

Woodbury C. Cammett, PE MA, NH
Robert B. Blanchette, PE, SIT
Robert E. Smith, PLS MA, NH
Denis Hamel, CPESC
Emily Fredette, EIT

Consulting Engineers and Land Surveyors

April 25, 2017

Michael Mccarron
Town Clerk
Town of West Newbury
1910 Office Building
381 Main Street
West Newbury, MA 01985

RECEIVED
TOWN CLERK
WEST NEWBURY, MA
2017 MAY - 4 AM 10:27

Dear Mr. Mccarron:

Enclosed please find the resubmitted Form A plan and two supplemental plans to accompany a Form A application, originally submitted in March 2017 for our client John Gorman. The application is appurtenant to Assessor's Map R-22 Parcel 2 and Map R-15 Parcel 74. The resubmitted plans have been provided and accepted by Planning Board Administrator, Leah Zambenardi, as indicated on the original application.

If you have any questions please feel free to contact this office at any time.

Thank You,
W.C. Cammett Engineering, Inc.

Robert E Smith Jr., P.L.S.
Project Manager

RECEIVED

MAY - 4 2017

**WEST NEWBURY
PLANNING BOARD**

W.C. Cammett Engineering, Inc.

297 Elm Street ▲ Amesbury, Massachusetts 01913
Telephone: (978) 388-2157 ▲ Fax: (978) 388-0428
www.cammett.com

RECEIVED

MAR 13 2017

WEST NEWBURY
PLANNING BOARD

The application was withdrawn without prejudice
on 3/21/17. The applicant re-submitted the plan
with additional supporting materials, received on
4-26-17.

TOWN OF WEST NEWBURY
PLANNING BOARD
West Newbury, Massachusetts

RECEIVED
TOWN CLERK
WEST NEWBURY, MA

FORM A

APPLICATION FOR APPROVAL NOT REQUIRED PLAN

2017 MAR 13 AM 10:26

Date of Filing

Submit three (3) copies of the Application with an original and four (4) copies of the plan.
(Request the Town Clerk stamp two (2) Application forms and two (2) prints of the plan, keeping
one set at the Town Clerk's office and filing the remainder sets with the Planning Board. See
Sect. 3.1.1. for additional application procedures.)

To the Planning Board:

The undersigned, believing that the accompanying plan of property in the Town of West
Newbury, Massachusetts does not constitute a subdivision within the meaning of the Subdivision
Control Law, herewith submits said plan for a determination and endorsement that the Planning
Board approval under the Subdivision Control Law is not required.

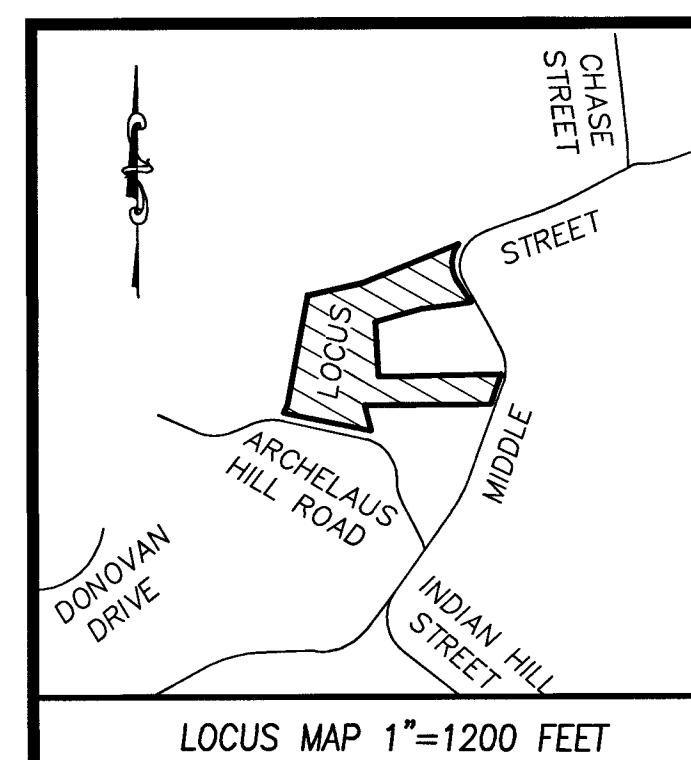
1. Name of Applicant(s): Gorman Homes LLC c/o John Gorman
Address: 3 Archelaus Hill Road
Telephone # (617) 633-9914
 2. Name of Owner(s) (if other than Applicant(s)):
Address:
Telephone #
 3. Location and Description of Property (include Assessor's Map & Lot and Zoning
District(s)): Intersection of Middle Street and
Archelaus Hill Road; Zoning District Res B
Map 15 Parcel 74 and Map 22 Parcel 2
 4. Deed References: Book 35007, Pages 301 & 305 or Certificate of Title
 5. Name of Surveyor: Cammett Engineering
Address: 297 Elm Street, Amesbury MA 01913
Telephone: (978) 388-2157
- Signature(s) of Applicant(s):
- Signature(s) of Owner(s):
(if other than Applicant(s))

Please indicate the grounds (either 1., 2., 3. or 4., not a combination of) on which the plan should not be considered a subdivision.

1. has all the frontage required under the Zoning By-law on:
 - ✓ (1) a public way; or
 - (2) a way which the Town Clerk certifies is maintained and used as a public way; or
 - (3) a way shown on a plan already approved and endorsed by the Board under the Subdivision Control Law; or
 - (4) a way existing before the date on which subdivision control was adopted in the Town, having, in the opinion of the Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.
2. has been clearly marked on the plan to be either:
 - (1) joined to and made part of an adjacent existing lot; or
 - (2) "Not a Building Lot"; or
3. contains a building which existed prior to the date on which subdivision control was adopted in the Town; or
4. constitutes an existing parcel with no new lot division. If the lot is not being subdivided and does not contain frontage on a way, as specified above, the lot shall be clearly marked on the plans that it is "Not a Building Lot".
5. other _____

Received: Town of West Newbury, Town Clerk (date stamp):


Signature of Town Official Receiving this Application



LEGEND

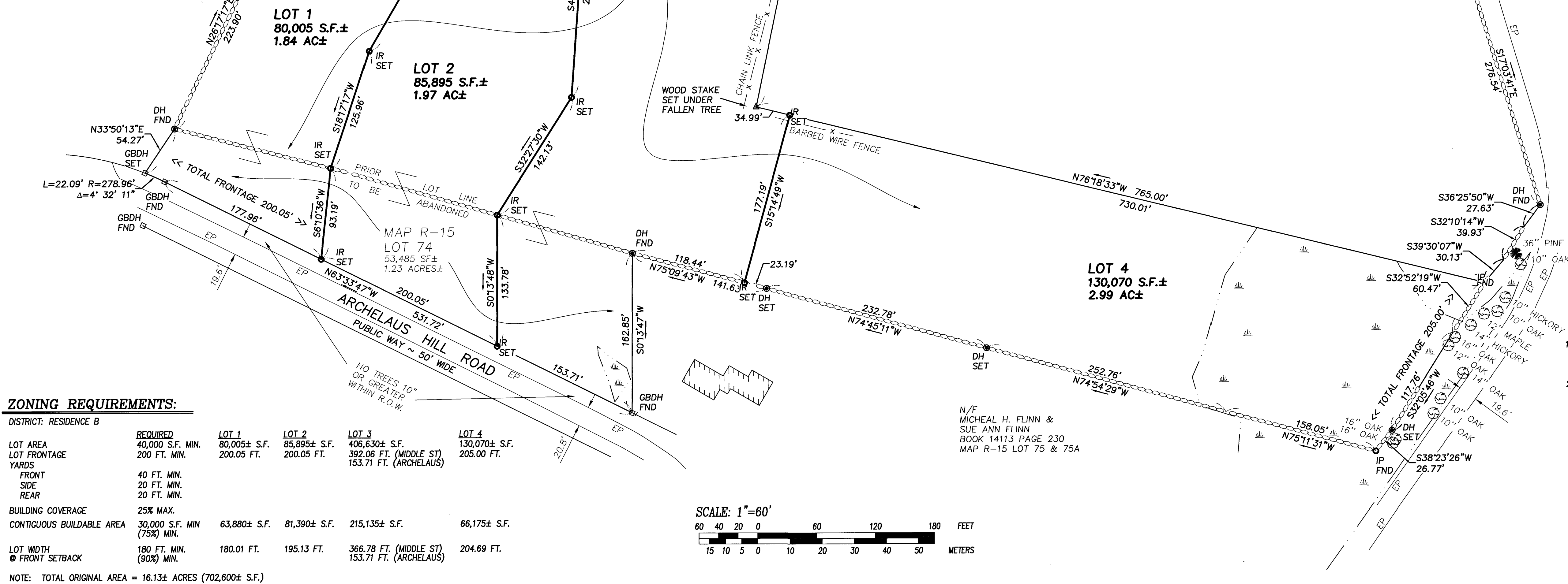
- WETLAND BOUNDARY
- STONE WALL
- EDGE OF PAVEMENT
- FENCE
- GBDH FND
- GBDH SET
- IR FND
- IP FND
- DH FND
- DH SET
- BUILDING
- CONIFEROUS TREE
- DECIDUOUS TREE
- GRANITE BOUND W/ DRILL HOLE FOUND
- GRANITE BOUND W/ DRILL HOLE SET
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET

Plan References:

- PLAN OF LAND IN WEST NEWBURY AS SURVEYED FOR CATHERINE P. MORLEY DATED: JULY 1977 E.S.R.D. PLAN BOOK 144 PLAN 29
- DEFINITIVE PLAN "ARCHELAUS ACRES" WEST NEWBURY, MA PREPARED FOR RONALD TAGNEY & PRESCOTT SPALDING JR. DATED: 1978 E.S.R.D. PLAN BOOK 148 PLAN 88

Deed References:

- TO: JOHN GORMAN FROM: THOMAS A. MORLEY BOOK 35007 PAGE 305 DATED: JUNE 15, 2016 MAP 22 PARCEL 2
- TO: JOHN GORMAN FROM: THOMAS A. MORLEY BOOK 35007 PAGE 301 DATED: JUNE 15, 2016 MAP 15 PARCEL 74



ZONING REQUIREMENTS:

DISTRICT: RESIDENCE B

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	40,000 S.F. MIN.	80,005± S.F.	85,895± S.F.	406,630± S.F.	130,070± S.F.
LOT FRONTAGE	200 FT. MIN.	200.05 FT.	200.05 FT.	392.06 FT. (MIDDLE ST)	205.00 FT.
YARDS					
FRONT	40 FT. MIN.				
SIDE	20 FT. MIN.				
REAR	20 FT. MIN.				
BUILDING COVERAGE	25% MAX.				
CONTIGUOUS BUILDABLE AREA	30,000 S.F. MIN (75%) MIN.	63,880± S.F.	81,390± S.F.	215,135± S.F.	66,175± S.F.
LOT WIDTH	180 FT. MIN.	180.01 FT.	195.13 FT.	366.78 FT. (MIDDLE ST)	204.69 FT.
FRONT SETBACK	(90%) MIN.			153.71 FT. (ARCHELAUS)	

NOTE: TOTAL ORIGINAL AREA = 16.13± ACRES (702,600± S.F.)

NOTES:

- PLAN REFERENCE #1 WAS FOUND TO HAVE AN ERROR OF CLOSURE OF 32 FEET. THE ERROR WAS FOUND TO BE IN THE CURVE ON MIDDLE STREET HAVING A RADIUS OF 208 FEET.
- WETLANDS DELINEATED BY BASBANES WETLAND CONSULTING ON JUNE 17, 2016 and JULY 7, 2016.
- ALL ROADS IN WEST NEWBURY ARE SCENIC ROADS EXCEPT ROUTE 113 (MAIN STREET).

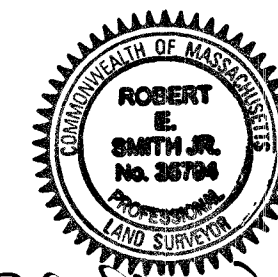
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. WEST NEWBURY PLANNING BOARD: M.G.L. CHAPTER 41 SECTION 81P

DATE:

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE ZONING BY-LAW OF THE TOWN OF WEST NEWBURY.

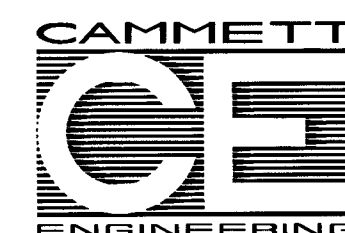
I CERTIFY,

- THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
- THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S MAPS.



3-21-17
P.L.S. DATE

FOR REGISTRY USE ONLY



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Phone: (978) 388-2157 Fax: (978) 388-0428
CONSULTING ENGINEERS &
LAND SURVEYORS SINCE 1975
Visit us on the WEB at www.cammett.com

Sheet Title:

APPROVAL NOT REQUIRED PLAN

Project Title:

FORM A
Archelaus Hill Road
West Newbury, MA 01985
Assessor's Map R-22 Lot 2
& Map R-15 Lot 74

Applicant:

Gorman Homes, LLC
3 Archelaus Hill Road
West Newbury, MA 01985

Owner:

John Gorman
3 Archelaus Hill Road
West Newbury, MA 01985

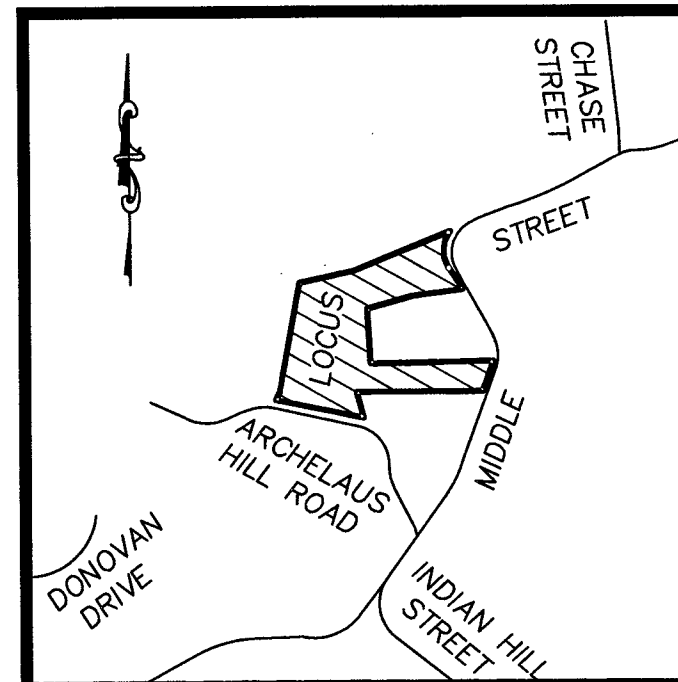
REVISION

NO.	DATE	DESCRIPTION	BY
1	3-21-17	REVISE NOTES	RES

Date:

PROJ. MGR.: R. BLANCHETTE
FIELD: MICHAUD / BICK / SALVAGGIO
DESIGN: J. SALVAGGIO
DRAWN: J. SALVAGGIO
CHECKED: W. CAMMETT
DATE: 03/10/17
FILE: 16026 ANR.DWG
JOB #: 16026

SHEET 1 of 1



LOCUS MAP 1"=1200 FEET

LEGEND

- WETLAND BOUNDARY
- STONE WALL
- EDGE OF PAVEMENT
- FENCE
- GRANITE BOUND W/ DRILL HOLE FOUND
- GRANITE BOUND W/ DRILL HOLE SET
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- BUILDING
- CONIFEROUS TREE
- DECIDUOUS TREE

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Deed References:

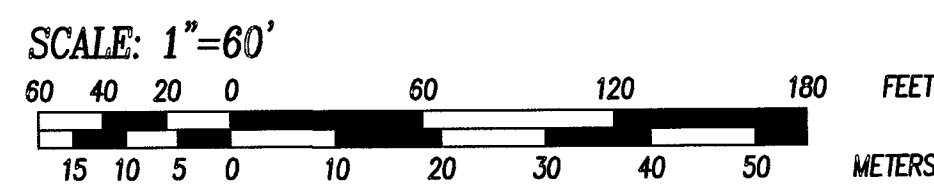
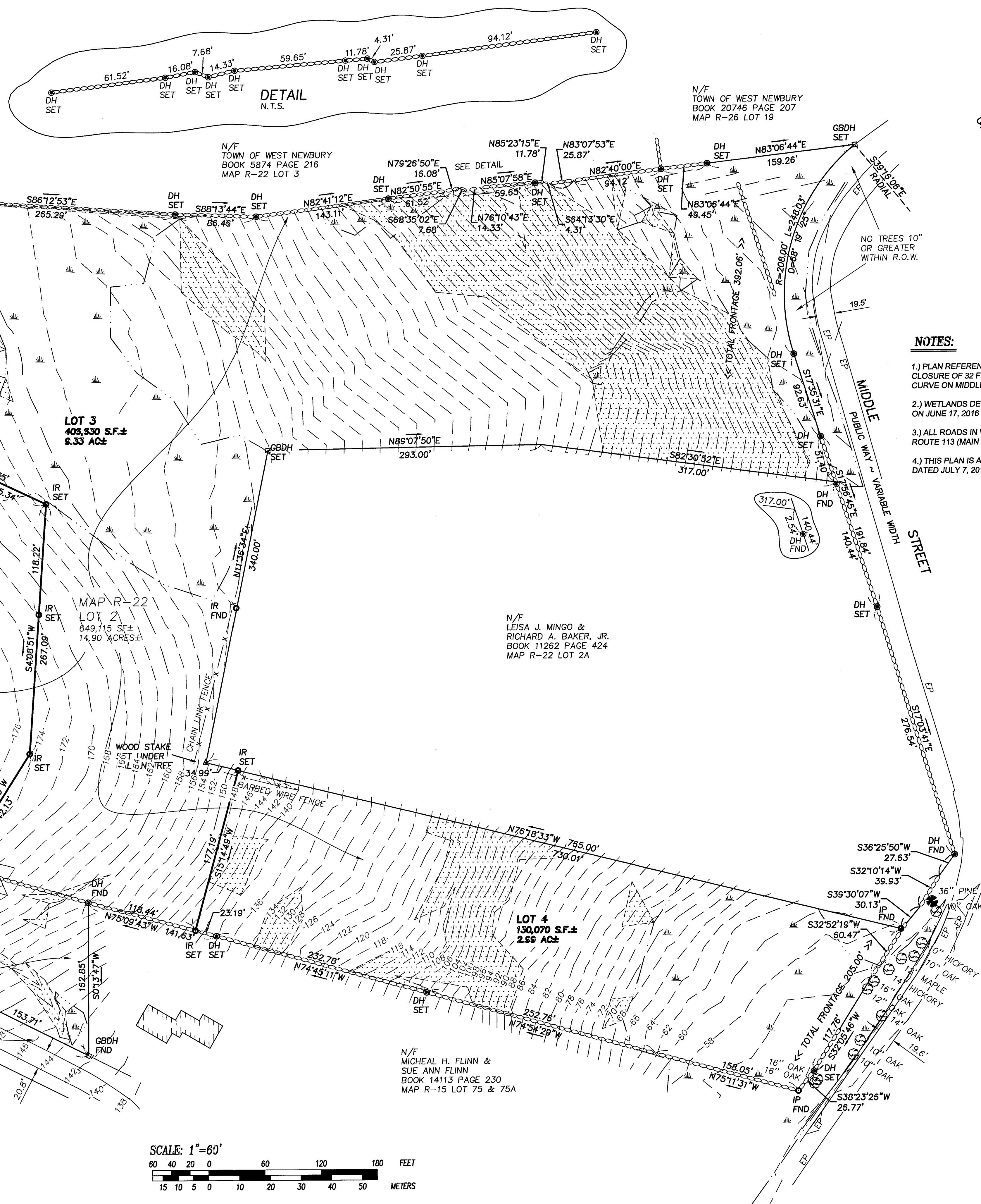
- 1.) TO: JOHN GORMAN FROM: THOMAS A. MORLEY BOOK 35007 PAGE 305 DATED: JUNE 15, 2016 MAP 22 PARCEL 2
- 2.) TO: JOHN GORMAN FROM: THOMAS A. MORLEY BOOK 35007 PAGE 301 DATED: JUNE 15, 2016 MAP 15 PARCEL 74

ZONING REQUIREMENTS:

DISTRICT: RESIDENCE B

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SIDE YARDS	20 FT. MIN.				
REAR YARDS	20 FT. MIN.				
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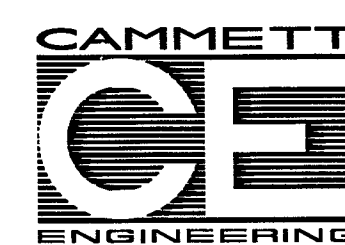
NOTE: TOTAL ORIGINAL AREA = 16.13± ACRES (702,600± S.F.)



NOTES:

- 1.) PLAN REFERENCE #1 WAS FOUND TO HAVE AN ERROR OF CLOSURE OF 32 FEET. THE ERROR WAS FOUND TO BE IN THE CURVE ON MIDDLE STREET HAVING A RADIUS OF 208 FEET.
- 2.) WETLANDS DELINEATED BY BASBANES WETLAND CONSULTING ON JUNE 17, 2016 AND JULY 7, 2016.
- 3.) ALL ROADS IN WEST NEWBURY ARE SCENIC ROADS EXCEPT ROUTE 113 (MAIN STREET).
- 4.) THIS PLAN IS A RESULT OF AN ON-THE-GROUND SURVEY DATED JULY 7, 2016.

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Sheet Title:

EXISTING CONDITIONS

Project Title:

FORM A
Archelaus Hill Road
West Newbury, MA 01985
Assessor's Map R-22 Lot 2
& Map R-15 Lot 74

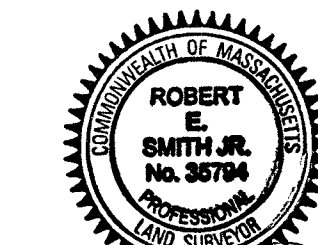
Applicant:

Gorman Homes, LLC
3 Archelaus Hill Road
West Newbury, MA 01985

Owner:

John Gorman
3 Archelaus Hill Road
West Newbury, MA 01985

REVISION			
NO.	DATE	DESCRIPTION	BY



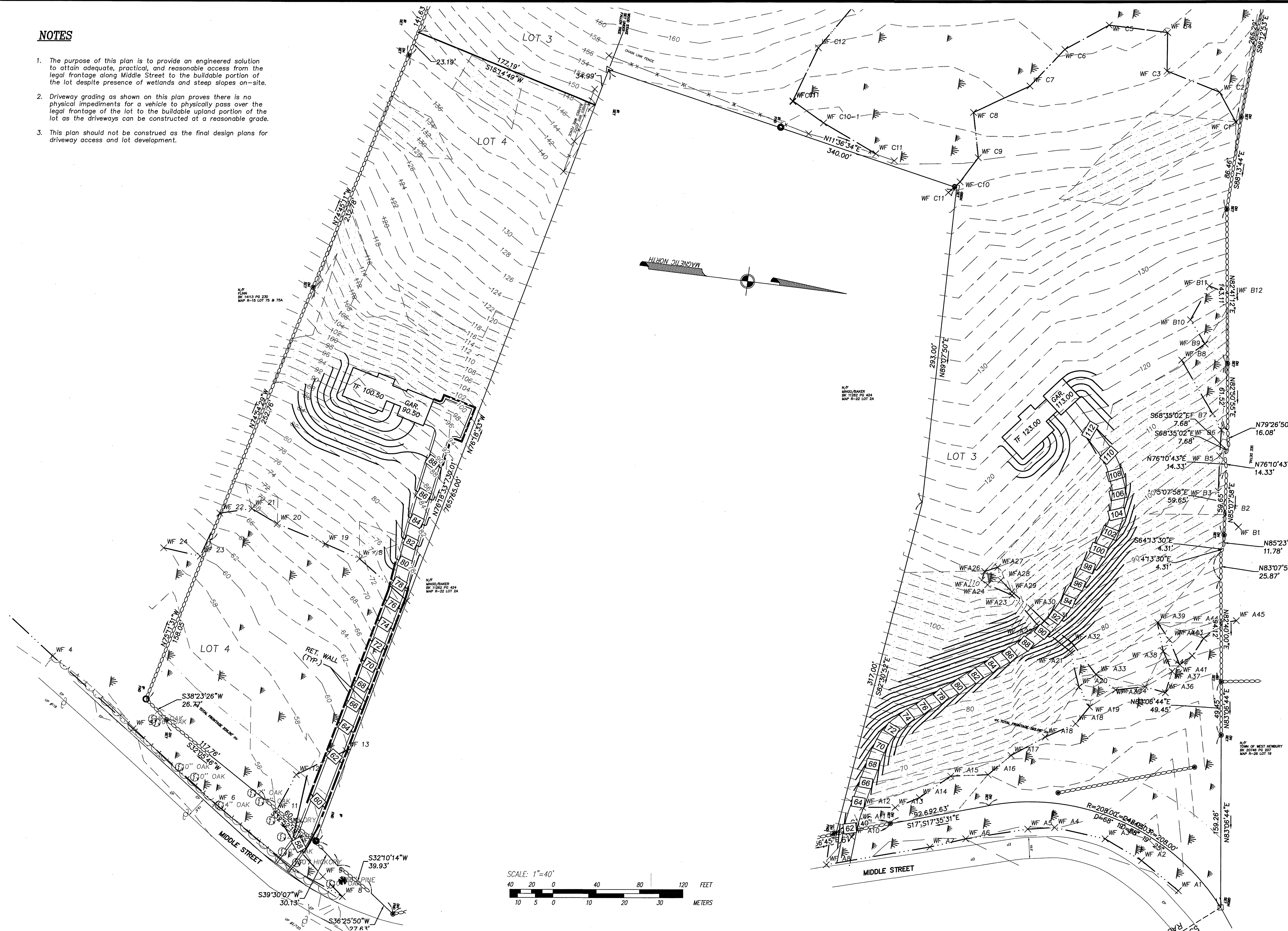
Date: 4-24-17
PROJ. MGR.: R. BLANCHETTE
FIELD: MICHAUD / BICK / SALVAGGIO
DESIGN: J. SALVAGGIO
DRAWN: J. SALVAGGIO
CHECKED: W. CAMMETT
DATE: 03/10/17
FILE: 16026 ANR SLOPES.DWG

JOB #: 16026

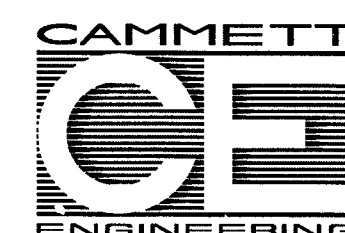
SHEET 1 of 1

NOTES

1. The purpose of this plan is to provide an engineered solution to attain adequate, practical, and reasonable access from the legal frontage along Middle Street to the buildable portion of the lot despite presence of wetlands and steep slopes on-site.
2. Driveway grading as shown on this plan proves there is no physical impediments for a vehicle to physically pass over the legal frontage of the lot to the buildable upland portion of the lot as the driveways can be constructed at a reasonable grade.
3. This plan should not be construed as the final design plans for driveway access and lot development.



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Sheet Title:

Sketch of Driveway
Access to Buildable
Upland

Project Title:

FORM A

Middle Street
West Newbury, MA 01985

Applicant:

Gorman Homes, LLC

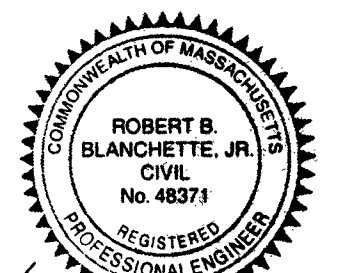
3 Archelaus Hill Road
West Newbury, MA 01985

Owner:

John Gorman

3 Archelaus Hill Road
West Newbury, MA 01985

REVISION			
NO.	DATE	DESCRIPTION	BY



Date: 25 APR 2017

PROJ. MGR.: R. BLANCHETTE
FIELD: M. MICHAUD / A. BICK
DESIGN: E. FREDETTE
DRAWN: E. FREDETTE
CHECKED: R. BLANCHETTE
DATE: 03/06/17
FILE:
JOB #: 16026

SHEET 1 OF 1



RECEIVED
TOWN CLERK
WEST NEWBURY, MA
2017 MAY 17 PM 1:43

**TOWN OF WEST NEWBURY
OFFICE OF THE PLANNING BOARD
381 MAIN STREET
WEST NEWBURY MA 01985
978-363-1100 X125 Fax: 978-363-1119**

**CERTIFICATE OF VOTE
ENDORSEMENT OF SUBDIVISION APPROVAL NOT REQUIRED PLAN
ARCHELAUS HILL ROAD
Assessors' Maps R-22, Lot 2 & R-15, Lot 74
Owner: John Gorman
Applicant: Gorman Homes, LLC**

At a meeting of the Planning Board held on May 16, 2017, Board members voted to endorse the following plan as not requiring Approval under the Subdivision Control Law:

"Approval Not Required Plan Form A Archelaus Hill Road West Newbury MA 01985", dated 3/10/17, rev. 3/21/17, scale: 1"=60', drawn by Cammett Engineering, 297 Elm Street, Amesbury, MA.

The motion carried, therefore the request was APPROVED.

The Vote was as follows:

Ann E. Bardeen

Ann E. Bardeen

In Favor

Richard W. Bridges

Richard W. Bridges

In Favor

Raymond A. Cook

Raymond A. Cook

In Favor

Brian R. Murphey

Brian R. Murphey

In Favor

John Todd Sarkis

John Todd Sarkis

In Favor

Respectfully Submitted,

Leah J. Zambarnardi
Leah J. Zambarnardi, AICP
Town Planner

Cc: J. Gorman
Assessor
Building Inspector
File