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AUG 06 2025

NEWBURY PLANNING BOARD

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FORM B

Application for Approval of a Preliminary Plan

NEWBURY TOWN CLERK

Two copies\* of this form, filled out and signed, should be submitted with the original and twelve copies of the plan.\*\*

July 30, 2025

(Date of Filing)

To the Planning Board:

The undersigned applicant being the owner or agent or representative of the owner of all the land included within a proposed subdivision shown on a plan entitled

"Proposed Site Plan of 15 Central Street in Newbury (Byfield), MA"

by P.J.F. and Associates, dated July 21, 2025

being land described and bounded as follows:

northwesterly by land now or formerly of Marla Pearson in part and in part by land now or formerly of Smith; northeasterly by land now or formerly of Johnson; southeasterly by land formerly of LaForrest Pearson; and southwesterly by Central Street, containing four acres, more or less

hereby submits said plan as a PRELIMINARY Subdivision Plan in accordance with the Rules and Regulations of the Newbury Planning Board and makes application to the Board for approval of said plan.

The Owner's deed of the property is recorded in the:

Essex South Registry of Deeds Book 3707, Page 458, or

Land Court Certificate of Title No. \_\_\_\_\_, registered in the Essex South Land Registry District,

Book \_\_\_\_\_, Page \_\_\_\_\_.

Name of Owner: Alice B. St. Hilaire

Owner's Address: PO Box 768, Byfield, MA 01951

Name and Address of Applicant (if different from Owner):

Michael Becker

c/o Seaside Legal Solutions, P.C., PO Box 1172, Gloucester, MA 01931

Owner's Signature

Applicant's Signature

Application Fee received from the Applicant (in accordance with Newbury Planning Board Fee Schedule):

Amount Received: \$ 900.00, Accepted for the Board by \_\_\_\_\_

I (we) agree to submit a check or money order to the Board for consultant review fees in the amount of \$ \_\_\_\_\_.

Applicant's Signature: \_\_\_\_\_

Planning Board Acceptance of Preliminary Plan Application

Signed: \_\_\_\_\_ for the Newbury Planning Board

Date: \_\_\_\_\_ 20 \_\_\_\_\_

\* 1st Copy to Planning Board  
2nd Copy to Board of Health

\*\* 10 Copies of the Plan to the Planning Board  
2 Copies to the Board of Health

The proposed is a 2 lot subdivision with 1 existing dwelling and 1 2 family conforming lot. Both properties will meet the minimum lot size with the use of municipal water service. Both lots to have new septic systems to be installed.

The following is a list of requested waivers from chapter 117 subdivision of land: Articles III and IV of the planning board rules and regulations. Town of Newbury MA:

117-21 D A waiver is requested to not require minimum 30 ft radius at the intersection of Church st property line. The proposed development is for a 2 family dwelling with a waiver to reduce payment to a width of 16 feet.

117-18 C. A waiver is requested for the need for environmental analysis- since the subdivision is less than 5 units. The proposed subdivision will produce 2 additional living units with minimal impact on the land and surrounding neighborhood. There will be no wetlands on the front lot and less than the 20% allowed maximum on the new lot. The new road and structure is sufficiently far from the wetlands so that conservation commission approval will not be required at this time.

117-23 B. A waiver is requested to allow a “Hammerhead” turnaround where a 165 ft Cul-de-sac is required

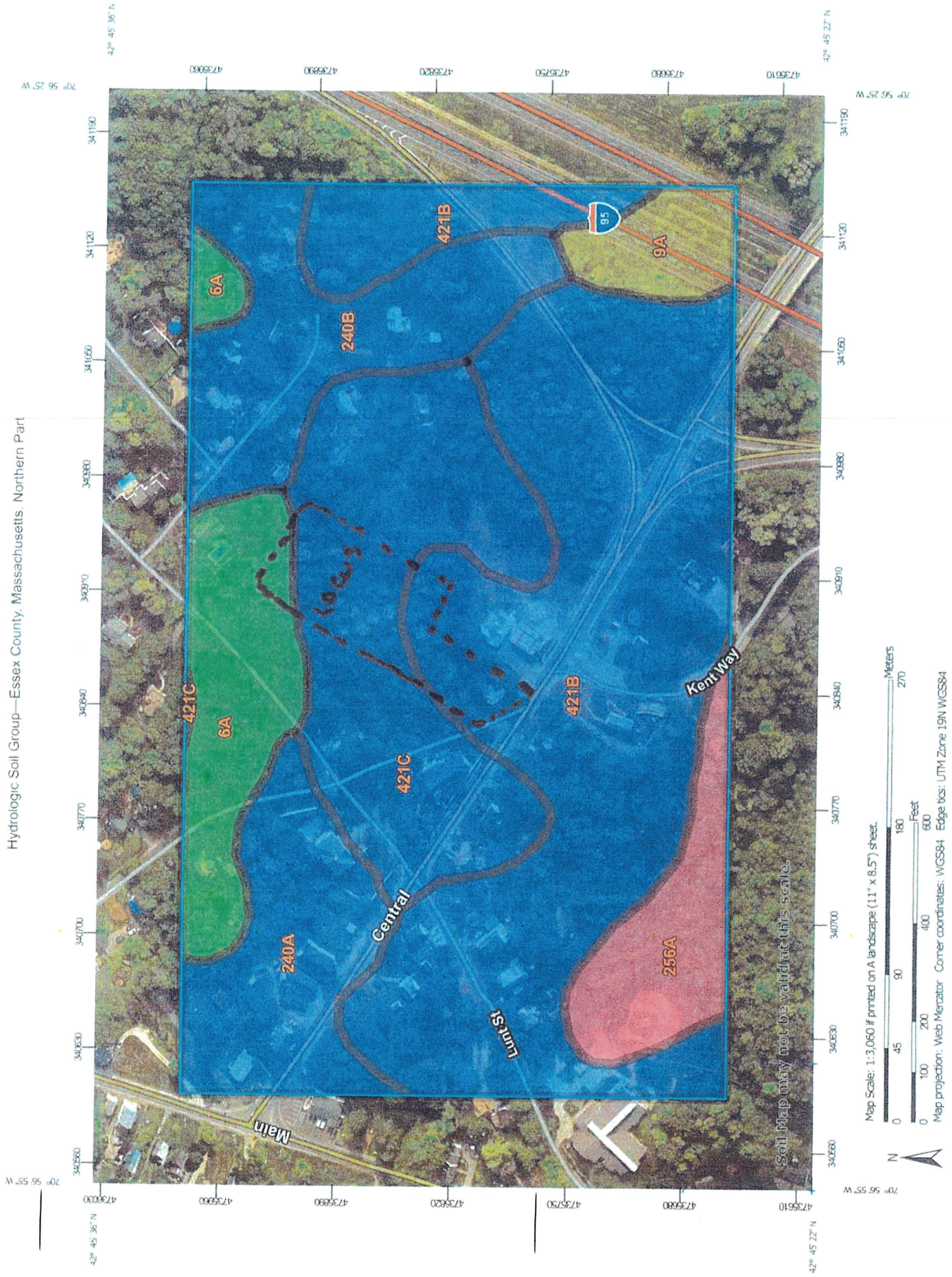
117-23 A. A waiver is requested to allow for a reduction in the minimum width of the R.O.W. from 53 feet to 36 feet and 32 feet respectively. The proposed subdivision will establish 1 new lot. A larger R.O.W is not necessary for this size development.

117-24. The following waivers are being requested from the typical road cross section:

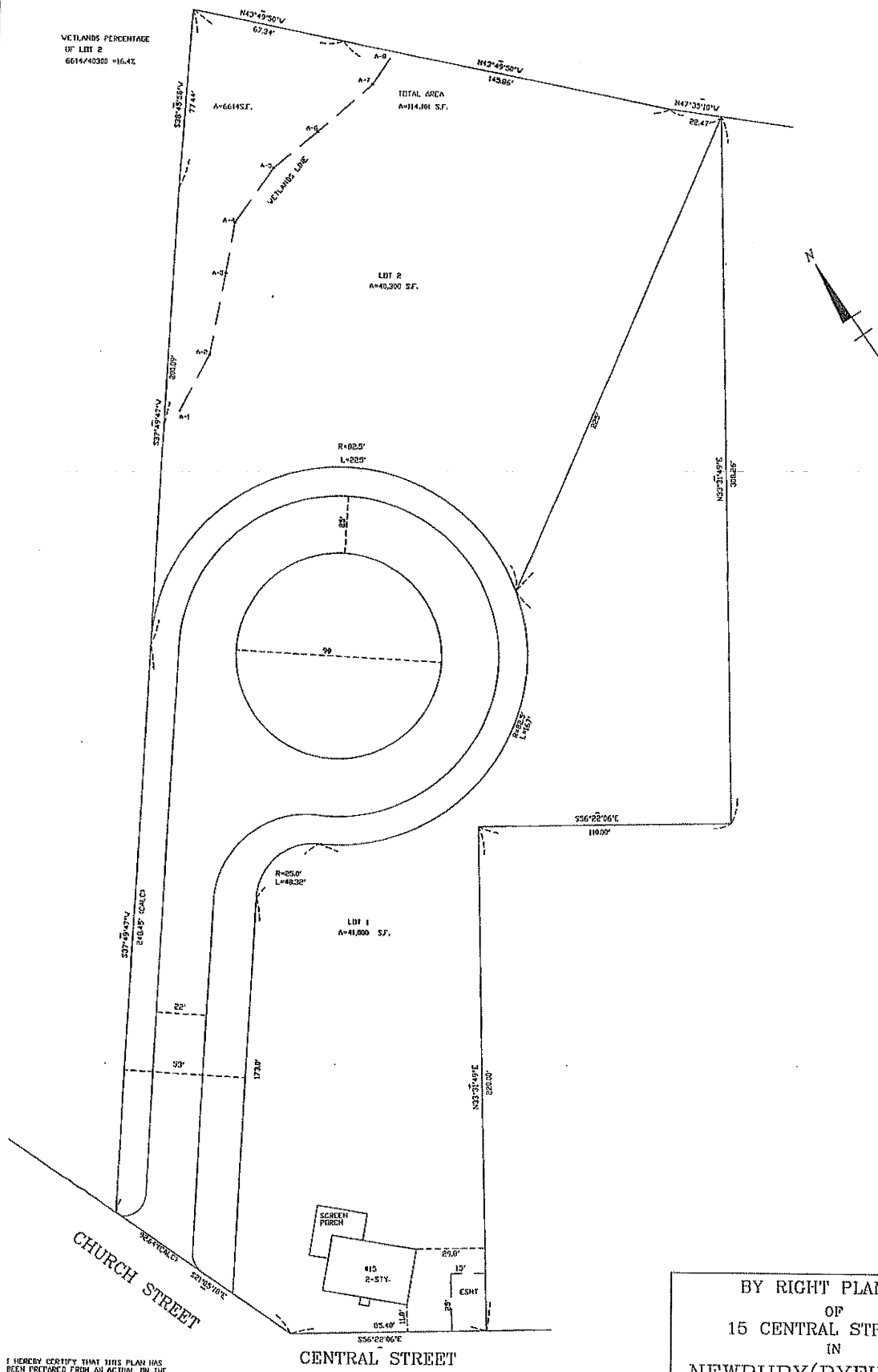
A. Eliminate the need for a 5 foot sidewalk. There are no sidewalks on Church or this side of Central Street to connect to.

B. Eliminate the need for Street trees. (Existing trees to remain where viable?) The site will be tastefully landscaped to be consistent with the rural character of the neighborhood





WETLANDS PERCENTAGE  
OF LOT 2  
6614/40300 = 16.4%



I HEREBY CERTIFY THAT THIS PLAN HAS  
BEEN PREPARED FROM AN ACTUAL ON THE  
GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No. 36115 DATE

7/31/25 WETLANDS ADDED

BY RIGHT PLAN  
OF  
15 CENTRAL STREET  
IN  
NEWBURY(BYFIELD), MA

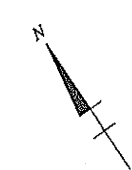
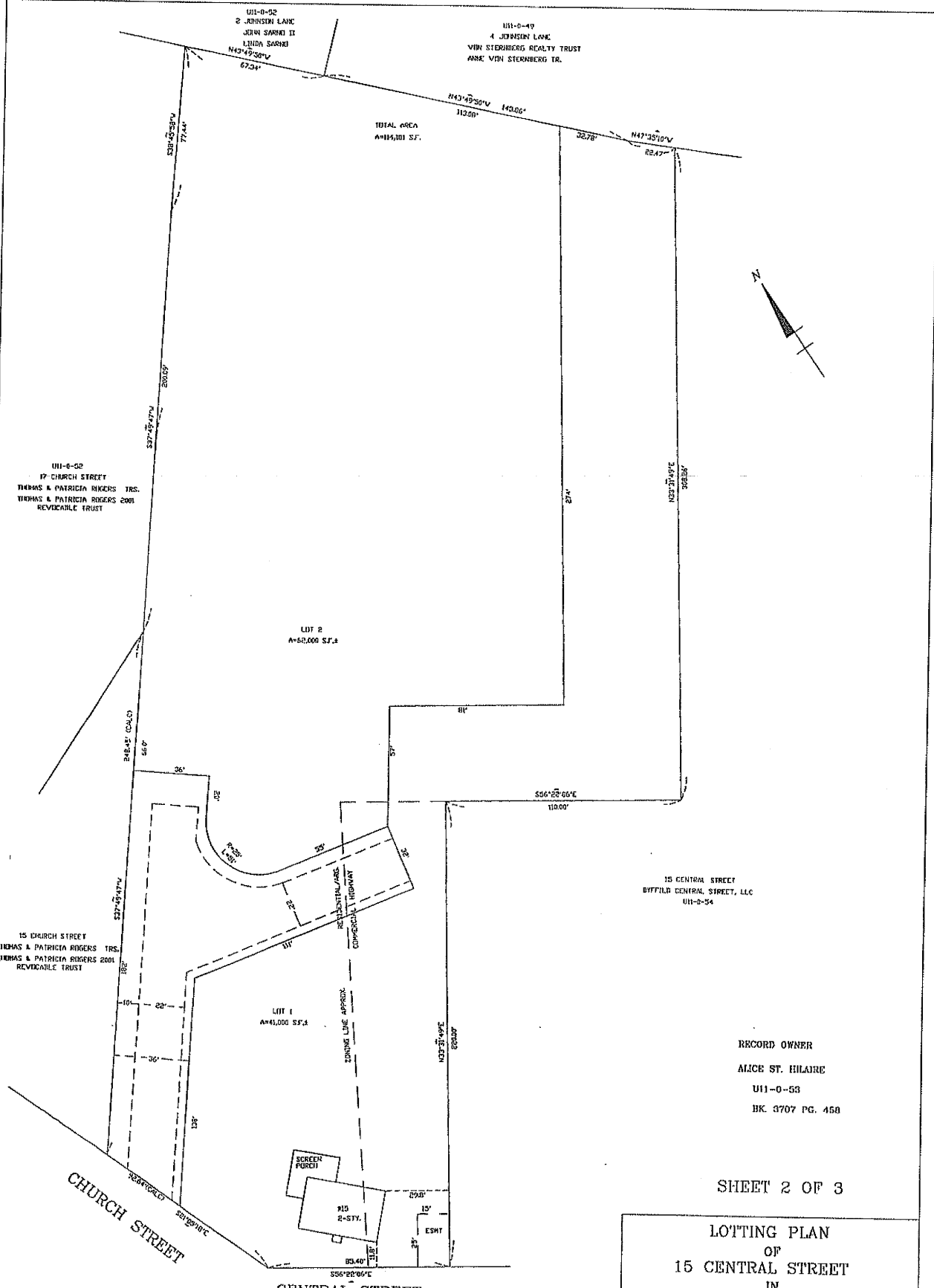
PREPARED BY: P.J.F. AND ASSOCIATES  
4 HIGHLAND AVENUE  
WAREFIELD, MA 01860  
(781) 883-5473

0' 10' 20' 30' 40'  
SCALE: 1" = 20'

REV. 7/31/25  
DATE: JUNE 11, 2025

FILE No. B439PRES

FIELD	PLAT	DESIGN	DRAFT	CALC.	CHECK



RECORD OWNER  
 ALICE ST. HILAIRE  
 U11-0-53  
 BK. 3707 PG. 458

SHEET 2 OF 3

LOTING PLAN  
 OF  
 15 CENTRAL STREET  
 IN  
 NEWBURY (BYFIELD), MA

PREPARED BY: P.J.P. AND ASSOCIATES  
 4 HIGHLAND AVENUE  
 WAKEFIELD, MA 01880  
 (781) 883-5473

0' 10' 20' 30' 40'  
 SCALE: 1" = 20'

DATE: JUNE 11, 2025

FILE No. 8139PRE3

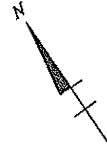
FIELD	PLOT	DESIGN	DRAFT	CALC	CHECK

I HEREBY CERTIFY THAT THIS PLAN HAS  
 BEEN PREPARED FROM AN ACTUAL ON THE  
 GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No. 36115 DATE

WETLANDS PERCENTAGE  
6614/62,000 = 10%



#### LEGEND

EXISTING CONTOUR	1'-2'
EXISTING SPOT GRADE	0.1'
WATER GATE	W-1
UTILITY POLE	U-1
TREE	T-1
WETLANDS LINE	W-1
WETLANDS FLAG	W-1
OVERHEAD WIRE	OW-1
EDGE OF PAVEMENT	EOP
PROPOSED CONTOUR	1'-2'

#### NOTES:

- 1) DATA ASSUMED
- 2) BENCHMARK 1 ROD EL=100.00

SHEET 3 OF 3

### PROPOSED SITE PLAN OF 15 CENTRAL STREET IN NEWBURY(BYFIELD),MA

PREPARED BY: P.J.F. AND ASSOCIATES  
4 JUGILLAND AVENUE  
WAKEFIELD, MA 01880  
(781) 863-5473

0' 10' 20' 30' 40'

REV. 7/31/25

DATE: JULY 21, 2025

SCALE: 1"=20'

FILE No. 8139P1

FIELD	PILOT	DESIGN	DRAFT	CALC.	CHECK
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I HEREBY CERTIFY THAT THIS PLAN HAS  
BEEN PREPARED FROM AN ACTUAL ON THE  
GROUND INSTRUMENT SURVEY.



PWS, J. FORDCHIO P.L.S. No.26115 DATE

JOHN D. SULLIVAN III P.E. No. 41506 DATE

