

P:\2019 Projects\2019-132 105 High Rd Newbury\Draw\ENGINEERING\card dwg\19-132 RENDERINGS.dwg



PROPOSED ENTRANCE RENDERING

"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 \_\_\_\_\_

NORTH

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

LANDSCAPE:  
HAWK DESIGN,  
SAGAMORE, MA

PROJECT TEAM

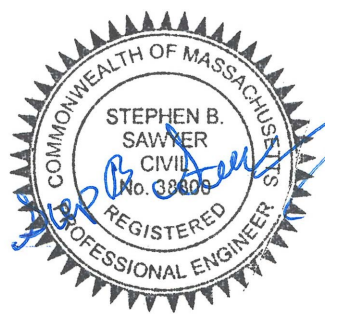
105 HIGH ROAD  
NEWBURY, MA

OPEN SPACE  
RESIDENTIAL  
DEVELOPMENT  
SPECIAL PERMIT

DEPIERO LLC  
3 GRAF ROAD  
UNIT 14  
NEWBURYPORT, MA

PROJECT INFO


3	REVISION	3/10/21
1	REVISION	12/10/20
REV	DESCRIPTION	DATE



STAMP:

SURREY LANE  
ENTRY  
SKETCH

SHEET NAME:

C101

SHT NO: \_\_\_\_\_  
DR BY: \_\_\_\_\_  
CHK BY: \_\_\_\_\_  
PROJ NO: \_\_\_\_\_  
DATE: 07/08/2020  
SCALE: \_\_\_\_\_



P:\2019 Projects\2019-132 105 High Rd Newbury\Drawings\ENGINEERING\card dwg\19-132 RENDERINGS.dwg



# 10 UNIT SITE RENDERING PLAN

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_

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DECISION.

CLERK \_\_\_\_\_ DATE \_\_\_\_\_

NORTH



LANDSCAPE:  
HAWK DESIGN,  
SAGAMORE, MA

PROJECT TEAM

105 HIGH ROAD  
NEWBURY, MA

OPEN SPACE  
RESIDENTIAL  
DEVELOPMENT  
SPECIAL PERMIT

DEPIERO LLC  
3 GRAF ROAD  
UNIT 14  
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
3	REVISION	3/10/21
1	REVISION	12/10/20
REV	DESCRIPTION	DATE



STAMP:

SURREY LANE  
RENDERING  
SKETCH

SHEET NAME:

C102

SHT NO:

DR BY:

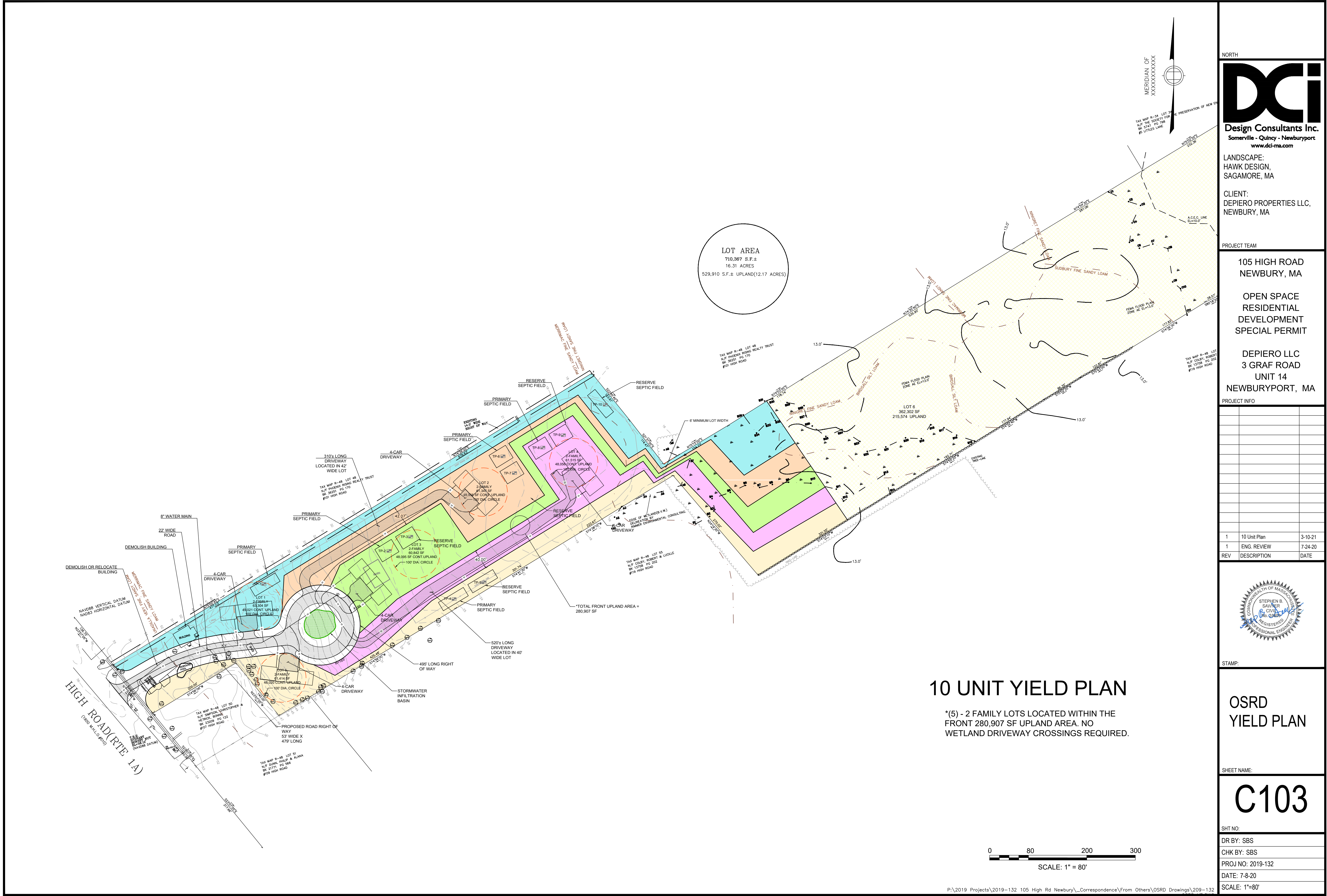
CHK BY:

PROJ NO:

DATE: 07/08/2020

SCALE: NOT TO SCALE





NORTH

**DCi**  
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

OPEN SPACE  
RESIDENTIAL  
DEVELOPMENT  
SPECIAL PERMIT

DEPIERO LLC  
3 GRAF ROAD  
UNIT 14  
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
1	10 Unit Plan	3-10-21
1	ENG. REVIEW	7-24-20
REV	DESCRIPTION	DATE

COMMONWEALTH OF MASSACHUSETTS  
STEPHEN B. SAWYER  
CIVIL ENGINEER  
No. 000000000  
REGISTERED PROFESSIONAL ENGINEER

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'



# 10 UNIT OPEN SPACE RESIDENTIAL DEVELOPMENT

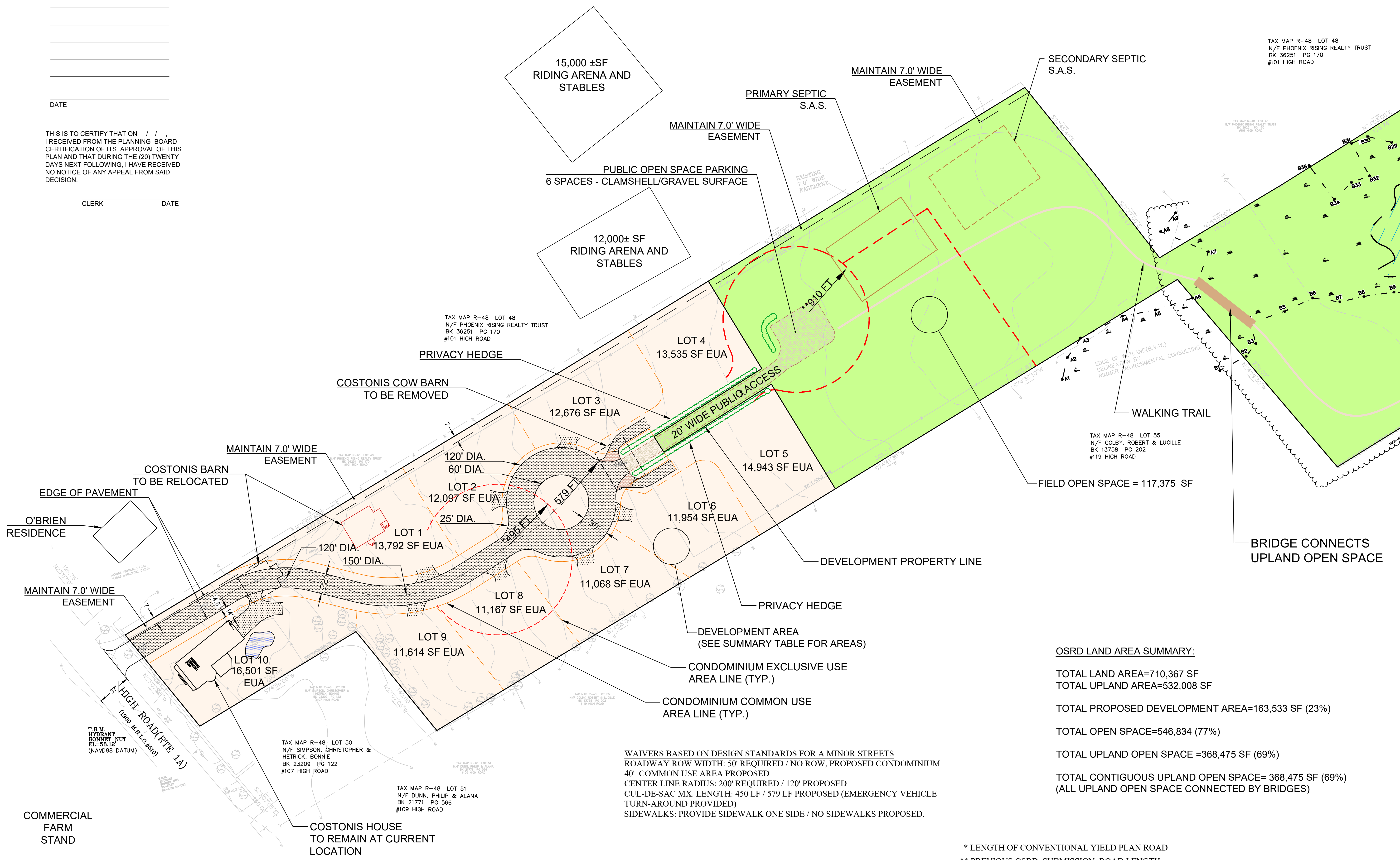
"PLANNING BOARD APPROVAL UNDER  
SUBDIVISION CONTROL LAW"  
NEWBURY PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE

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DECISION.

CLERK \_\_\_\_\_ DATE \_\_\_\_\_



WAIVERS BASED ON DESIGN STANDARDS FOR A MINOR STREETS  
ROADWAY ROW WIDTH: 50' REQUIRED / NO ROW, PROPOSED CONDOMINIUM  
40' COMMON USE AREA PROPOSED  
CENTER LINE RADIUS: 200' REQUIRED / 120' PROPOSED  
CUL-DE-SAC MX. LENGTH: 450 LF / 579 LF PROPOSED (EMERGENCY VEHICLE  
TURN-AROUND PROVIDED)  
SIDEWALKS: PROVIDE SIDEWALK ONE SIDE / NO SIDEWALKS PROPOSED.

**OSRD LAND AREA SUMMARY:**

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

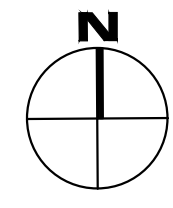
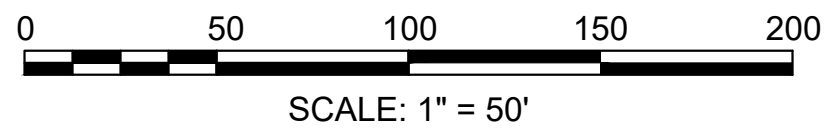
TOTAL PROPOSED DEVELOPMENT AREA=163,533 SF (23%)

TOTAL OPEN SPACE=546,834 (77%)

TOTAL UPLAND OPEN SPACE =368,475 SF (69%)

TOTAL CONTIGUOUS UPLAND OPEN SPACE= 368,475 SF (69%)  
(ALL UPLAND OPEN SPACE CONNECTED BY BRIDGES)

\* LENGTH OF CONVENTIONAL YIELD PLAN ROAD  
\*\* PREVIOUS OSRD SUBMISSION ROAD LENGTH



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LANDSCAPE:  
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PROJECT TEAM

105 HIGH ROAD  
NEWBURY, MA

OPEN SPACE  
RESIDENTIAL  
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SPECIAL PERMIT

DEPIERO LLC  
3 GRAF ROAD  
UNIT 14  
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
3	10-UNIT PLAN	3-10-21
2	11-UNIT PLAN	12-9-20
1	PLAN UPDATE (13 UNITS)	8-11-20



STAMP:

**OSRD  
CONCEPT  
SKETCH PLAN**

SHEET NAME:

**C105**

SHT NO:

DR BY: GS

CHK BY: SS

PROJ NO: 19-132

DATE: 7/08/2020

SCALE: 1"=50'



[illegible]

LANDSCAPE:  
HAWK DESIGN,  
SAGAMORE, MA

PROJECT INFO		
3.	10-UNIT PLAN	3-10-21
2.	11-UNIT PLAN	12-9-20
1	PLAN UPDATE(13 UNITS)	8-11-20
REV	DESCRIPTION	DATE



SHEET NAME:

HT NO:
OR BY: GS
CHK BY: SS
PROJ NO: 19-132
DATE: 07/08/2020
SCALE: 1"=80'

CLERK \_\_\_\_\_ DATE \_\_\_\_\_

0 150 300 450 600

SCALE: 1" = 150'



# OPEN SPACE RESIDENTIAL DEVELOPMENT

## COMPARISONS:

**PURPOSE & INTENT:**

- (a) The Primary Purposes for the Open Space Residential Development (OSRD) By-law are the following:
  - 1) To allow for greater flexibility and creativity in the design of residential developments;
  - 2) To encourage the permanent preservation of open space agricultural land, forestry land, wildlife habitat, other natural resources including aquifers, water bodies, and wetlands and historical and archaeological resources in a manner that is consistent with Newbury's open space plan;
  - 3) To encourage a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than conventional or grid subdivision;
  - 4) To minimize the total amount of disturbance on the site;
  - 5) To further the goals and policies of the open space plans;
  - 6) To facilitate the construction and maintenance of housing, streets, utilities, and the provision of public services in a more economical and efficient manner.
- (b) The Secondary Purposes for OSRD are the following:
  - 1) To preserve and enhance the real property character;
  - 2) To protect the value of real property;
  - 3) To provide for a diversified housing stock;
  - 4) To provide affordable housing to persons of low and moderate income;
  - 5) To provide open space lands managed for passive recreation which are accessible to the public.

**DECISION OF PLANNING BOARD:**

- (a) The Planning Board may grant a special permit for an OSRD if it determines that the proposed OSRD has less detrimental impact on the tract than a conventional development proposed for the tract, after considering the following factors:
  - 1) Whether the OSRD achieves greater flexibility and creativity in the design of residential or unit developments than a conventional plan;
  - 2) Whether the OSRD promotes permanent preservation of open space, agricultural land, forestry land, other natural resources including water bodies and wetlands, and historical and archaeological resources;
  - 3) Whether the OSRD promotes a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision;
  - 4) Whether the OSRD reduces the total amount of disturbance on the site;
  - 5) Whether the OSRD furthers the goals and policies of the open space and master plans;
  - 6) Whether the OSRD facilitates the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;
  - 7) Whether the Concept Plan and its supporting narrative documentation complies with all sections of this zoning By-Law.

## 10-UNIT YIELD

1. NO ABILITY TO RELAX REQUIREMENTS OF ZONING BYLAW.
2. TOTAL OPEN SPACE IS ZERO.
3. ROAD LENGTH IS 500'.
4. IMPERVIOUS PAVING IS 46,700 SF.
5. ENTIRE PROPERTY PRIVATE, EXCEPT 495' ROAD. NO VALUE TO THE PUBLIC.
6. THE FIELD WILL NOT EXIST; 100% OF FIELD AND WOODED AREAS WILL BE DISTURBED.
7. ALL 6.41 ACRES OF FIELD WILL BE DEVELOPED.
8. THE TOWN WILL HAVE RESPONSIBILITY TO MAINTAIN ROADWAY.  
\$\$\$
9. THE ROADWAY IS PUBLIC ACCESS.
10. GREATER LIFE SAFETY CONCERNS WITH MORE SPRAWLING DEVELOPMENT.
11. SEPTIC SYSTEMS IN 10 LOCATIONS CREATING MORE DISTURBANCE ON SITE.
12. VOID ON HIGH ROAD TO FIELD AFTER EXISTING HOME IS RELOCATED.
13. PUBLIC AMENITIES SUCH AS MAIL OR PARCEL DELIVERY MORE CHALLENGING.
14. CONSTRUCTION OF SUBSTANTIALLY LARGER STRUCTURES TO HOUSE TWO FAMILIES.
15. GREATER FLEXIBILITY FOR FURTHER CONSTRUCTION OF BARNs, POOLS, SHEDS, OUTBOULding DUE TO LARGER LOTS.

## 10-LOT OPEN SPACE RESIDENTIAL DEVELOPMENT

1. ALLOWS FLEXIBILITY AND CREATIVITY IN THE DESIGN OF RESIDENTIAL DEVELOPMENTS.
2. TOTAL OPEN SPACE IS 549,509 S.F. (77%).
3. ROAD LENGTH IS 579', REDUCED FROM 910'.
4. IMPERVIOUS PAVING IS 28,400 SF.
5. OVER 80% OF PROPERTY IS TO BE ACCESSIBLE TO THE PUBLIC, KEY LOCATION WITH ENTRANCE AND PARKING FOR PUBLIC; ABUTS AND CONNECTS WITH 100'S OF ACRES OF CONSERVATION LAND ALLOWING HIKING, BIRDING, KAYAKING, AND CANOEING.
6. APPROXIMATELY HALF OF FIELD WILL BE MAINTAINED; THE SIZE OF TWO NFL FOOTBALL FIELDS WILL BE LEFT AS OPEN SPACE IN FIELD; WOODED 10 ACRES WILL BE LEFT UNDISTURBED.
7. LESS THAN 3 ACRES OF FIELD WILL DEVELOPED.
8. THE ASSOCIATION WILL HAVE THE RESPONSIBILITY TO MAINTAIN ROADWAY. \$\$\$
9. THE ROADWAY IS MAINTAINED PRIVATELY \$\$\$, BUT IS PUBLIC ACCESS.
10. LESSER LIFE SAFETY CONCERNS WITH MORE CLUSTERED DEVELOPMENT IN CLOSER PROXIMITY TO ROADWAY.
11. SEPTIC SYSTEM CENTRAL IN ONE LOCATION CREATING LESS DISTURBANCE ON SITE.
12. EXISTING HOME MAINTAINS CHARACTER OF NEIGHBORHOOD AND HIGH ROAD CREATING A PRIVATE INTIMATE ENTRANCE.
13. PUBLIC AMENITIES SUCH AS US MAIL AND PARCEL DELIVERY MORE EFFICIENT AND STREAMLINED.
14. CONSTRUCTION OF SINGLE FAMILY STRUCTURES CONSISTENT WITH NEIGHBORHOOD AND COMMUNITY.
15. LESS FLEXIBILITY FOR FURTHER CONSTRUCTION OF FUTURE STRUCTURES HELD TO GARAGES AND POOL MAXIMUM.

NORTH



LANDSCAPE:  
HAWK DESIGN,  
SAGAMORE, MA

## PROJECT TEAM

105 HIGH ROAD  
NEWBURY, MA

OPEN SPACE  
RESIDENTIAL  
DEVELOPMENT  
SPECIAL PERMIT

DEPIERO LLC  
3 GRAF ROAD  
UNIT 14  
NEWBURYPORT, MA

## PROJECT INFO

[illegible]

STAMP:

## OSRD COMPARISON FIGURE

SHEET NAME:

# CF-1

HT NO:

DR BY: SRS

CHK BY: SBS/MH

PROJ NO: 2019-132

DATE: MARCH 3 2021

SCALE: AS-NOTED



# OPEN SPACE RESIDENTIAL DEVELOPMENT

## OPEN SPACE OVERVIEW FIGURE



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Somerville - Quincy - Newburyport  
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LANDSCAPE:  
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SAGAMORE, MA

## PROJECT TEAM

05 HIGH ROAD  
NEWBURY, MA

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DEPIERO LLC  
3 GRAF ROAD  
UNIT 14  
NEWBURYPORT, MA

## PROJECT INFO

[illegible]

STAMP:

# OSRD OPEN SPACE OVERVIEW

SHEET NAME:

OS-1

HT NO:

OR BY: SBS

CHK BY: SBS/MH

PROJ NO: 2019-132

DATE: MARCH 10, 2021