Newbury Planning Board  
C/O Martha L. Taylor, AIA, Planning Director  
Town of Newbury  
12 Kent Way  
Byfield, MA 01922  

RE: **OSRD Special Permit Application, Fieldstone Lane**  
**15 Coleman Road, Byfield, MA**

January 26, 2021

Hello Martha,

The enclosed OSRD Special Permit Application for 15 Coleman Road consists of:
1. This Cover/transmittal letter
2. OSRD Special Permit Application Form
3. Project Description (including responses to various Bylaw requirements)
4. Open Space Residential Development Plans, entitled “Open Space Residential Development, 15 Coleman Road, Newbury, MA 01922 “, revised to 01/25/21 (12 sheets)
5. List of Requested Waivers (see project description)
6. Abutters Lists
7. Development Schedule

Application and Review Fees will be submitted at your direction.

Thank you again for the feedback and perspective provided during previous Board meetings and site visits.

We have submitted an RDA Application to the Conservation Commission with the expectation of concurrent hearings in order to coordinate consistent permit conditions.

We will be submitting septic system plans shortly to the Board of Health with a separate submission.

Please let us know if you need anything further in order to schedule this application for the next available hearing date.

Thanks very much for your recent input and attention, we look forward to working through the planning process on this special project.

Sincerely,

[Tonis Signature]

Tony Zahoruiok, Manager, Zendko LLC
Newbury Planning Board
Form H
Application for Approval of an Open Space Residential Subdivision Special Permit

Two copies* of this form, filled out and signed, should be submitted with the original and 8 copies of the plan**

To the Planning Board
Date of Filing

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

Open Space Residential Development
15 Coleman Road, Newbury, MA 01922

By Civil Design Group LLC (Engineering Firm) dated January 25, 2021
being land bounded as follows SEE ATTACHED

Hereby submits said plan as a CONCEPT plan in accordance with the Newbury Zoning By-laws and the Rules and Regulations of the Newbury Planning Board and makes application to the Board for approval of an Open Space Residential Subdivision Special Permit.

The owner's deed of the property is recorded in the Essex South Registry of Deeds Book 38735 Page 125 of Land Court Certificate of Title No. Registered in the Essex South Land Registry District Book Page

Name of Owner: Zendko LLC
Owner's Address: 15 Estes Street, Amesbury, MA 01913
Applicant's Signature and Address if not the Owner: 

Signature for the Board:

Amount Received

I (we) agree to submit a check or money order to the Board in the amount of any reasonable technical consultants fee over the amount of (above amount).

Applicant's Signature:

Planning Board Acceptance of Preliminary Plan Application

Signed: for the Newbury Planning Board

Date:

* One copy to P.B/one copy to Board of Health ** 8 copies to P.B/2 copies to Board of Health
Parcel One:

A certain parcel of land with the buildings thereon, situate in Newbury on the road running from Byfield to Rowley and bounded and described as follows:

Beginning at the Southwesterly corner thereof by land of Moses Coleman; thence North to the corner of the wall; thence Westerly to land of Moses Coleman; thence Northerly by said Coleman land to land of N. T. Caldwell; thence Easterly by said Caldwell's land to corner of wall and land of heirs of George Knight; thence Southwesterly in a straight line to a point on Coleman Road two hundred (200) feet more or less Southeasterly from the point of beginning; thence Northwesterly along by said road to bound begun at.

Containing ten (10) acres more or less.

For title, see deed dated October 1, 1992 recorded with Essex South District Registry of Deed at Book 12069, Page 219.

Parcel Two:

A certain parcel of land situated in Newbury and Rowley, and bounded as follows:

Beginning at a point on Coleman Road 200 feet more or less Southeasterly from land of Moses Coleman; thence running Northwesterly by other land of Grantor in a straight line to a stone wall and land of heirs of George Knight; thence running Southerly and Easterly by land of said heirs to land of Ezra Hale along stone wall; thence Southerly by Hale's land to land of Daniel Hale; thence Westerly by said Hale's land to land formerly of Moses Coleman, now of Driscoll; thence running Northwesterly by said Driscoll land 200 feet more or less; thence running Northwesterly by said Driscoll land 500 feet more or less to Coleman Road; thence Northwest by said Coleman Road 58 feet more or less to point begun.

Containing thirty-three (33) acres more or less.

Excluding from the foregoing conveyance, however, any portion of the land described in the aforementioned deeds recorded with Essex South District Registry of Deed at Book 12069, Page 219 and Page 220 that lies in the Town of Rowley. The Rowley land consists of approximately 3.4 acres according to the Town of Rowley assessor's records and is identified on the Rowley assessor's Map: 21 Parcel: 16A.

Further excluding from the foregoing conveyance the land conveyed to Mark E. Woodbury and Tara S. Woodbury by means of the deed recorded with Essex South District Registry of Deed at Book 16535, Page 42.
Proposed Open Space Residential Development (OSRD)

15 Coleman Road, Byfield, MA

Project Description

Site Location and Description:

15 Coleman Road is a 31.7± acre site which includes a circa-1787 traditional white clapboard home of approximately 3,000 sf (facing Coleman), an adjacent 40' x 36' red barn, a small shed/workshop outbuilding, and a more recent single-bay garage building.

The surrounding grounds consist of informally manicured open grassed areas, farm paths leading into more established and mature forested areas, a bisecting wetland which is traversed by an existing farm road crossing providing access to the rear of the site, where gently rolling terrain is criss-crossed by stone walls and vegetated with a variety of mature evergreen and deciduous trees.

The existing street presentation is dominated by the complex of buildings, along with stone walls (notably including the "Witchstone" which is now located in the stone wall near the Eastern end of the frontage), a few mature trees of varying health, and a picturesque stone wall on the West boundary which frames views of open farm fields.

The site is bordered by undeveloped forested property of the Governor's Academy, open farm fields, and a few residences.

Project Goals:

To preserve and enhance the appropriate elements of the existing complex of buildings, to protect the wetland resource and contiguous forested upland area beyond, and to sensitively design and develop a small residential neighborhood of high-quality and reasonably-sized homes, as expressed in Newbury Zoning Bylaw 97-5.C.1.

Conventional Design Option (Density Proof):

A conventional subdivision plan with a Basic Maximum Number of 5 lots is provided herein for reference, which plan complies with Zoning and Subdivision Rules and Regulations, with consideration of wetland resource areas and soil conditions as tested and observed. This conventional plan provides for limited satisfaction of project goals as presented.
OSRD Alternative Design Option:

The 7-lot OSRD Special Permit plan is the subject of this application. This plan was developed with the combined input from the property owner/applicant, landscape architect, engineer, surveyor, and soils expert, along with municipal feedback.

The proposed 7-lot density relies on section 97-5.C.11.a of the Bylaw, which provides for a bonus lot for each additional 10% open space over and above the 50% minimum requirement. In this plan, approximately 86% of the site is proposed as permanently preserved open space. The amount of open space would provide a density bonus of 3 lots, but the density bonus is further limited to 2 lots by the 50% total bonus provision in 97-5.C.11, bringing the proposed density to 7 lots (proof of 5 + 2 bonus), which includes the lot with the existing home and barn.

The proposed open space is 27.2 contiguous acres (86% of the parcel), of which 65% is upland. This area includes mature forest, healthy understory including large areas of blueberry, and gently rolling terrain, criss-crossed with old stone walls and extensive interconnecting trails, and is ideal for walking and hiking. This open space can be owned by the Town or an alternative steward at the Town’s suggestion (such as the Trustees of Reservations or Essex County Greenbelt). The open space abuts undeveloped land of the Governor's Academy, as well as a few residential neighbors.

Right-Of-Way width is proposed as 40’, expanded to 126’ diameter in the cul-de-sac. Paving width is proposed at 22’, expanded to 60’ outside radius in the cul-de-sac. The proposed length of the cul-de-sac is 402’, with expected modest grades not exceeding 4%, and a nearly balanced site regarding earth movement. Sloped granite curb is proposed along with conventional drainage infrastructure, since this allows less impactful grading and site alteration than LID on the smaller lots, which is what allows the compact development area in order to preserve the larger amount of open space.

The site will be serviced by municipal water which is available in Coleman Road. The proposed on-site common septic system is located in the better soils on Lot 1, and is a pressure-dousing system for planned capacity of (7) 4-bedroom homes. Underground electric/telephone/cable services will be provided, and natural gas is available in Coleman Road, with provisioning subject to the policies of that utility. Fee ownership of the homes and lots is proposed, an HOA is proposed only for the common septic system, and the intent is to offer the road to the Town for acceptance as a public way. I expect to post required bonds in cash.

The main house and barn are proposed to remain in place, and the shed/workshop is proposed to be either moved or measured/document in detail, and recreated in a similarly prominent location on Lot 7 with a strong presence to Coleman Road, in order to retain the current multi-building aesthetic. The development area is confined to the area closest to Coleman Road, where there is only one adjacent residence, and street trees, landscaped and buffer areas are as indicated on the Concept Plan.

Documents needed to implement the development include but are not limited to Deed to Open Space, Open Space Restrictions Document, HOA for septic system.
The following waivers are requested:
1. Reduced area and frontage from the required agricultural residential zoning dimensions of 40,000 square feet area and 125 lineal foot frontage, in order to preserve more open space.
2. Section 117-18.b.13 - Trees over 6” in diameter, hundreds of tress over 6” in diameter, most to be preserved.
3. Section 117-18.c1-2 - Environmental Analysis. Requesting waiver from strict compliance since the majority of this section has been covered with the OSRD review of site and impacts, and due to the small scale of the development.
4. Section 117-23 - General layout and dimensions: ROW width 53' required, 40' proposed; cul-de-sac ROW diameter 165' required, 126' proposed; cul-de-sac pavement width 140' required, 120' proposed (shown as sufficient for emergency vehicles in plan set).
5. Section 117-34.a.1 - Utilities: drainage pipe required RCP, proposed HDPE.
6. Section 117-35 - Sidewalks/Bikeways: no sidewalks on adjacent streets, extensive on-site trails are being preserved and enhanced.
Fieldstone Lane Proposed Development Schedule

April 2021:
Record Decision/Plans
Install erosion control
Prepare construction entrance
Document and rebuild workshop on site
Tree clearing, stumping
Rough grading
Begin utility installation

May 2021:
Complete utility installations including stormwater facilities
Prepare gravel base
Binder pave
Begin foundation installations

June-December 2021:
Complete installation of (4) foundations
Complete renovation work on 15 Coleman
Install septic system
Install curbing
Complete 3 homes for occupancy

2022:
Install remaining foundations and complete all homes
Stabilize remaining disturbed areas
Install remaining landscaping features
Shim and finish pave
Prepare and submit final as-built plans
Memo

To: Thomas Zahoruiko
Date: January 20, 2021
RE: 15 Coleman Rd

The following is a list of abutters within 300’ of R02-0-12. These listed owners are to the best of our knowledge the owners of record as of January 20, 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
REQUEST FOR CERTIFIED ABUTTERS LIST

PROPERTY LOCATION: 15 Coleman Road

ASSESSORS MAP/LOT#: Map RO2 Lot 12

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: Thomas Zaloszyko  PHONE NUMBER: 978-852-4002
DATE REQUESTED: 1/19/21  DATE PAID: 1/20/21 CASH
ASSessor SIGNATURE: Stephanie  DATE: 1/20/21
Zalewski  CERTIFIED ABUTTERS LIST
Assessor's Clerk

NOTE: There is a $20.00 charge per each request. Checks can be made payable to the Town of Newbury.
ARMSTRONG TTEE CHRISTOPHER J
ARMSTRONG TTEE ELIZABETH C
PO BOX 869
BYFIELD MA 01922

CANNELL TE JEANNE G
6 GREENTREE LANE TR
6 GREENTREE LANE
BYFIELD MA 01922

COOK THOMAS
COOK ELIZABETH MOLLINEAUX
1 LONGBROOK RD
BYFIELD MA 01922

DIANA LYNN SULLIVAN REV TR
SULLIVAN TTEE DIANA LYNN
21 COLEMAN ROAD
BYFIELD MA 01922

DILISIO MICHELLE FELICE
81 ELM ST
BYFIELD MA 01922

DOLLAS CHRISTOPHER G
DOLLAS MARY E
89 ELM ST
NEWBURY MA 01951

ESTELLA DEREK R
ESTELLA SHANNON M
4 GREENTREE LANE
BYFIELD MA 01922

GARDNER BRACKEN W
GARDNER SHERYL B
6 LONGBROOK RD
BYFIELD MA 01922

HAYNES PATRICK
PO BOX 913
BYFIELD MA 01922

KRUGMAN MARTIN
CARTER-KRUGMAN SUSAN M
19 COLEMAN RD
BYFIELD MA 01922

MACK RICHARD D
MACK MARY G
16 COLEMAN ROAD
BYFIELD MA 01922

MANTHORNE WILLIAM L
79 ELM ST
BYFIELD MA 01922

MARKS LYNN S
3 LONGBROOK RD
BYFIELD MA 01922

MCKEAN ROBERT A III
MCKEAN JOAN R
87 ELM ST
BYFIELD MA 01922

MYERS KINNEY TE PAMELA A
MEYERS-KINNEY FAMILY TR
5 LONGBROOK RD
BYFIELD MA 01922

RILEY EDWARD H
RILEY JANE D
P O BOX 299
BYFIELD MA 01922

SMITH ROBERT
ROWE HEATHER SMITH
83 ELM STREET
NEWBURY MA 01922

WOODBURY MARK E
WOODBURY TARA S
17 COLEMAN RD
BYFIELD MA 01922

ZENDKO LLC
P O BOX 8073
WARD HILL MA 01835

ZENDKO LLC
P O BOX 8073
WARD HILL MA 01835

CERTIFIED ABUTTERS LIST
TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 15 Coleman Rd

PAGE 3 OF 5
1/20/21 $5
Frank "Budd" Kelley, Chairman, Board of Assessors
Sanford "Sandy" Wechsler, Assessor
Linda McCamic, Assessor

Nate Cramer, Principal Assessor
Stephanie Sergi, Clerk

IN ADDITION TO 300' ABUTTERS PLEASE MAIL TO THE FOLLOWING

Georgetown Planning Board
1 Library Street
Georgetown, MA 01833

Groveland Planning Board
183 Main Street
Groveland, MA 01834

Newburyport Planning Board
60 Pleasant Street
Newburyport, MA 01950

Rowley Planning Board
39 Central Street
PO Box 714
Rowley, MA 01969

West Newbury Planning Board
381 Main Street
West Newbury, MA 01985

If the list is for the Newbury Zoning Board of Appeals include:

Newbury Planning Board
12 Kent Way Suite 101
Newbury, MA 01951
Memo

To: Thomas Zahoruiko
Date: January 20, 2021
RE: Coleman Rd

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5. GIS Map
6. Abutters List Other Towns (if applicable)

Sincerely,

[Signature]
Stephanie Sergi
Assessor's Clerk
Town of Newbury
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ASSESSORS MAP/LOT#: Map R02 Lot 13

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☐ CONSERVATION COMMISSION Lot area greater than 50 acres

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☒ 4. PLANNING BOARD within 300 ft.

REQUESTED BY: Thomas Zahrzade

DATE REQUESTED: 1/19/21

PHONE NUMBER: 978-852-4002

DATE PAID: 1/20/21 CASLI

ASSESSOR SIGNATURE: Stephanie Sergi

DATE: 1/20/21

NOTE: There is a $20.00 charge per each request. Checks can be made payable to the Town of Newbury.
19 COLEMAN RD
KRUGMAN MARTIN
CARTER-KRUGMAN SUSAN M
19 COLEMAN RD
BYFIELD MA 01922

27 COLEMAN RD
MACCAUSLAND TE DALE
MACCAUSLAND TE F GARY
27 COLEMAN RD
BYFIELD MA 01922

16 COLEMAN RD
MACK RICHARD D
MACK MARY G
16 COLEMAN ROAD
BYFIELD MA 01922

3 LONGBROOK RD
MARKS LYNN S
3 LONGBROOK RD
BYFIELD MA 01922

OFF COLEMAN RD
WITMORE ROSAMOND DANBY
61 GLEN ST
ROWLEY MA 01969

17 COLEMAN RD
WOODBURY MARK E
WOODBURY TARA S
17 COLEMAN RD
BYFIELD MA 01922

15 COLEMAN RD
ZENDKO LLC
P O BOX 8073
WARD HILL MA 01835

COLEMAN RD
ZENDKO LLC
P O BOX 8073
WARD HILL MA 01835

CERTIFIED ABUTTERS LIST
TOWN OF NEWBURY
BOARD OF ASSESSORS
ADDRESS Coleman Rd
PAGE 3 OF 5
1/20/21 SS
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Georgetown, MA 01833

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Groveland, MA 01834

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60 Pleasant Street
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Rowley Planning Board
39 Central Street
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Rowley, MA 01969

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381 Main Street
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Newbury Planning Board
12 Kent Way Suite 101
Newbury, MA 01951
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Location</th>
<th>Owner Name/Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>021-016-A</td>
<td>21 COLEMAN RD</td>
<td>TRS WITCHSTONE FARM REALTY TR WOODBURY DONALD ET AL TRUSTEES 15 COLEMAN RD BYFIELD, MA 01922</td>
</tr>
<tr>
<td>020-017-04</td>
<td>161 GLEN ST</td>
<td>HARRIS JONATHAN A STULTZ JACYN D 161 GLEN ST ROWLEY, MA 01969</td>
</tr>
<tr>
<td>020-017-05</td>
<td>165 GLEN ST</td>
<td>JONES KARL E JONES MARION E 165 GLEN ST ROWLEY, MA 01969</td>
</tr>
<tr>
<td>020-017-06</td>
<td>169 GLEN ST</td>
<td>MACCAUSLAND DALE MACCAUSLAND F GARY 27 COLEMAN RD BYFIELD, MA 01922-2803</td>
</tr>
<tr>
<td>021-009</td>
<td>109 GLEN ST</td>
<td>DESROCHERS GLORIA H 109 GLEN ST ROWLEY, MA 01969</td>
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<tr>
<td>021-012</td>
<td>75 GLEN ST</td>
<td>BROWN TIMOTHY A JR 75 GLEN ST ROWLEY, MA 01969</td>
</tr>
<tr>
<td>021-015</td>
<td>67 GLEN ST</td>
<td>SULLIVAN KERRY J 67 GLEN ST ROWLEY, MA 01969</td>
</tr>
<tr>
<td>021-016-01</td>
<td>61 GLEN ST</td>
<td>TRS ROSAMOND DANBY WHITMORE LIVI WHITMORE ROSEMOND DANBY TRUSTEE PO BOX 791 ROWLEY, MA 01969</td>
</tr>
</tbody>
</table>

7 parcels listed
Certified List of Abutters Request

Subject Property:

Map/Block/Lot: MAP 21, LOT A

Property Location: OFF COLEMAN ROAD (LAND-LOCKED)

Property Assessed Owner: Donald & Jane Woodbury

Board or Commission this Request is for: (check one)

Board of Health: 

Board of Selectmen:

Liquor License (100‘): 

Special Permit’s

Earth Removal (300‘): 

Soil Suitability (300‘): 

Conservation Commission (100‘): 

Historic District Commission (100‘): 

Planning Board (300‘): X

Zoning Board of Appeals (300‘): 

The Assessors Office has 10 days to respond to your request, please plan accordingly.

Abutter List Research Fee: $15.00

Contact Name: Thomas Zaborowski

Telephone Number: 978-852-4002