



Griffin
Engineering
Group, LLC

July 12, 2023

Town of Newbury Planning Board
Newbury Municipal Offices
12 Kent Way
Suite 101
Byfield, MA 01922

Via Hand Delivery

**Subject: Definitive Subdivision Plan &
Common Driveway Special Permit for
Fields Way (4-Lot Residential Subdivision)
Assessor's Map R-20 Lot 43A – 170 Orchard Street**

Dear Planning Board Members:

On behalf of the property owner and Applicant, the Estate of Lewis Bulgaris, we submit these revised plans for the Definitive Subdivision Plan and Common Driveway Special Permit Applications for land at 170 Orchard Street.

Enclosed please find the following:


- Definitive plan set (Cover, C-1 thru C-10, revised 7/12/23);

The following changes were made:

1. Street Trees: Four street trees were added along the northeast edge of the roadway and cul-de-sac.
2. Agricultural Access Pathway: The gravel access pathway was widened from 14-ft to 15-ft per Essex County Greenbelt's request.
3. Lot 4 Agricultural Access Easement: The easement line at the end of the common driveway was adjusted to allow at least 15-ft of space between the woods line and easement boundary.
4. Fields Way Entrance: The pavement at the intersection of Fields Way and Orchard Street was shifted 5-ft east and the radius increased to 25-ft per the Board's request.
5. #168 Orchard Street Driveway: The proposed parking area at #168 was shifted approximately 9-ft northwest per the homeowner's request.

We look forward to meeting with the Board to describe this plan further and respond to questions or comments.

Very truly yours,
Griffin Engineering Group, LLC


Robert H. Griffin, P.E.

Enclosures: as noted.

Cc: M. McNiff (1 copy & enclosures)
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