



MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

October 6, 2020

Mr. Peter Paicos, Chairperson
Newbury Planning Board
12 Kent Way
Suite 101
Byfield, MA 01922

Re: Site Plan Submittal for a Proposed Construction
Company Office/Storage Yard at
84 Boston Road

Members of the Board,

On behalf of the Applicant, K&R Construction Company, attached please find sixteen (16) copies of the following information for the Board's review concerning a proposed office/storage yard at 84 Boston Road (Map 36 /Lot 23A). This submittal includes the following information:

- Cover Letter
- Site Plan Application
- Site Plan Application Checklist
- Project Narrative
- Copy of Certified Abutters Lists for 84 Boston Road
- Project Plans
- Stormwater Management Report (4 copies)
- Application fee (\$700)
- Consultant review fee (\$1,000)
- Building Permit denial

We trust this submittal provides the necessary information for the Board's review and approval. If you have any questions or comments on this submittal please feel free to contact our office at your earliest convenience.

Sincerely,

Millennium Engineering, Inc.

Christopher M. York, P.E.
Project Manager



Town Of Newbury

Office of
THE PLANNING BOARD
12 Kent Way
Byfield, MA 01922
978-465-0862, ext. 312

SITE PLAN REVIEW APPLICATION FORM

1. DATE OF APPLICATION: October 6, 2020

2. PROJECT LOCATION:

Street Address: 84 Boston Road

Assessor's Map & Lot No.: R-36 Lot 23A

3. ZONING DISTRICT (Check as applicable):

- ☐ Agricultural Residential
- ☐ Parker River Residential
- ☐ Residential – Limited Business
- ☐ Byfield Village Business
- ☐ Commercial Highway
- ☐ Commercial Highway A
- ☐ Light Industrial Byfield
- ☐ Upper Green Business
- ☒ Business and Light Industrial
- ☐ Parker River Marine

ZONING OVERLAY DISTRICT (Check as applicable):

- ☐ Water Supply Protection Overlay District
- ☒ Wireless Communications Services Overlay District
- ☐ Plum Island Overlay District
- ☐ Flood Hazard Overlay District
- ☐ Adult Entertainment Overlay District

4. APPLICANT(S): Name: K + R Construction Company

Address: PO Box 163

Boxford, MA 01921

Telephone/Fax Numbers: 978-423-7998

Email Address: Kevin@kandrconstructionco.com

5. OWNER(S): Name: Sled Road, LLC

Address: 4 Campground Road

Boxford, MA 01921

Telephone/Fax Numbers: 978-423-7998

Email Address: Kevin@kandrconstructionco.com

6. If applicant is not owner, state interest or status of applicant in land. Submit with application a copy of any option, purchase agreement, power of attorney, copies of all trust instruments etc. which may be applicable including schedules of beneficiaries or owners, or, if a corporation, copies of documents evidencing corporate existence.

7. Applicant's Representative: —
(Attach written authorization.)

8. Is a Special Permit required from the Zoning Board of Appeals, the Planning Board, or the Board of Selectmen? — yes ✓ no

If "yes", specify the type and status of that application.

9. Is a variance required from the Zoning Board of Appeals? — yes ✓ no

If "yes", specify the type and status of that application.

10. Will the project be served by:

Public Water System? — yes ✓ no

Public Sewer System? — yes ✓ no

14. Will the work on the property be subject to the Wetlands Protection Act and/or the Town of Newbury Wetland Protection Laws? ✓ yes — no

If "yes," specify the type and status of the application to the Conservation Commission.

A Notice of Intent will be filed.

15. Will the work on the property require:

DEP Approval? ✓ yes — no

EPA Approval? ☒ yes ☐ no


If "yes" describe the reason for the approval. *More than 1 acre of disturbance will occur*

16. Attach a brief description of the existing and proposed uses of the property:
17. Attach a list of abutters, owners of land directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including bordering towns. This list must be certified by the Town Assessor's office as being accurate.
18. Attach a completed copy of the Site Plan Review checklist.
19. Attach a brief narrative describing the proposed project as outlined in "Site Plan Review Submission Requirements and Procedures".
20. Attach copies of the proposed site plan as described in "Site Plan Review Submission Requirements and Procedures".
21. If required by the Planning Board, attach copies of impact assessments as outlined in "Site Plan Review Submission Requirements and Procedures."
22. If required by the Planning Board, provide documentation of the performance guarantee in accordance with § 97-9.A.(10).

Signature of Applicant/Agent:  Date: 7-20-20

Date: _____

Signature of Owner: _____ Date: _____

 Date: 7-20-20

TOWN OF NEWBURY
PLANNING DEPARTMENT

SITE PLAN REVIEW APPLICATION CHECKLIST

Applicant Name: K + R Construction Company

Site Address: 84 Boston Road

	Required (yes/ TBD)	Date completed/ submitted	COMMENTS
Meet with Town Planner, Building Inspector, et al	Yes	—	
Complete and submit application form to Planning Board, along with:	Yes	10/6/20	
a. Brief narrative of proposed project (16 copies plus pdf)	Yes	10/6/20	
b. Project site plan (16 copies plus pdf)	Yes	10/6/20	
c. Traffic impact assessment (16 copies plus pdf)	TBD by Planning Board	—	
d. Environmental Impact Assessment (16 copies plus pdf)	TBD by Planning Board	—	
e. Community Impact Assessment/Fiscal Impact Assessment (16 copies plus pdf)	TBD by Planning Board	—	
Submit administrative fee	Yes	10/6/20	
Submit deposit for consultant review	Yes	10/6/20	
File application with Town Clerk	Yes	10/6/20	
Obtain certified abutters list from Assessors Office	Yes	10/6/20	
Submit legal notice for public hearing to newspaper for publication	Yes	After 10/7/20	First publication not less than 14 days before date of public hearing
Notify abutters of public hearing by certified mail	Yes	After 10/7/20	
Performance Guarantee:	TBD by Planning Board		

PROJECT NARRATIVE

for

PROPOSED OFFICE/STORAGE YARD
84 BOSTON ROAD
(Map 36 Lot 23A)
NEWBURY, MA

October 6, 2020

The Applicant, K & R Construction Company LLC, proposes to construct an office building and storage yard for their construction operations.

The proposed facility is located in the Business/Light Industrial District and is classified as a Major Project (Level II) in accordance with Site Plan Regulations. The project lot totals 2.28 acres.

The entire property is undisturbed natural woodland. Wetlands are present along the northwesterly portion of the property.

PROPOSED DEVELOPMENT

The proposed site includes a 7,400 square foot building with 2 paved access driveways, paved parking and access on 3 sides of the building, and a gravel storage area to the rear and side of the building. The building will serve as office space and contractor storage. The total impervious area for the proposed project, including building footprint, is 54,450 sf. +/- . The proposed lot coverage will total approximately 7.4% of the lot, well below the maximum 50% lot coverage permitted in the BLI District.

With the assumption of approval, the Applicant has indicated that construction activities will begin as soon as possible.

ACCESS / HOURS OF OPERATION

The facility is configured to allow for access/egress to and from Boston Road. The southerly driveway entrance is for company construction vehicles and larger tractor trailers to enter the site to access the rear of the building. The northerly driveway entrance will be for employee vehicles to access the front of the building. Access to the site will be limited to 7AM to 5PM, Monday-Friday.

UTILITIES

The facility will require water and sewer services to support the office space. Water service will be provided by an on-site drilled well and sewer service will be handled through an on-site, subsurface septic system. The proposed water and sewer service will require approvals from various municipal departments.

In order to address stormwater management regulations a constructed wetland is proposed to store and treat runoff. The NRCS publication detailing soil conditions for the site indicates the site is

dominated by "Class D" soils. No infiltration of stormwater runoff is proposed given the soil conditions, presence of ledge and high estimated seasonal groundwater table.

Underground electrical and communication services will be provided to support the new building. The Applicant is currently investigating options for heating the facility. Lighting of the site will be provided using wall-mounted light packs and post mounted luminaries.

TRAFFIC / PARKING

Traffic generation for the proposed facility is expected to be minimal. There will generally be 1 or 2 office workers in the building from 7AM to 5PM, year-round. During the winter months, there may be an additional 2 workers at the office. Generally, the remainder of the employees will report directly to the construction sites. Visitors are not expected. Traffic during peak hours travel periods will be minimal based on limited overall daily traffic. There will be two dump trucks parked onsite during the day that will come and go from 7AM to 5PM. It is expected that some construction vehicles will be parked overnight. There will be a gate at each driveway for overnight security purposes.

LANDSCAPING

Landscaping for the proposed facility is limited to the frontage along Boston Road. The landscaping has been developed to focus on visual aesthetics in place of screening. This design element is a function of providing uninterrupted sight lines for vehicles entering and exiting the site. Low growth plantings are proposed to improve aesthetics along the project's frontage and still maintain the necessary sight lines for employees to the site.

MASTER PLAN and ZONING BY-LAWS

The proposed development is consistent with the goals of the Town of Newbury's Master Plan and Zoning By-Laws by meeting land use requirements and dimensional control for the specified zoning district (Business/Light Industrial). The project is consistent with the goals of the Town's Master Plan by providing business growth without impacting the local infrastructure.

OTHER PERMITS / APPROVALS

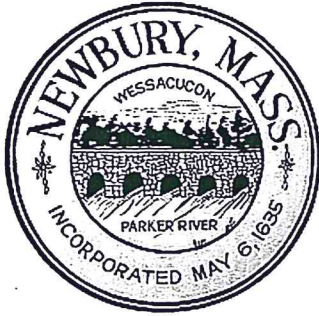
In addition to Site Plan approval the proposed development will require the following:

- Notice of Intent approval from the Conservation Commission

WAIVER REQUESTS

Section	Regulation	Waiver Requested
A.4.b.8	Trees over 8" in caliper	Applicant shows general treelines instead of locating each individual tree over 8" in diameter

END



Town Of Newbury
Office of
The Board of Assessors
12 Kent Way Suite 101
Newbury, MA. 01951-4799
(978) 465-0862 x308
Fax: (978) 465-3064

Frank N. Kelley III, Chairman, Board of Assessors
Sanford Wechsler, Assessor
Linda McCamic, Assessor

Nate Cramer, Principal Assessor
Stephanie Sergi, Assessor's Clerk

Memo

To Susan Roy MEI

Date: July 21, 2020

RE 84 Boston Rd

The following is a list of abutters within 300' R36-0-23A. These listed owners are to the best of our knowledge the owners of record as of July 21, 2020 and are the only abutters listed in Newbury.

Attached:

1. This cover letter
2. Original request
3. Mailing Labels (2 sets)
4. Mailing List (non-label)
5. GIS Map
6. Abutters List Other Towns (if applicable)

Sincerely,

Stephanie Sergi

Stephanie Sergi
Assessor's Clerk
Town of Newbury

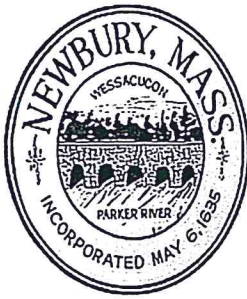
CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 84 Boston Rd

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7/21/2020 SS



RECEIVED TOWN OF NEWBURY
JUL 16 2020
BOARD OF ASSESSORS
12 Kent Way, Suite 101, Byfield, MA 01922
TOWN OF NEWBURY
BOARD OF ASSESSORS
978-465-0862 x308
978-572-1228 fax
www.townofnewbury.org

REQUEST FOR CERTIFIED ABUTTERS LIST

PROPERTY LOCATION: 84 Boston Rd
ASSESSORS MAP/LOT#: CNR. OF BOSTON & SLED ROADS (WAS PART OF R36-24)
(If requesting more than one list, please fill out a separate list request for each)
CHECK BOX FOR TYPE OF LIST REQUESTED: R36-O-23A

- ☐ 1. CONSERVATION COMMISSION
within 100 ft.
- ☐ CONSERVATION COMMISSION
Lot area greater than 50 acres
- ☐ CONSERVATION COMMISSION
Linear Project greater than 1,000 ft
- ☐ 2. ZONING BOARD OF APPEALS
within 300 ft.
- ☐ 3. ZONING BOARD OF APPEALS/Wireless Communication
within 900 ft.
- ☒ 4. PLANNING BOARD
within 300 ft.

CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 84 Boston Rd

PAGE 2 OF 5

REQUESTED BY: Sue Roy (HEI)

PHONE NUMBER: 978-463-8980

DATE REQUESTED: 7-16-2020

DATE PAID: 7/21/2020 CE 20095

ASSESSOR SIGNATURE: Stephanie C. Gergi
Assessor's Clerk

DATE: 7/21/2020

NOTE: There is a \$20.00 charge per each request. Checks can be made payable to the Town of Newbury.

I will pay at pick up

R36-0-22A
ESSEX COUNTY GREENBELT
82 EASTERN AVE
ESSEX, MA 01929

R36-0-22B
ESSEX COUNTY GREENBELT
82 EASTERN AVE
ESSEX, MA 01929

R36-0-22C
ESSEX COUNTY GREENBELT
82 EASTERN AVE
ESSEX, MA 01929

R36-0-24
STOWAWAY STORAGE NEWBURY LLC
11 FATHERLAND DRIVE
BYFIELD, MA 01922

R36-0-25
MILLEN TE DONNA M
MILLEN TE KRISTEN N
32 SPARHAWK ST
AMESBURY, MA 01913

R36-0-27
NEWBURY TOWN OF
SANITARY LANDFILL
12 KENT WAY
BYFIELD, MA 01922

CERTIFIED ABUTTERS LIST

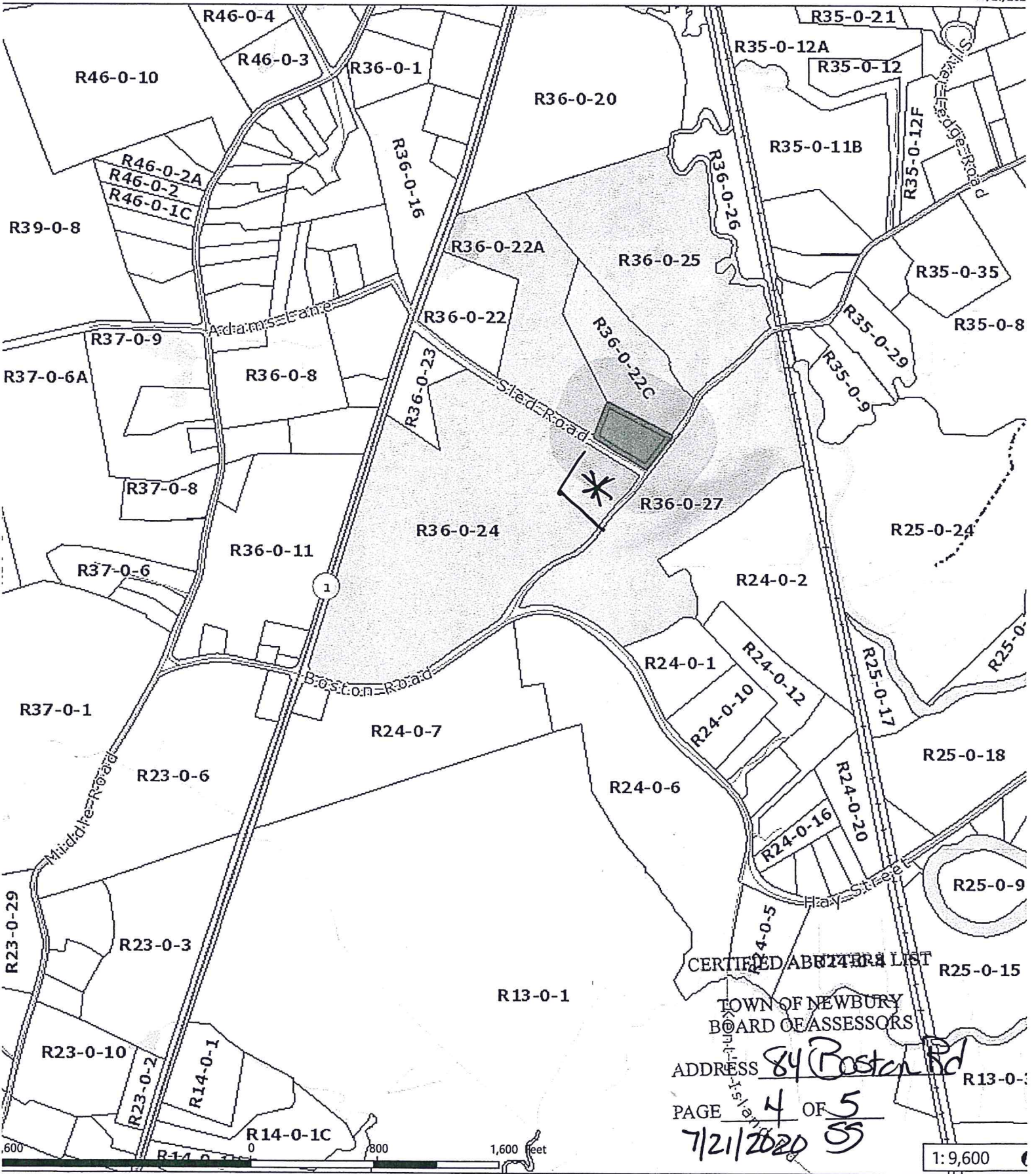
TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 84 Boston Rd

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7/21/2020 SS

Town of Newbury

07/21/2020



Map Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Newbury & MassGIS/MassGIS. VPC AND THE TOWN OF NEWBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF NEWBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION



<p>Municipal Boundary</p> <p>Trails</p>	<p>Roads</p> <p>Rail Line</p>	<p>Legend</p> <p>Interstate</p> <p>Major Road</p> <p>Local Road</p> <p>Hydrographic Features</p> <p>Streams</p>	<p>Parcels</p>
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