



December 15, 2021

Mr. Peter Paicos, Chairman
Newbury Planning Board
12 Kent Way
Byfield, Massachusetts 01922

Re: The Governor's Academy - Parker River Environmental Studies Building
Byfield, MA
MAI Project No. 8490

Dear Chairman Paicos and Members of the Planning Board:

On behalf of the Applicant, The Governor's Academy (TGA), Meridian Associates, Inc. (MAI) hereby requests an amendment of the Planning Board's Site Plan Review (SPR) approval issued for The Governor's Academy's *Parker River Environmental Studies Building* project. SPR was initially granted in 2018 and was subsequently extended by the Board in June 2021.

In the Board's review of the project at the informational meeting with the Board on November 17th, it was our understanding that while the building and site changes were relatively minor, the Board will consider this a "major" modification requiring a public hearing due to the inclusion of the seasonal dock.

As discussed at the informational meeting with the Board on November 17th, minor changes have been made to the proposed building footprint, height, decking and materials. And significantly, the 1,040± feet of stone dust pathways and retaining walls have been reduced to an elevated wooden pathway that is 600± feet in length with very limited walls. Additionally, the stairs that were proposed straight down the slope from the building to the river have also been eliminated. The proposed modifications, and requested waivers, are discussed in detail in the accompanying Project Narrative and Requested Waivers document.

Lastly, as part of this amendment, SPR approval of the proposed seasonal dock in the Parker River is also now being sought. The dock has been approved by the Conservation Commission since the original project SPR.

A summary of the items included as part of this submittal is as follows:

1. Application Form – Modification to Previously Approved Site Plan
2. Site Plan Review Checklist
3. Site Plan Set dated 12/3/21 by MAI
4. Proposed Dock plan – please refer to sheet C-8 of site plan set



5. Architectural Floor Plans, Building Elevations, and Building Sections by Flansburgh; all dated 1/31/20 (which are the latest versions of these plans)
6. PRESB Rendering dated 12/15/21 (Rendering by Flansburgh, Exhibit Plan by MAI)
7. Campus Plan dated 12/15/21 by MAI
8. Stormwater Report by MAI dated 12/3/21
9. Applicant's Representative Authorization Letter
10. Project Narrative and List of Requested Waivers
11. Certified Abutters List and Copies of Labels

We respectfully request that this amendment application package be reviewed for completeness at the Board's December 15th meeting for consideration at a public hearing in January.

Thank you for your consideration of this request. Please contact our office if any additional information is required before the upcoming meeting.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Mark E. Beaudry, PE
Vice President

Copy: Thomas Woodruff, Director of Facilities, TGA



Town Of Newbury

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

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21 DEC 15 PM 9:09
NEWBURY TOWN CLERK

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DEC 15 2021
Newbury Planning Board

APPLICATION FORM MODIFICATION TO A PREVIOUSLY APPROVED SITE PLAN

1. DATE OF APPLICATION: Dec. 15, 2021
2. PROJECT LOCATION: The Governor's Academy
1 Elm Street
Street Address: Byfield, MA 01922

Assessor's Map & Lot No.: Map R15, Parcel 11
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
4. APPLICANT: Name: The Governor's Academy, c/o Tom Woodruff

Address: The Governor's Academy
1 Elm Street
Byfield, MA 01922

Telephone/Fax Numbers: 978-499-3105

Email Address: twoodruff@govsacademy.org

5. OWNER: Name: Governor Dummer Academy
Address: The Governor's Academy
1 Elm Street
Byfield, MA 01922
Telephone/Fax Numbers: 978-499-3105
Email Address: twoodruff@govsacademy.org

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: Mark Beaudry - Meridian Associates, Inc.
(Attach written authorization.)

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

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

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

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

10. Is the project served by:

Public Water System? X yes no

Public Sewer System? yes X no

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

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

A NOI was filed with the Conservation Commission and approved in 2018.

15. Will the work on the property require: A pre-construction application to
DEP Approval? X yes no ACOE will also be filed for the dock.
EPA Approval? X yes no

If "yes" describe the reason for the approval.

See 14. above. Also, a SWPPP will need to be filed with the EPA two weeks prior to construction

16. Attach a brief description of the existing and proposed uses of the property:

A Parker River Environmental Studies Building is proposed on the Governor's Academy campus

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: METSON Date: 12/15/21

Signature of Owner: [Signature] Date: 12/15/21

TOWN OF NEWBURY
PLANNING DEPARTMENT

SITE PLAN REVIEW APPLICATION CHECKLIST

Applicant Name: Tom Woodruff - The Governors Academy

Site Address: 1 Elm Street, Byfield, MA 01922

	Required (yes/ TBD)	Date completed/ submitted	COMMENTS
Meet with Town Planner, Building Inspector, et al	Yes	11/17/21	
Complete and submit application form to Planning Board, along with:	Yes	12/6/21	
a. Brief narrative of proposed project (16 copies plus pdf)	Yes	12/6/21	
b. Project site plan (16 copies plus pdf)	Yes	12/6/21	
c. Traffic impact assessment (16 copies plus pdf)	TBD by Planning Board		Amendment (waiver requested)
d. Environmental Impact Assessment (16 copies plus pdf)	TBD by Planning Board		Amendment (waiver requested)
e. Community Impact Assessment/Fiscal Impact Assessment (16 copies plus pdf)	TBD by Planning Board		Amendment (waiver requested)
Submit administrative fee	Yes		
Submit deposit for consultant review	Yes		
File application with Town Clerk	Yes		
Obtain certified abutters list from Assessors Office	Yes	12/6/21	
Submit legal notice for public hearing to newspaper for publication	Yes		First publication not less than 14 days before date of public hearing
Notify abutters of public hearing by certified mail	Yes		
Performance Guarantee:	TBD by Planning Board		



The Governor's Academy - Parker River Environmental Studies Building

December 15, 2021

Project Narrative:

The Governor's Academy (TGA) Environmental Studies Building, previously approved on Aug. 29, 2018 (and extended June 2, 2021), has been amended as a result of building programming and refinement, along with value engineering efforts.

The building footprint has increased from 6,832± SF to 7,032± SF to accommodate the educational programming. Similarly, the area of decking has increased from 898± SF to 2,003± SF. However, the building height has been *reduced* from a height of 26' 6" at the top of the tallest section (and 24' 3" at the top of the shortest section) to a height of 13' 5.5" at the top of the parapet and 15' 9.5" at the top corner of the skylight. A meandering path is still proposed from the river facing side of the PRESB to the river. However, the stone dust and retaining wall pathway is now designed as a raised wooden structure that is fully accessible. And significantly, the 1,040± feet of pathway is now only 600± feet in length with very limited walls; that is, 440± shorter. Additionally, the stairs that were proposed straight down the slope from the building to the river have been eliminated.

The proposed building will continue to meet all setback and height requirements for the Res/Agr zoning district (see Zoning Summary on plans). As part of the improvements, the existing paved access drive will continue to be extended and six parking spaces (including one accessible space) and a T-turnaround for fire truck access/egress provided. An electric transformer and emergency generator are now proposed at the end of the parking area. A stone dust path continues to be proposed from the extended drive to the PRESB entrance that will be edged with grass paver shoulders to allow fire access by two emergency vehicles directly to the front of the proposed building.

The two stormwater infiltration basins that were designed adjacent to the proposed building to manage the roof runoff, along with the larger infiltration basin adjacent to the extended drive, can remain unchanged. The increase in building footprint did not create a significant increase in runoff so modification of the stormwater basins was not required. The change to an elevated pathway however, provided a decrease in overall runoff flows (from the previously approved design) towards Parker River. All improvements continue to be designed to meet DEP Stormwater Management regulations. The previously reviewed and approved Stormwater Report has been updated for the amended PRESB footprint and pathway. As reported, the newly proposed stormwater runoff flow rates and volumes to the River are less than those which were previously reviewed and approved.



The utilities for the PRESB will tie into existing services on the Governor's Academy campus near the maintenance facility. No service tie-ins on Middle Road (and no cutting or trenching on Middle Road) are proposed nor required.

The proposed project will not increase traffic demand, as it will be part of The Governor's Academy campus, with students and faculty attendees already on site. There may be a minimal increase in traffic on occasional when guests are visiting, but this is anticipated to be de-minimis. Bike racks will be added at the PRESB to help minimize vehicle use, but are not yet depicted on the plans.

The project will permanently alter approximately 5.5% of the total 200 foot Riverfront area on the property (allowing for "exempt" activities such as unpaved pathways and stormwater basins) and the project (and dock) was approved by the Newbury Conservation Commission in 2018 and subsequently extended to 2014 this past summer. The Commission will be considering a minor modification to the Order of Conditions for the Project later this month (meeting scheduled for Dec. 21, 2021).

A seasonal dock is also proposed as part the Project. The dock has also been approved by the Conservation Commission in 2019 and also extended to 2014. Now, TGA is seeking Site Plan Review approval for the dock as well.

Landscaping and lighting improvements that are proposed along the existing drive, its extension, and along the entrance path to the PRESB are consistent with the original SPR approval with the exception of the absence of proposed shade trees (eliminated as part of "value engineering" processes). Lighting has been designed to be environmentally friendly. Cut sheets will be provided to the Board when they are obtained. Improvements along the existing maintenance drive are scheduled to be installed by TGA in the future (see Overall Site Plan, sheet C1).

The location of this project will have a minimal effect on abutters (distant view across Parker River, discussed during original approval process) and provide a significant improvement to The Governor's Academy campus and environmental studies program. The effect is anticipated to be less with the reduction in building height. A rendering for the proposed building has been provided.

Relative to community and fiscal impact, clearly the PRESB will have a positive impact on the school community. Accordingly, a positive impact on the overall community is anticipated. It may also benefit the Town with additional revenue and is not expected to have an increase on the Town's emergency services as students and faculty already on site will be the primary users. There will of course be no impact on public schools.



Requested Waivers:

On behalf of the Applicant, The Governor's Academy, Meridian Associates, Inc. (MAI) hereby requests the following waivers from the submittal requirements for the Site Plan Review:

1. Project Site Plans (16 full size copies):

We request the submittal of 10 full size plan sets (30"x42" sheets) and 6 reduced size sets (11"x17"). 16 total sets of all plans will be submitted.

We also request to submit five (5) Stormwater reports (instead of the 16 required).

2. Traffic Impact Assessment:

We request that the summary included within the Project Narrative be used to satisfy this requirement.

3. Environmental Impact Assessment:

We request that the review by the Newbury Conservation Commission be utilized to fulfill this requirement.

4. Community Impact / Fiscal Impact Assessment:

We request that the summary included within the Project Narrative be used to satisfy this requirement.



December 14th, 2021

Thomas Woodruff
The Governor's Academy
1 Elm St.
Byfield, MA 01922

Attn: Martha L. Taylor, AIA
Town Planner
Town of Newbury
12 Kent Way
Byfield, MA 01922

Dear Ms. Taylor,

I am writing this letter to indicate that I hereby authorize Mark Beaudry, PE, VP of Meridian Associates, Inc., PO Box 161, Turners Falls, MA 01376, to attend Planning Board meetings(s) and act on behalf of the Academy. This authorization is valid through the last day of December 2022.

Should you have any questions, please contact me by phone or email.

Sincerely,

Tom Woodruff
Director of Facilities
978.499.3105
twoodruff@govsacademy.org

1 Elm Street
Byfield, MA 01922
978.465.1763

THEGOVERNORSACADEMY.ORG





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

Jason DiScipio, Principal Assessor
Stephanie Sergi, Assessor's Clerk

Memo

To: DREW GARVIN
Date: December 06, 2021
RE: 1 ELM ST

The following is a list of abutters within 300' of R15-0-11. These listed owners are to the best of our knowledge the owners of record as of December 6, 2021 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
Assessor's Clerk
Town of Newbury

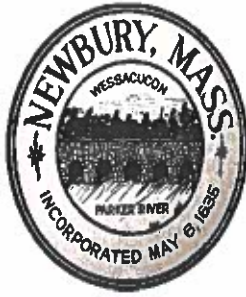
CERTIFIED ABUTTERS LIST

**TOWN OF NEWBURY
BOARD OF ASSESSORS**

ADDRESS 1 Elm St

PAGE 1 **OF** 4

12/6/21 SS



TOWN OF NEWBURY

BOARD OF ASSESSORS

12 Kent Way, Suite 101, Byfield, MA 01922

978-465-0862 x308

978-572-1228 fax

www.townofnewbury.org

REQUEST FOR CERTIFIED ABUTTERS LIST

PROPERTY LOCATION: 1 Elm Street (Governor's Academy)

ASSESSORS MAP/LOT#: Map R15, Parcel 11

(If requesting more than one list, please fill out a separate list request for each)

CHECK BOX FOR TYPE OF LIST REQUESTED:

- ☐ 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.

REQUESTED BY: Drew Garvin

PHONE NUMBER: 978-394-2376

DATE REQUESTED: 12/6/21

DATE PAID: _____

ASSESSOR SIGNATURE: Stephanie Sirgi

DATE: 12/6/21

CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

NOTE: There is a \$20.00 charge per each request. Checks can be made payable to the Town of 1 Elm St
Newbury.

PAGE 2 OF 4

12/6/21 SS

Town of Newbury
Abutters List

Subject Parcel ID: 1 ELM

Subject Property Location: 300

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
R02-0-1	ELM ST	GOVERNOR DUMMER ACADEMY	C/O RICHARD SAVAGE	1 ELM ST	BYFIELD	MA	01922
R03-0-1	329 NEWBURYPORT TP	GOVERNOR DUMMER ACADEMY	BUSINESS OFFICE CFO	1 ELM ST	BYFIELD	MA	01922
R14-0-10	319 NEWBURYPORT TP	OULD NEWBURY GOLF CLUB INC	C/O MOORE HANK	PO BOX 389	NEWBURYPORT	MA	01950
R14-0-10A	331 NEWBURYPORT TP	OULD NEWBURY GOLF CLUB INC	C/O MOORE HANK	PO BOX 389	NEWBURYPORT	MA	01950
R14-0-18	OFF MIDDLE RD	PACKER DANA J	PACKER DORENE M	227 MIDDLE RD	BYFIELD	MA	01922
R14-0-8	297 NEWBURYPORT TP	MARINE BIOLOGICAL LABORATO		7 MBL ST	WOODS HOLE	MA	02543
R14-0-9	307 NEWBURYPORT TP	HUNT ANN MARGARET		307 NEWBURYPORT TP	BYFIELD	MA	01922
R15-0-10	261 MIDDLE RD	ESSEX CTY SPORTSMANS ASSO		P O BOX 673	NEWBURYPORT	MA	01950
R15-0-11	313 NEWBURYPORT TP	GOVERNOR DUMMER ACADEMY	C/O RICHARD SAVAGE	1 ELM ST	BYFIELD	MA	01922
R15-0-12	296 NEWBURYPORT TP	ODELL TE LINDA A	THE 296 NEWBURYPORT T	296 NEWBURYPORT TURNP	NEWBURY	MA	01951
R15-0-13	OFF NEWBURYPORT TP	ODELL TE LINDA A	THE 296 NEWBURYPORT T	296 NEWBURYPORT TURNP	NEWBURY	MA	01951
R15-0-2	26 ELM ST	GOVERNOR DUMMER ACADEMY	C/O RICHARD SAVAGE	1 ELM ST	BYFIELD	MA	01922
R15-0-3	24 ELM ST	GOVERNOR DUMMER ACADEMY	RICHARD R. SAVAGE	1 ELM ST	BYFIELD	MA	01922
R15-0-4	324 MIDDLE RD	GOVERNOR DUMMER ACADEMY	RICHARD R. SAVAGE	1 ELM ST	BYFIELD	MA	01922
R15-0-5	306 MIDDLE RD	GOVERNOR DUMMER ACADEMY	C/O RICHARD SAVAGE	1 ELM ST	BYFIELD	MA	01922
R15-0-5A	268 MIDDLE RD	GOVERNOR DUMMER ACADEMY	TRUSTEES	ONE ELM STREET	BYFIELD	MA	01922
R15-0-6	262 MIDDLE RD	BYFIELD WATER DISTRICT		P O BOX 64	BYFIELD	MA	01922
R15-0-7	235 MIDDLE RD	DARCY GEORGE H	WILLIAMS JULIA A	235 MIDDLE RD	BYFIELD	MA	01922
R15-0-7B	237 MIDDLE RD	GORDON SUSANNAH K		237 MIDDLE RD	BYFIELD	MA	01922
R15-0-7C	239 MIDDLE RD	BRADY WILLIAM F		239 MIDDLE RD	BYFIELD	MA	01922
R16-0-4	OFF ELM ST	GOVERNOR DUMMER ACADEMY		1 ELM ST	BYFIELD	MA	01922

Parcel Count: 21

End of Report

CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS

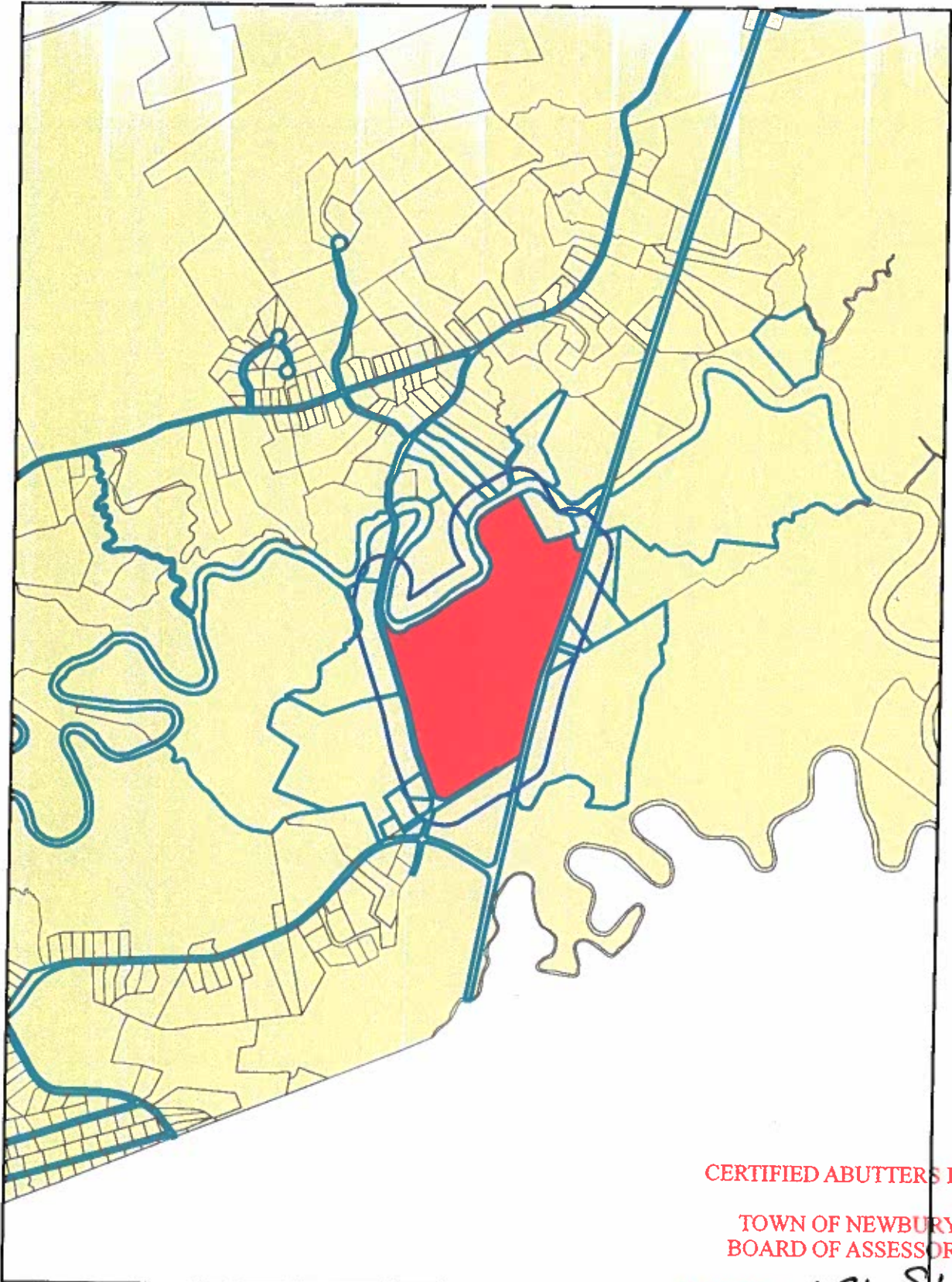
1 Elm St

PAGE

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12/20/21 SS

1 ELM ST R15-0-11



CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 1 Elm St.

PAGE 4 OF 4

12/6/21 SS

239 MIDDLE RD

R15-0-7C

LUC: 101

 BRADY WILLIAM F
 239 MIDDLE RD
 BYFIELD, MA 01922

262 MIDDLE RD

R15-0-6

LUC: 971

 BYFIELD WATER DISTRICT
 P O BOX 64
 BYFIELD, MA 01922

235 MIDDLE RD

R15-0-7

LUC: 101

 DARCY GEORGE H
 WILLIAMS JULIA A
 235 MIDDLE RD
 BYFIELD, MA 01922

261 MIDDLE RD

R15-0-10

LUC: 958

 ESSEX CTY SPORTSMANS ASSOC
 P O BOX 673
 NEWBURYPORT, MA 01950

237 MIDDLE RD

R15-0-7B

LUC: 101

 GORDON SUSANNAH K
 237 MIDDLE RD
 BYFIELD, MA 01922

ELM ST

R02-0-1

LUC: 941

 GOVERNOR DUMMER ACADEMY
 C/O RICHARD SAVAGE
 1 ELM ST
 BYFIELD, MA 01922

329 NEWBURYPORT TP

R03-0-1

LUC: 038

 GOVERNOR DUMMER ACADEMY
 BUSINESS OFFICE CFO
 1 ELM ST
 BYFIELD, MA 01922

313 NEWBURYPORT TP

R15-0-11

LUC: 941

 GOVERNOR DUMMER ACADEMY
 C/O RICHARD SAVAGE
 1 ELM ST
 BYFIELD, MA 01922

26 ELM ST

R15-0-2

LUC: 945

 GOVERNOR DUMMER ACADEMY
 C/O RICHARD SAVAGE
 1 ELM ST
 BYFIELD, MA 01922

24 ELM ST

R15-0-3

LUC: 946

 GOVERNOR DUMMER ACADEMY
 RICHARD R. SAVAGE
 1 ELM ST
 BYFIELD, MA 01922

324 MIDDLE RD

R15-0-4

LUC: 941

 GOVERNOR DUMMER ACADEMY
 RICHARD R. SAVAGE
 1 ELM ST
 BYFIELD, MA 01922

306 MIDDLE RD

R15-0-5

LUC: 941

 GOVERNOR DUMMER ACADEMY
 C/O RICHARD SAVAGE
 1 ELM ST
 BYFIELD, MA 01922

OFF ELM ST

R16-0-4

LUC: 946

 GOVERNOR DUMMER ACADEMY
 1 ELM ST
 BYFIELD, MA 01922

268 MIDDLE RD

R15-0-5A

LUC: 941

 GOVERNOR DUMMER ACADEMY
 TRUSTEES
 ONE ELM STREET
 BYFIELD, MA 01922

307 NEWBURYPORT TP

R14-0-9

LUC: 101

 HUNT ANN MARGARET
 307 NEWBURYPORT TP
 BYFIELD, MA 01922

297 NEWBURYPORT TP

R14-0-8

LUC: 951

 MARINE BIOLOGICAL LABORATORY
 7 MBL ST
 WOODS HOLE, MA 02543

296 NEWBURYPORT TP

R15-0-12

LUC: 104

 ODELL TE LINDA A
 THE 296 NEWBURYPORT TP R T
 296 NEWBURYPORT TURNPIKE
 NEWBURY, MA 01951

OFF NEWBURYPORT TP

R15-0-13

LUC: 132

 ODELL TE LINDA A
 THE 296 NEWBURYPORT TP R T
 296 NEWBURYPORT TURNPIKE
 NEWBURY, MA 01951

319 NEWBURYPORT TP

R14-0-10

LUC: 380

 OULD NEWBURY GOLF CLUB INC
 C/O MOORE HANK
 PO BOX 389
 NEWBURYPORT, MA 01950

331 NEWBURYPORT TP

R14-0-10A

LUC: 380

 OULD NEWBURY GOLF CLUB INC
 C/O MOORE HANK
 PO BOX 389
 NEWBURYPORT, MA 01950

Georgetown Planning Board
1 Library Street
Georgetown, MA 01833

Groveland Planning Board
Town Hall Complex
183 Main Street
Groveland, MA 01834

Rowley Planning Board
P.O. Box 714
Rowley, MA 01969

West Newbury Planning Board
Town Office Building
381 Main Street
West Newbury, MA 01985

Newburyport Planning Board
Office of Planning and Development
Newburyport City Hall
60 Pleasant Street
Newburyport, MA 01950