PROJECT NARRATIVE

for

PROPOSED DEFINITIVE SUBDIVISION

68 GREEN STREET
(Map R-35 Lot 21)
NEWBURY, MA

March 3, 2020

The Applicant, 68 Green Street Realty Trust, proposes to construct a 3-lot residential subdivision.

The property is located in the Agricultural-Residential (R-AG) District. The project lot totals approximately 15.1 acres.

The easterly half of the property contains a gravel driveway that provides access to a barn and three outbuildings. The remainder of the property is farmland. Wetlands are present along the westerly half of the property and the wetlands are located within the 100-year flood zone (zone AE – El. 13).

PROPOSED DEVELOPMENT

The proposed site consists of 3 lots. The minimum proposed lot size is 58,986 s.f. The minimum required lot size in the Agricultural-Residential (R-AG) District is 40,000 s.f. The lots all meet the requirements for minimum frontage and building setbacks.

The proposed ROW is 53 feet in width, which meets the required minimum ROW width for a cul-de-sac. A 22-foot wide gravel roadway is proposed within the ROW.

An approximate building footprint location is shown for each lot to show that they can be built outside the required building setbacks. Gravel driveways are shown for each lot.

DRAINAGE/UTILITIES

3-lot subdivisions are exempt from the MA Stormwater Handbook regulations. However, the proposed development incorporates country roadside swales to direct the runoff towards a constructed wetland, which will treat the runoff before it discharges into the wetland resource area.
Underground electrical and communication services will be provided to support the development. No public sewer or water exists for the site. Individual septic systems and wells will be located on each lot.

**LANDSCAPING**

Street trees will be planted within the proposed right of way. Also, efforts will be made to preserve as many existing trees as possible.

**SCHEDULE FOR PROSECUTION OF WORK**

March 3, 2020 - File with Planning Board

April 2020 – File with Conservation Commission (separate filing by Norse Environmental Services, Inc.)

Early/mid-summer 2020 – Anticipate approvals from Planning Board and Conservation Commission

Late summer/early fall 2020 – Anticipate beginning of construction of roadway and associated roadway drainage infrastructure

**NOTE**

Individual lots and septic systems will be designed by others at a future date and will require Board of Health approvals.

**WAIVER REQUESTS**

<table>
<thead>
<tr>
<th>Article</th>
<th>Regulation</th>
<th>Waiver Requested/Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>III 117-18 A (3)</td>
<td>Environmental Analysis</td>
<td>Section 117-18 C (1) (G) allows the Board to waive the requirement on subdivisions of 5 lots or less.</td>
</tr>
<tr>
<td>IV 117-23 B</td>
<td>Cul-de-sac streets</td>
<td>The proposed cul-de-sac provides 110 ft. sideline diameter, 95 ft. roadway diameter and 22 ft. gravel (required 165 ft., 140 ft. and 25 ft. pavement respectively). This is a small 3-lot subdivision and the size of the roadway and cul-de-sac is still large enough to</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Details</td>
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<tr>
<td>------</td>
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<td>-------------------------------------------------------------------------</td>
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<tr>
<td>IV 117-24/V 117-33 D</td>
<td>Typical Cross Section/Pavement or Wearing Surface</td>
<td>Gravel surface is proposed to minimize stormwater runoff.</td>
</tr>
<tr>
<td>IV 117-24/V 117-35</td>
<td>Typical Cross Section/Sidewalks/Bikeways</td>
<td>No sidewalk is proposed. This is a small 3-lot subdivision and there are no sidewalks on Green Street to connect to.</td>
</tr>
<tr>
<td>IV 117-31</td>
<td>Fire Protection</td>
<td>The proposed development is not within either of these areas. Each home will be provided with a sprinkler system.</td>
</tr>
<tr>
<td>V 117-37</td>
<td>Granite Curbing</td>
<td>No curbing proposed. Country swale drainage is proposed.</td>
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END