

**Narrative relative to Special Permit and Site Plan Review Application**

**Address of Subject Property – 23 Central Street, Byfield MA**

**Property Owner: R&E Realty Trust, Ronald and Edna Pearson, Trustees**

**Applicant: A.L. Prime Energy Consultant, Inc.**

**18 Lark Avenue, Saugus MA 01906**

**Main office phone – 781-246-0201**

**c/o: Anthony Guba, P.E., A.L. Prime – Director of Engineering  
cell phone 512-745-6400**

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**Project Description**

01. Existing Use: The property is presently used as residential. There is a single family home and parking area located on the site.
02. Proposed Use: The proposed use will be a retail motor fuel gas station with convenience store that includes a coffee shop tenant with a drive-thru window operation.
03. Projected increase in Traffic: Please see the Traffic Assessment by Ron Muller Associates, indicating a peak hour traffic increase of about 5 to 6 percent over existing traffic, approximately 38 vehicles during the peak hour. The site layout has been adjusted to provide well more than the recommended queue capacity for the anticipated maximum drive-thru queue.
04. The site will be served by on-site septic and a new water service will be installed. It is anticipated that this site will use less than 500 gallons average and 1,500 gallons maximum per day of water.
05. This project requires Special Permit for use and Site Plan approval from the Planning Board. A license will be required for the underground storage from the Board of Selectmen. No permits are required for wetland or river protection issues. No relief is required from the Zoning Board of Appeals. In addition to local permitting, this project will require Massachusetts State Fire Marshal approval of the fire suppression system at the self-service fueling islands. That state approval is pro-forma and only intended to insure that state required layout is followed. It will be applied for after obtaining board approvals and building permit. There will be state permits required for typical C-Store items such as lottery, all of which will be obtained following board approvals.
06. The building will be approximately 4,350 square feet gross floor area and about 1,700 square feet of customer retail area.
07. The zoning required number of parking spaces is 9 for the retail operation and 4 for the restaurant seating, a total of 13. The proposed number of parking spaces is 17.
08. The site mostly abuts commercial use. The residential use located along southeast perimeter of the property will be screened with landscaping. The proposed trash receptacle will be located within a screened enclosure.
09. A landscaping plan is included as part of the plan set.

10. A lighting plan is included as part of the plan set. All lighting fixtures will be “shielded” sharp cutoff downward facing type. Lighting is designed to minimize the ground foot-candles cast outside property lines.
11. There are two proposed driveways sized to accommodate delivery vehicles including the motor fuel tanker. Both driveways are proposed to be two-way and accommodate turns in either direction in or out of the property.
12. Please refer to the zoning table on the site improvement plan sheet C-1, indicating that the proposed building improvements coverage is under 20% and does not exceed the allowed 50% maximum lot coverage.
13. The proposed site use conforms with the intended uses for the Commercial Highway zone. It is located at near the I-95 interchange convenient as stop for town residents using the interstate for daily commute. It will provide convenience and low fuel prices that are in keeping with the Master Plan Vision Statement that Newbury “...endeavor to be a desirable and affordable place to live,...”. It is a modest development planned to fit with the current service oriented business nature of the Byfield Village area in the vicinity of Central Street and the I-95 Interchange. It will contribute to the town tax base while requiring little expenditure of the town budget providing some relief to residential property owner’s tax burden and help increase commercial value as percent town base value. It is in keeping with Goal #2 of the Master Plan that states the “desire to provide residents with convenient local options to meet basic needs” and that “Appropriate businesses might include local... convenience stores, etc. and “provide residents, particularly teens and mature residents with a source of employment.” A. L. Prime is known for low turnover of it’s employees.
14. The building inspector has reviewed the proposed improvements and found that the proposed layout conforms to the Town’s Zoning Bylaws, and that the use requires Special Permit and Site Plan review.