



Entry Perspective
Seagate 105 High Road. Newbury, MA

April 7, 21

Hawk Design, Inc.
Landscape Architects

Scale: 1"=40'-0"

Sagamore, MA
Land Planners



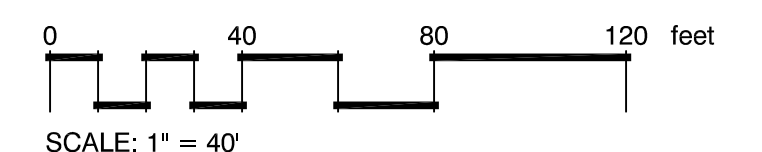
Rendered Site Plan
Seagate 105 High Road Newbury, MA

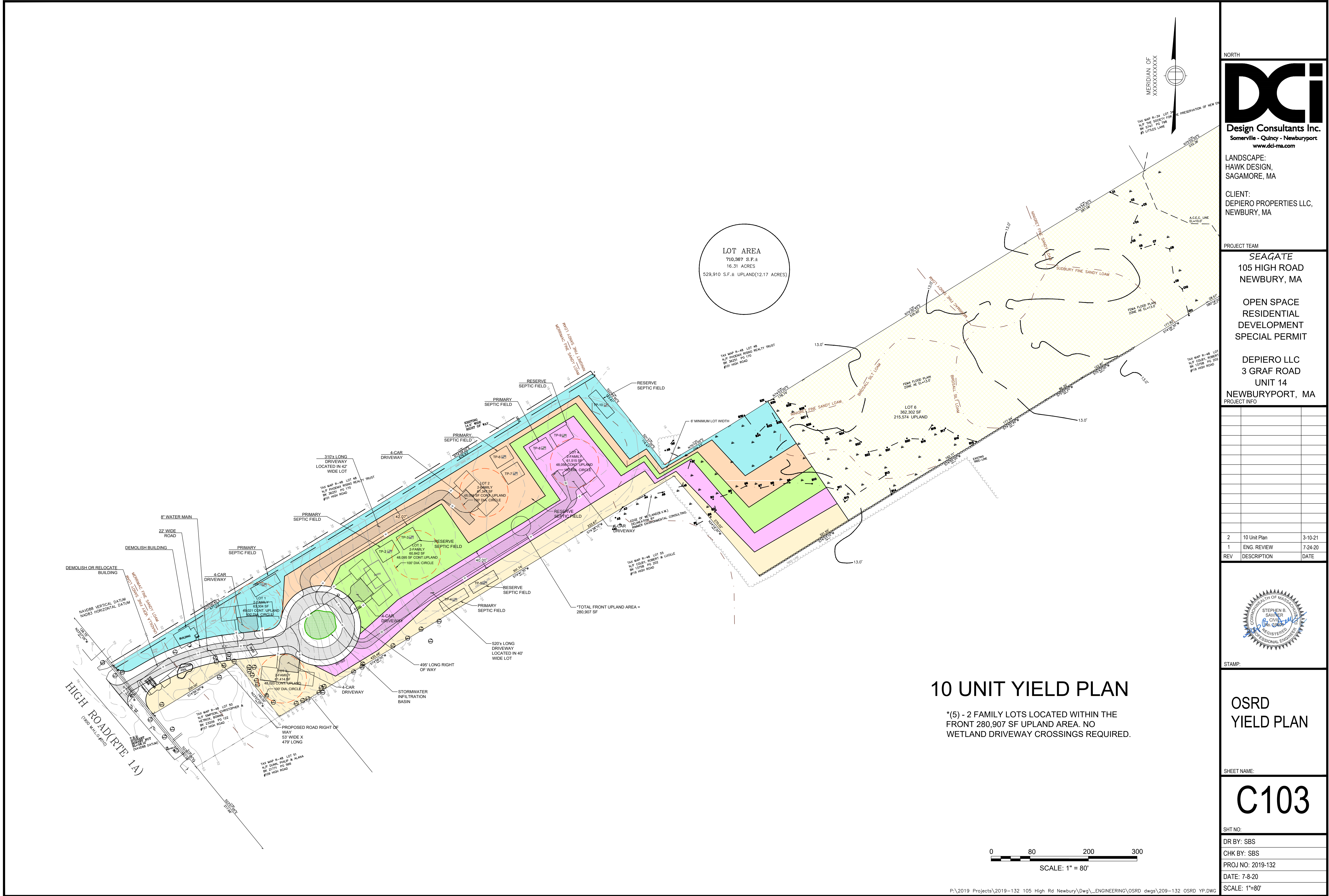
April 7, 21

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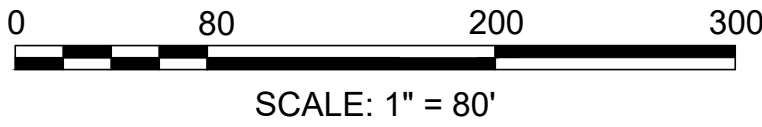




LOT AREA
710,367 S.F.±
16.31 ACRES
529,910 S.F.± UPLAND(12.17 ACRES)

10 UNIT YIELD PLAN

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



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
SEAGATE
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
2	10 Unit Plan	3-10-21
1	ENG. REVIEW	7-24-20

STAMP:

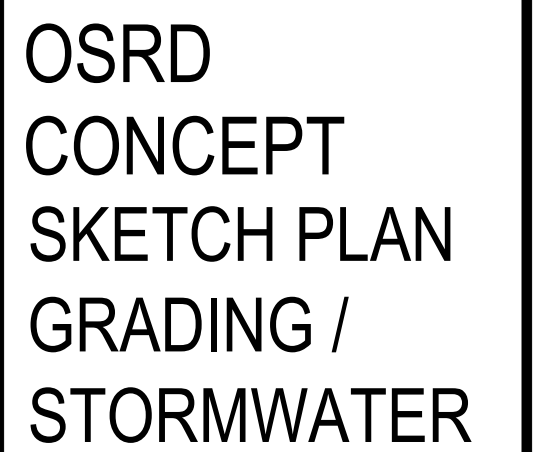
OSRD
YIELD PLAN

SHEET NAME: C103	
SHT NO:	
DR BY: SBS	
CHK BY: SBS	
PROJ NO: 2019-132	
DATE: 7-8-20	
SCALE: 1"=80'	

CLIENT:
DEPIERO PROPERTIES, LLC
NEWBURY, MA

SEAGATE

105 HIGH ROAD,
NEWBURY, MA

[illegible]

C104.A

DATE: 04-07-2021

K:\PROJ CIVIL 3D\DCI\40484 105 high road\OSRD-GM2\DWG\OSRD GR.dwg



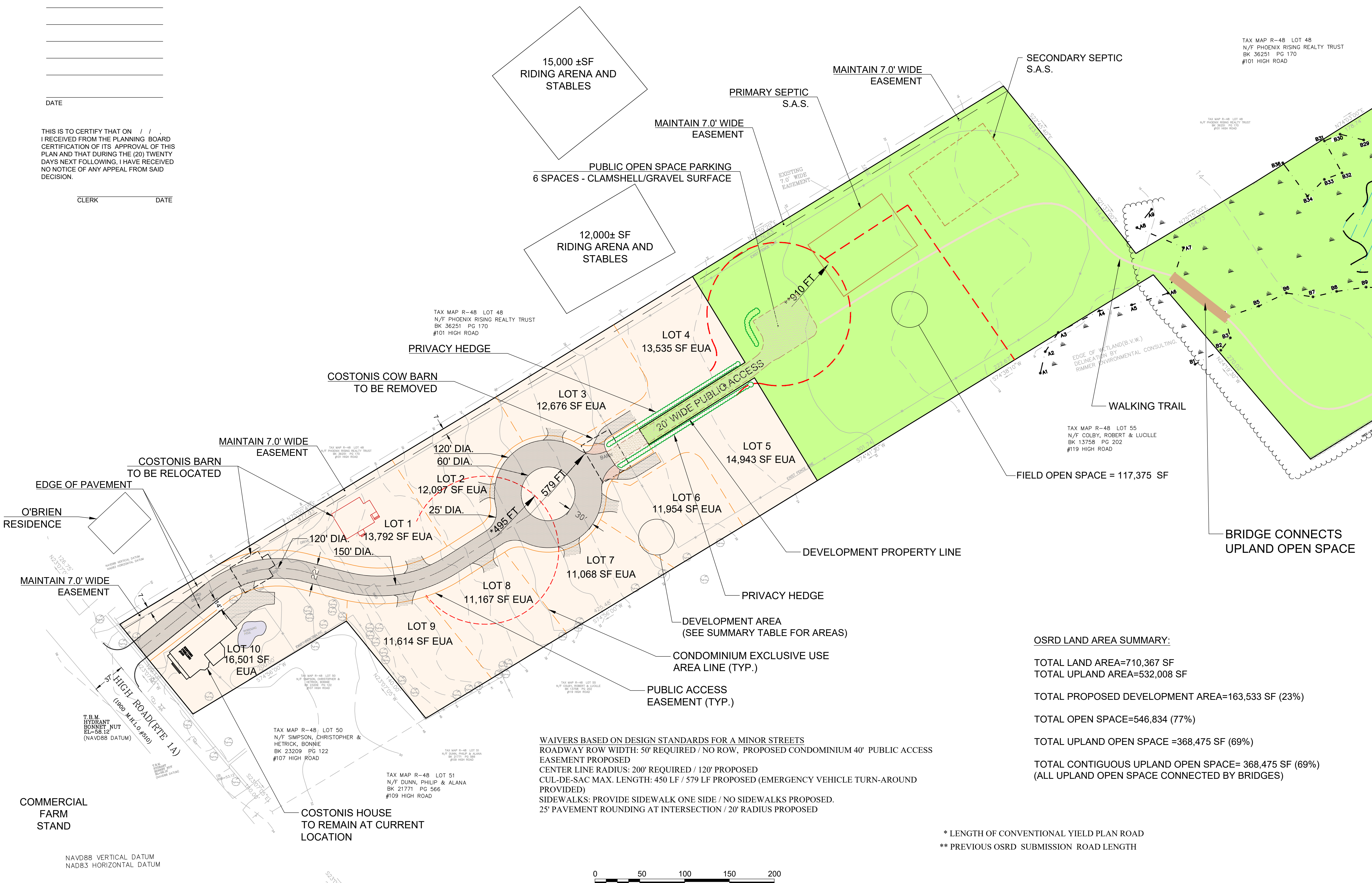
10 UNIT OPEN SPACE RESIDENTIAL DEVELOPMENT

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

DATE

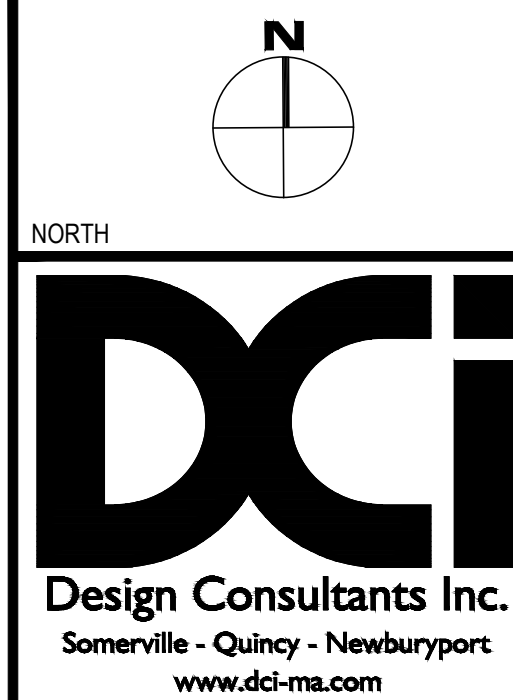
THIS IS TO CERTIFY THAT ON / /
I RECEIVED FROM THE PLANNING BOARD
CERTIFICATION OF ITS APPROVAL OF THIS
PLAN AND THAT DURING THE (20) TWENTY
DAYS NEXT FOLLOWING, I HAVE RECEIVED
NO NOTICE OF ANY APPEAL FROM SAID
DECISION.

CLERK DATE



WAIVERS BASED ON DESIGN STANDARDS FOR A MINOR STREETS
ROADWAY ROW WIDTH: 50' REQUIRED / NO ROW, PROPOSED CONDOMINIUM 40' PUBLIC ACCESS
EASEMENT PROPOSED
CENTER LINE RADIUS: 200' REQUIRED / 120' PROPOSED
CUL-DE-SAC MAX. LENGTH: 450 LF / 579 LF PROPOSED (EMERGENCY VEHICLE TURN-AROUND
PROVIDED)
SIDEWALKS: PROVIDE SIDEWALK ONE SIDE / NO SIDEWALKS PROPOSED.
25' PAVEMENT ROUNDING AT INTERSECTION / 20' RADIUS PROPOSED

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



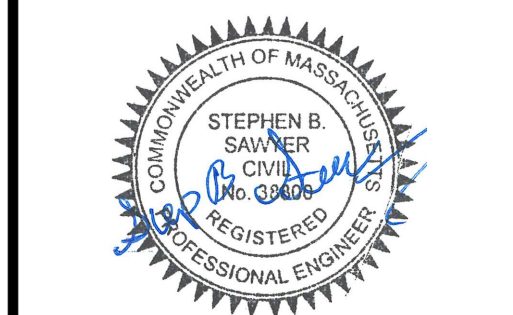
LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

PROJECT TEAM
SEAGATE
105 HIGH ROAD
NEWBURY, MA

OPEN SPACE
RESIDENTIAL
DEVELOPMENT
SPECIAL PERMIT

DEPIERO LLC
3 GRAF ROAD
UNIT 14
NEWBURYPORT, MA

REV	DESCRIPTION	DATE
4.	PLAN DETAIL UPDATE	4-7-21
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 LAND
AREA PLAN**

SHEET NAME:
C105

SHT NO:
DR BY: MH/GS
CHK BY: SBS
PROJ NO: 19-132
DATE: 7/8/2020
SCALE: 1"=50'

[illegible]

LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

PROJECT TEAM

OPEN SPACE
RESIDENTIAL
DEVELOPMENT
SPECIAL PERMIT

NEWBORTH PORT, MA
PROJECT INFO

4.	PLAN DETAIL UPDATE	4-7-21
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:

SHT NO:

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

P:\2019 Projects\2019-132 105 High Rd Newbury\DWG\ENGINEERING\OSRD dwgs\19-132_LAYT-PLAN 10 LOT 2 rev4.dwg

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 community 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



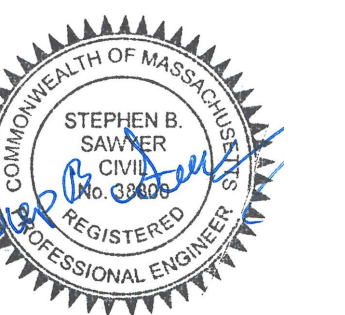
LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

PROJECT TEAM

SEAGATE
05 HIGH ROAD
NEWBURY, MA

OPEN SPACE
RESIDENTIAL
DEVELOPMENT
SPECIAL PERMIT

DEPIERO LLC
3 GRAF ROAD
UNIT 14
WOBURN, MA 01801

[illegible]

STAMP:

OSRD COMPARISON FIGURE

SHEET NAME:

CF-1

HT NO:

DR BY: SRS

CHK BY: SBS/MH

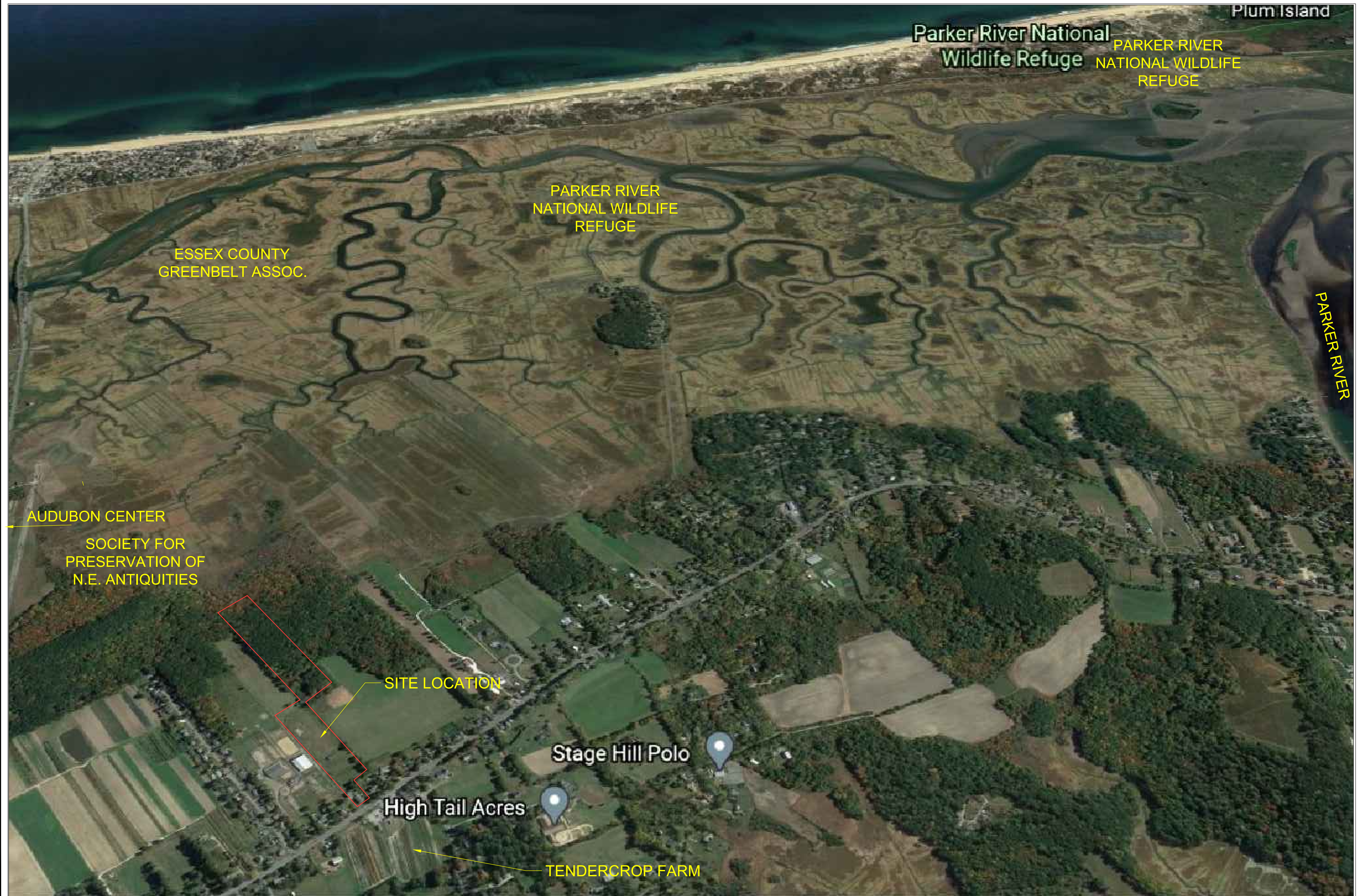
PROJ NO: 2019-132

DATE: MARCH 3 2021

SCALE: AS-NOTED

OPEN SPACE RESIDENTIAL DEVELOPMENT

OPEN SPACE OVERVIEW FIGURE



NORTH



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Somerville - Quincy - Newburyport
www.dci-ma.com

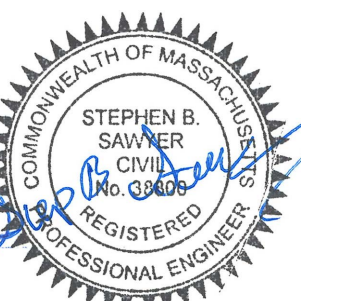
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UNIT 14

NEWBURYPORT, MA
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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

SCALE: AS-NOTED

