

IT/Communications/Webmaster

From: Principal Assessor
Sent: Monday, March 02, 2020 9:17 AM
To: IT/Communications/Webmaster
Cc: Board of Assessors; 'splitrockvi@comcast.net'; Linda (lgillard1@comcast.net); 'Sanford Wechsler'
Subject: RE: Review of Application for the Village at Cricket Lane - 55R Pearson Drive, Byfield

Hi Susan-

Here are my comments/questions/notes, my board has not reviewed yet- so there may be more...

1. Market rate # of bedrooms is 60, vs. 19 affordable, which is 24% of the project. The number of affordable units is 25%, but I feel like the bedroom count should also equal 25%
 - a. Can they swap an affordable 4 bed for a market 3 bed?
 - b. Can they make one more unit affordable? That would bring the % of affordable units to 29%, (one additional unit)
2. For 4 people, moderate income can't exceed \$71,360. What is that number for low income? The affordable units are for low to moderate income, but it seems they are really targeting moderate, as there is no mention of low income that I saw throughout the application.
3. The application says (page 4) that the homes will be "extremely" energy efficient. If that is the case, are they hoping to achieve any LEED certifications? Is there a specific HERS rating they are hoping to achieve? Will the homes have solar? This is a significant claim they are making with virtually zero explanation. (As an appraiser, I think I am one of 5-6 in the state that is qualified to value high- performance homes by the Appraisal Institute)
4. Of the 24, which ones will be affordable?
5. Three of the units are very close to an existing house on Pearson Dr. What, if any. Sort of buffer will there be? The value of the existing house will definitely be impacted by this project. How will this be addressed? Do those units (#1, 2 & 3) need to be built? (21 vs 24)
6. Parking (page 7) what if someone has a party? Will emergency vehicles still be able to maneuver if there are cars lining the street? Will on street parking be allowed? There are two garage spaces and two driveway spaces per unit, so if a family has more than two vehicles, they will either constantly be jockeying cars or they will be on the street.
7. Throughout the application the town is listed as "Historical" Newbury....just wondering if that is a trigger word for special funding/grants?
8. 79 new bedrooms = 100+ new residents= 50ish potential new kids? What impact will this have on local schools?
9. What impact will this have on local police/fire? Is there a ratio of population: officers or population: fire personnel/equipment to consider?
10. The application says the development is consistent with the character of the town. How?

Thanks!
Nate

From: IT/Communications/Webmaster
Sent: Thursday, February 27, 2020 3:39 PM
To: Principal Assessor; Board of Health; Board of Selectmen; Building; Conservation; Fire Chief; Highway DPW; Newbury Historical Commission; Planning Board; Chief Michael Reilly <chiefreilly@newburypolice.com>; Town Administrator; Town

IT/Communications/Webmaster

From: Board of Health
Sent: Wednesday, March 18, 2020 1:00 PM
To: IT/Communications/Webmaster
Subject: RE: REMINDER: Review of Application for the Village at Cricket Lane - 55R Pearson Drive, Byfield

Hi Susan,

I have not had time to review this in detail. However as long as they comply with the BOH State and Local Regulations, I do not see any issues. They will need to submit proposed septic system plans from final approval.

Deb

Deborah Rogers, RS
Director/Health Agent

Board of Health
12 Kent Way
Byfield MA 01922
boardofhealth@townofnewbury.org
978-465-0862 X316



From: IT/Communications/Webmaster
Sent: Wednesday, March 18, 2020 10:01 AM
To: Principal Assessor; Board of Health; Board of Selectmen; Building; Conservation; Fire Chief; Highway DPW; Newbury Historical Commission; Chief Michael Reilly; Town Administrator; Town Clerk; 'byfieldwater@comcast.net'; Planning Board
Cc: Lisa Mead [lisa@mtclawyers.com]
Subject: REMINDER: Review of Application for the Village at Cricket Lane - 55R Pearson Drive, Byfield

Good Morning:

This is a friendly reminder that comments regarding the Village at Cricket Lane, 55R Pearson Drive, Byfield, are due on Monday, March 23rd. If you have already submitted your feedback, thank you. If you are unable to meet the deadline, please contact me immediately so that we can make arrangements. And again, if you have no comments, please send an email back indicating such.

We will be engaging our peer reviewers next week, and will circle back on next steps as soon as they are available for those who have more of a involved role.

Regards, Susan
Susan Noyes
IT & Communications Director/Webmaster

IT/Communications/Webmaster

From: byfieldwater@comcast.net
Sent: Thursday, March 05, 2020 10:02 AM
To: IT/Communications/Webmaster
Subject: Re: Review of Application for the Village at Cricket Lane - 55R Pearson Drive, Byfield

Hi Susan,

Byfield Water has reviewed the plans as submitted for this development. The district is not opposed to the development and feel we have adequate water supply for the 24 new homes. However it will be necessary for the developer to meet with us to go over items in the plans that we have questions on. We have not met with anybody on this new development as of yet. There are specifications the district requires pertaining to new water mains, hydrants and service connections that we want to be sure the developer is aware of.

Thanks,

Paul Colby
Director, BWD

On February 27, 2020 at 3:39 PM IT/Communications/Webmaster <info@townofnewbury.org> wrote:

Good Afternoon:

At this time, most of you have received a binder containing the application for the Village at Cricket Lane, 55R Pearson Drive, Byfield. I do have a couple of stragglers, so I will catch up with you in the next day or two.

As part of the Comprehensive Permit/40B process, the Zoning Board of Appeals must provide a copy of the application and seek feedback as it relates to your corresponding dept/jurisdictions. If you could please review and send your comments to me via email by March 23rd. If you have no comments, please send an email stating just that.

This will be the town's first subdivision of its kind and your participation is critical to making this a successful project for Newbury.

If you have any questions, please do not hesitate to contact me directly.



Town of Newbury
Office of the Conservation Commission
12 Kent Way
Byfield, MA 01922
Tel: 978-465-0862 X310
Fax: 978-572-1228

3-11-2020

Town of Newbury Zoning Board of Appeals
12 Kent Way
Byfield Ma., 01922

Re. The Villages at Cricket Lane
55R Pearson Drive
Byfield Ma., 01922

Dear Board Members,

The Conservation Commission extends its thanks for the opportunity to comment on the application of The Villages at Cricket Lane. The applicant submitted an Abbreviated Notice of Resource Area Delineation (ANRAD), a document that requests the Board review the resources on the submitted plans. If the Board is in agreement, an Order of Resource Area Delineation (ORAD) is written and issued by the Commission. That is the point we are at with this project; the ORAD has issued and the Commission is waiting for the applicant to submit the Notice of Intent.

I have identified a few issues with the project as presented. They are in no particular order and are not limited to the enclosed:

- The wetland mitigation is in the back yard to the existing single-family home making the new area susceptible to contaminants and encroachment. The wetland loss on the property equals 3294 square feet with a proposal to replace 3300 square feet. Even if the replication is done at a 1.1 to 1 ratio it would equal 3623.4. If the applicant insists on replicating in the lawn portion of the yard, we should expect mowing encroachment and lawn treatments to negatively impact the replication. The new area is also within a walking easement and even though the easement passes through the existing Bordering Vegetated Wetland, I don't agree that the project should worsen that condition.
- The project as presented impacts the wetland D series in a negative way. At present there is no existing disturbance to the buffer. The MWPA does not provide direct protection to the upland habitat that many wetland dependent species require for completion of their life cycle. Instead, it provides indirect protection over some areas of

the buffer that will alter the physical, biological or chemical characteristics of the wetland through impact to habitat features or overland flow into the wetland. This particular buffer is key to the health of the existing Vernal Pool. There are several important functions and contributions provided by this buffer and the potential impacts are likely to be but not limited to:

1. Impervious surfaces within the watershed such as pavement, homes and retaining walls;
2. Location: The distance of the disturbance relative to resource is important;
3. Loss of vegetation;
4. Loss of the capacity to detain, filter, transform and infiltrate runoff, pollutants and nutrients;
5. Generation of pollutants;
6. Changes in shading from trees or the loss of litter, woody debris and organic matter;
7. Creation of hazards or barriers; and
8. Vernal Pool values of breeding, feeding, migration, shelter and overwintering will be severely impacted by changes to topography, soil structure, plant community composition and structure, and hydrologic regime.


If the Boards agree that these functions are likely to be impacted by the proposed project, then additional study and appropriate changes should be required. A wildlife habitat evaluation, Appendix B, is **always** required for projects proposing alteration to Vernal Pools.

Beneficial changes would be flipping the soil absorption system to the reserve area, and moving house #21 along with the retaining walls and the drainage that results from the buildout in this area. As drawn, it appears as though the drainage from this portion of the development will end up in the Vernal Pool.

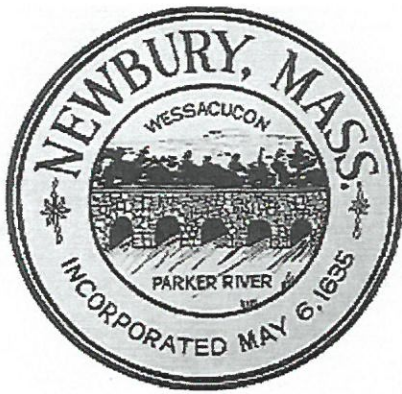
There is a statement regarding snow storage within the document. Sheet CS8501, under "POST-DEVELOPMENT PHASE" #5 narrates the snow policy. Sheet CS1001 depicts "SNOW STORAGE AREA (TYP)". Together they don't make sense.

The proposed walking path is outside the silt fence for a distance adjacent to flags D2, D3, and D4. The present position of the walking path serves to encourage foot traffic to the most sensitive part of the site.

Sincerely,



Doug Packer



TOWN OF NEWBURY
Department of Public Works
197 High Road
Newbury, MA 01951-4799
Phone: 978-465-0112

To: Whom it may Concern,

The reason for this letter is to inform you that after reviewing the plans for the The village at Cricket Lane. I have a couple concerns. I know it is going to be a private way but the road width only being 22 feet wide, the cul-de-sac being 25 feet wide and the fire lanes only 20 feet makes for a narrow road roadways. It could be difficult to get emergency vehicles and delivery trucks down the road if cars are parked in the road or in the winter with snow bankings. The other concern would be the additional traffic and wear on Pearson Drive. If you have any questions feel free to give me a call at the highway garage 978-465-0112.

Sincerely,

James Sarette

Dpw Director