

CIVILWORKS NEW ENGLAND

71 7th STREET – P.O. BOX 161, TURNERS FALLS, MA 01376
181 WATSON ROAD - P.O. BOX 1166, DOVER, NH 03821

March 15, 2023

Mr. Lawrence Murphy, Chair
Town of Newbury Planning Board
P.O. Box 378
Weston, MA 02493

Re: The Governor's Academy - Proposed Walkway/Path
CNE Reference No. 22034

Dear Chairman Murphy and Members of the Board:

On behalf of The Governor's Academy (TGA), Civilworks New England (CNE) hereby submits documents in support of a "Level II" Site Plan Review (SPR) application to construct a pedestrian walkway that will allow TGA students, faculty, and staff to walk from the main campus to the Alford Coastal Research Center. This off-street pathway will include a paved sidewalk on the west side of Middle Road and the combination of a stone walkway and elevated boardwalk on the east side of Middle Road.

The project as proposed is subject to the Site Plan Review Bylaw as follows:

Site Plan Review A.(3) "Applicability: Any proposal for a...educational...project which...will result in a substantive change in the outside appearance or a change of use of an existing...premises shall be subject to Site Plan Review in accordance with the threshold levels established in Section A.(4) with (4)(b.) Level II - Major Projects: Level II applications shall require review by Town staff followed by a public hearing conducted by the Planning Board. Level II Site Plan Review applies to any application for a construction project or change of use for any of the types of projects identified in Section A.(3) above which meets...the following thresholds:

- 04) Grading or re-grading and/or clearing of land and/or other land development activity over an area of 5,000 square feet or more...

CNE has calculated the total area "graded, re-graded or cleared" to be 7,082 SF. Therefore, the Level II review is required by the Board. This has been confirmed in a letter provided by the Building Commissioner.

This walkway is proposed within Bordering Vegetated Wetlands and associated Buffer Zone along with Bordering Land Subject to Flooding associated with the FEMA flood plain in the area. Therefore, a Notice of Intent application has been submitted to the Newbury Conservation Commission with a public hearing scheduled for March 21, 2023.

The following documents are enclosed in support of the Level II review:

- Site Plan Review Application
- Site Plan set prepared by CNE as revised 3/15/23 (6 sheets including cover)

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- Campus Context Exhibit EX-1 by CNE dated 3/15/23
- ACRC Context Exhibit EX-2 by CNE dated 3/15/23
- Site Plan Review Application Checklist (Draft)
- Certified Abutters List
- Letter Provided by Building Commissioner
- Administrative Fee check in the amount of \$700.00
- Consultant Review Deposit check in the amount of \$1,000.00

It is our understanding that the Board will be considering acceptance of the application at its' meeting tonight. And if found to be acceptable, will schedule public hearing for which the required abutter and Town notifications and legal advertisement will be made.

Please contact our office if any additional information is desired or required in advance of the meeting.

Thank you for your consideration of this matter.

Very truly yours,

CIVILWORKS NEW ENGLAND



Mark E. Beaudry, P.E.
Senior Project Manager

Copy: Tom Woodruff and Wendy Reed, The Governor's Academy