



June 21, 2023

Newbury Planning Department
Town Municipal Offices
12 Kent Way
Byfield, MA 01922

**RE: #7 Bittersweet Lane Common Driveway
Newbury, MA**

Attn: Ms. Martha Taylor, Town Planner

Dear Martha:

Please see the enclosed application and supporting plans for a Common Driveway application for a proposed home to be located at #7 Bittersweet Lane. There is currently a common drive at this location servicing #9 and #11 Bittersweet Lane. The proposal at hand is to add one additional home to the existing common driveway. Currently the three lots to be serviced by the common driveway are all owned by the Foley family or Family Trust. The current common driveway is in excellent condition but does not meet the 16-foot width requirement. The plan proposes to widen the existing driveway by two to four feet, meeting the 16-foot width and adding the third home to the common driveway.

The proposed work at #7 Bittersweet Lane has received an Order of Conditions from Newbury Conservation Commission including the proposed common driveway improvements. Additionally, the septic system for #7 Bittersweet is fully designed and received approval from the Newbury Health Department. As request both approvals are attached with this application, The final approval needed in order to apply and receive the building permit for the new home at #7 Bittersweet Lane is the Common Driveway Special Permit.

We have not provided the final easement plans and documents at this time. Due to the expense in producing these documents we are requesting that those be provided during the Planning Board review of the provided design plans. Detailed easement information is provided on the submitted plans for Planning Board review. Upon confirmation of the easement configuration a final easement plan along with the required documentation will be provided for final review and part of the Special Permit decision and record.

Headquarters

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401.726.4084

12802 TAMPA OAKS BLVD
SUITE 110
TAMPA, FL 33637
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Please see the attached photographs showing the existing common driveway along with the proposed site plans showing all work on the property including the common driveway improvements. A plan is also provided showing a potential configuration for a standalone driveway on the property to access the proposed home. This would substantially increase the impact to the existing vegetation on the lots along with extensive additional paving that can be eliminated by adding this third home to the existing common driveway. As shown on Sheet C-100, #7 Bittersweet is a fully conforming and buildable lot. A common driveway to this property meets the purpose and intent of the Common Driveway by-law allowing for the preservation and protection of natural features, and reduction of impacts to wetland buffer and the retention of the rural quality of Newbury while providing safe vehicular travel from the access point of the public way.

The flowing is provided along with the required \$650 application fee;

1. Completed Common Driveway Application
2. Certified List of Abutters
3. Site Plans and Details
4. Conservation Order of Conditions
5. Approved Septic Plan
6. Document Supporting Applicants Interest in property (1-copy)

If you have any questions, please email, or call me at 617-776-3350.

Sincerely,

GM2 Associate Inc.

Stephen Sawyer

Stephen Sawyer, P.E.
MA PE#38800
Senior Project Manager



Site Photographs



End of existing common drive at #9 & #11 Bittersweet driveways



Looking up existing common driveway



Looking up common driveway from end of Bittersweet Lane



Looking up existing common driveway