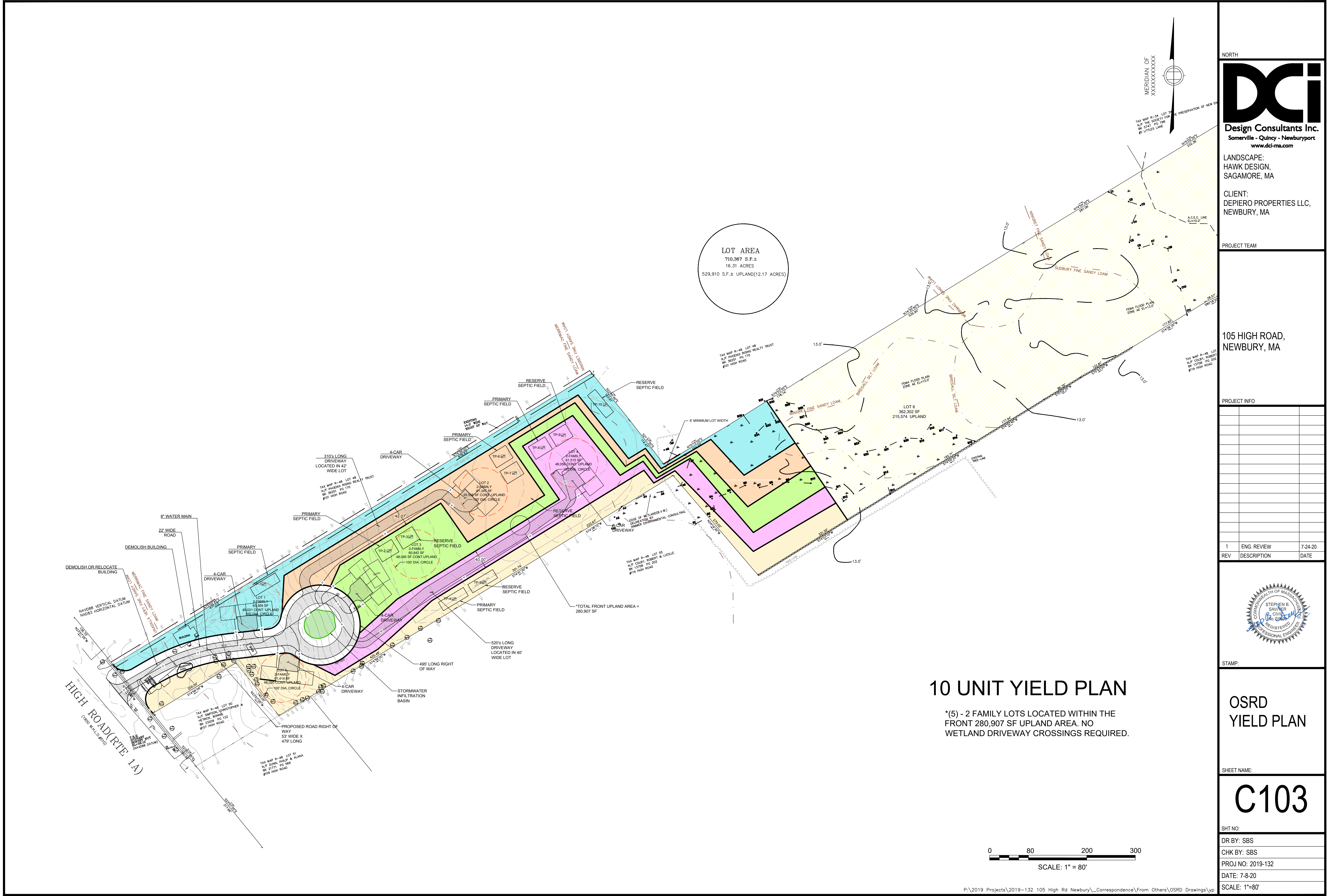
THIS IS TO CERTIFY THAT ON / / ,
I RECEIVED FROM THE PLANNING BOARD
CERTIFICATION OF ITS APPROVAL OF THIS
PLAN AND THAT DURING THE (20) TWENTY
DAYS NEXT FOLLOWING, I HAVE RECEIVED
NO NOTICE OF ANY APPEAL FROM SAID
DECISION.

CLERK _____ DATE



SECTION A-A
(6.4 ACRES)

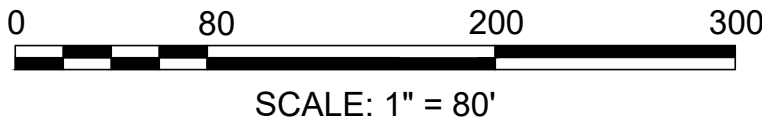
11 UNIT SITE RENDERING PLAN & SECTION



LOT AREA
710,367 S.F.±
16.31 ACRES
529,910 S.F.± UPLAND(12.17 ACRES)

10 UNIT YIELD PLAN

*(5) - 2 FAMILY LOTS LOCATED WITHIN THE
FRONT 280,907 SF UPLAND AREA. NO
WETLAND DRIVEWAY CROSSINGS REQUIRED.



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NEWBURY, MA

PROJECT INFO

REV	DESCRIPTION	DATE
1	ENG. REVIEW	7-24-20



STAMP:

OSRD
YIELD PLAN

SHEET NAME:

C103

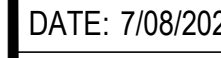
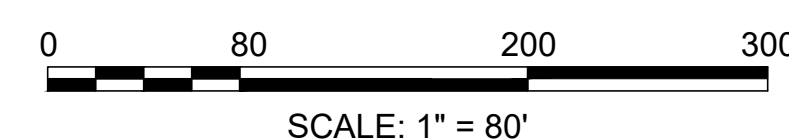
SHT NO:
DR BY: SBS
CHK BY: SBS
PROJ NO: 2019-132
DATE: 7-8-20
SCALE: 1"=80'

* REQUIRES REDUCTION OF DIMENSIONAL REQUIREMENTS OF CONVENTIONAL ZONING AS ALLOWED IN PROVISIONS OF THE OSRD REQUIREMENTS

LOT AREA
710,367 S.F.±
16.31 ACRES
529,910 S.F.± UPLAND(12.17 ACRES)

TOTAL OPEN SPACE=506,453 (71%)

CLERK _____ DATE _____



ZONING MATRIX-RA-4
REQUIRED-RA-4 ZONE
SINGLE FAMILY LOT AREA = 40,000 SF
TWO FAMILY LOT AREA = 60,000 SF
FRONTAGE=125'
MAX. BUILDING HEIGHT <35'
MIN. FRONT SETBACK=20'
MIN. REAR SETBACK=10'
MIN. REAR SETBACK=20'

PROPOSED OSRD LOT INFORMATION:

PROPOSED EXCLUSIVE USE AREA 1:
AREA 19,839 SF
FRONTAGE=347'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 2:
AREA 19,821 SF
FRONTAGE=185'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 3:
AREA 21,705 SF
FRONTAGE=254'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=15**
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 4:
AREA 21,903 SF
FRONTAGE=95'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 5:
AREA 25,294 SF
FRONTAGE=84**
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 6:
AREA 16,249 SF
FRONTAGE=127'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 7:
AREA 17,488 SF
FRONTAGE=140'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 8:
AREA 15,234 SF
FRONTAGE=133'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 9:
AREA 17,079 SF
FRONTAGE=140'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 10:
AREA 19,207 SF
FRONTAGE=141'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

PROPOSED EXCLUSIVE USE AREA 11:
AREA 16,282 SF
FRONTAGE=244'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=10'

OSRD LAND AREA PLAN WITH REQUIRED 50% CONTIGUOUS UPLAND OPEN SPACE

50% CONTIGUOUS OPEN SPACE UPLAND OPINION FROM MEAD, TALERMAN & COSTA, LLC OPINION LETTER DATED SEPTEMBER 3, 2019

which a Yield Plan must comply with, allows the Board to “in appropriate circumstances in its sole discretion, require the [Definitive] Plan to show a park or parks suitably located for playgrounds or recreational purposes or for provides light and air as it may so determine . . . Each area set aside for one of the stated purposes shall be of suitable area, dimensions, topography and natural setting for the character of such use.” Thus, the Board’s interpretation that the open space must be comprised of at least 50% contiguous uplands is a reasonable interpretation of its Subdivision Rules and Regulations, as applicable to a Yield Plan under the OSRD process.

For the foregoing reasons, it is our opinion that 1) the Yield Plan for an OSRD application must shown a “by right” conventional subdivision, and 2) at least 50% of the open space on the plan must be comprised of contiguous uplands.

SUMMERY OF WAIVER FREE OPEN SPACE AREAS

TOTAL UPLAND OPEN SPACE = 266,028 SF (50%)

TOTAL OPEN SPACE=425,788 (60%)

CONTIGUOUS UPLAND OPEN SPACE = 212,894 (50%)

11 UNIT OSRD DEVELOPMENT
(2 EXISTING STURCTURES + 9 NEW STRUCTURES)

LOT AREA
710,367 S.F.±
16.31 ACRES
529,910 S.F.± UPLAND(12.17 ACRES)

OPEN SPACE LAND

212,894 SF
CONTIGUOUS OPEN SPACE
UPLAND AREA

38,207 SF
UPLAND AREA

280,907 SF
UPLAND AREA

3 PARKING
SAPCES

7' EASEMENT

EXISTING DWELLINGS

- UPLAND DEVELOPMENT AREA=264,955 SF
- WETLAND DEVELOPMENT AREA=23,818 SF
- UPLAND OPEN SPACE AREA=265,721 SF
- WETAND OPEN SPACE AREA=160,067 SF

OSRD LAND AREA SUMMARY:

TOTAL LAND AREA=710,367 SF
TOTAL UPLAND AREA=532,008 SF

TOTAL PROPOSED DEVELOPMENT AREA 284,579= SF (40%)
TOTAL UPLAND DEVELOPMENT AREA = 265,980 (50%)

TOTAL UPLAND OPEN SPACE = 266,028 SF (50%)

TOTAL OPEN SPACE=425,788 (60%)

CONTIGUOUS UPLAND OPEN SPACE = 212,894 (50%)

NORTH



LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES LLC,
NEWBURY, MA

PROJECT TEAM

105 HIGH ROAD,
NEWBURY, MA

PROJECT INFO

REV DESCRIPTION DATE



STAMP:

CONCEPT PLAN

11 UNIT OSRD
W/ 50% CONTIGUOUS
UPLAND OPEN SPACE

SHEET NAME:

C105A

SHT NO:

DR BY: GS

CHK BY: SS

PROJ NO: 19-132

DATE: 12/9/2020

SCALE: 1"=80'