



**PLANNING BOARD
TOWN OF WEST NEWBURY, MASSACHUSETTS
CERTIFICATE OF VOTE
SITE PLAN REVIEW FOR
OPEN SPACE PRESERVATION DEVELOPMENT (§8.B.)
At 365 Main Street and 34 Meetinghouse Hill Road
Assessors Map R-10, Parcels 33, 42A & 68A
Drakes Landing**

January 9, 2018

On June 20, 2017, the West Newbury Planning Board (hereinafter the "Board") received a SITE PLAN REVIEW APPLICATION for an Open Space Preservation Development (OSPD) for Drakes Landing at 365 Main Street and 34 Meetinghouse Hill Road, by Cottage Advisors, LLC, (hereinafter the "Applicant") and then owner, William A. Daley and Joseph B. Jr. & Beverly A. Murphey. The request succeeds the Special Permit for an OSPD (Book 36089, Page 093), and the Modification to the Special Permit (Book 36461, Page 356) hereinafter collectively the "Special Permit" which created "Drakes Landing" consisting of 34 condominium units on 26.1 acres in the Residence C Zoning District. Full Members Ann Bardeen, Richard W. Bridges, Raymond A. Cook, Brian Murphey and John Todd Sarkis were present and voting during all of the public hearings. The application, plans and supporting documents submitted upon application and during the course of the public hearings are herein incorporated by reference. The submittal is further described as follows:

OWNERS:

- Map R-10, Lots 33 & 42A: William A. Daley, P.O. Box 328, West Newbury, MA 01985 (at time of application), and Cottage Advisors, LLC, 487 Groton Road, Suite A, Westford, MA 01886 (as of September 21, 2017).
- Portion of Map R-10, Lot 68A: Joseph B., Jr. & Beverly A. Murphey, 34 Meetinghouse Hill Road, West Newbury, MA 01985 (at the time of application), and Cottage Advisors, LLC, 487 Groton Road, Suite A, Westford, MA 01886 (as of September 21, 2017).

APPLICANT: Cottage Advisors, LLC, 487 Groton Road, Suite A, Westford, MA 01886.

REFERENCES:

- Site Plan:** "Drakes Landing Site Plan Review for Open Space Preservation Development" 365 Main Street, West Newbury, MA, prepared by Cammett Engineering, Prepared for Cottage Advisors, LLC dated June 6, 2017 with revisions through January 23, 2018.
- Stormwater:** Stormwater Report dated January 8, 2018 which includes the Stormwater Operation and Maintenance Plan dated January 9, 2018 and the Long-Term Prevention Pollution Plan dated October 25, 2017.

Traffic Report: "Transportation Impact Assessment Proposed Drakes Landing Residential Development 365 Main Street, West Newbury, Massachusetts" prepared by Vanasse & Associates, Inc. Prepared for Cottage Advisors, LLC, dated June 2017.

Landscape Plans: "Drakes Landing 365 Main Street, West Newbury, MA" prepared by Hawk Design, Inc. Prepared for Cottage Advisors, LLC dated May 16, 2017 with Revisions through January 9, 2018. (Attached hereto as Exhibit A).

Architectural Plans and Footprints:

Type "A" Cottage, Type "B-1" Cottage, Type "B-2" Cottage, Type "C" Cottage, Type "D" Cottage, Type "E" Duplex Cottage, Type "F" Duplex Cottage, at "Drakes Landing, Main Street, West Newbury, Massachusetts Prepared by Scott M. Brown, Prepared for Cottage Advisors, LLC, dated April 25, 2017 with revisions through May 30, 2017.

Proposed Building Footprints for "Cottages at Drakes Landing" Prepared by Scott M. Brown, Prepared for Cottage Advisors, LLC, dated April 25, 2017 with revisions through May 30, 2017.

(Architectural Plans and Footprints are attached hereto as Exhibit B)

*Please note that the footprint shown on footprint plans differs slightly from previously submitted footprints for Special Permit to resolve a minor edit issue on Unit Type "D" and to modify a door return in garage area by one foot on Unit Type "E".

PRE-APPLICATION CONFERENCES AND SITE WALK:

Pre-Application Conferences, in compliance with Section 6.B.5., were held on December 15, 2015, and January 5, 2016 and May 24, 2016. Site Walks were conducted on January 7, 2017 and August 17, 2017.

FILING and PUBLIC HEARING INFORMATION:

The Application package was filed with the Town Clerk and the Planning Board on June 20, 2017. In accordance with Section IV.A of the Planning Board Rules and Regulations, Legal Notice was published in the Daily News of Newburyport on June 29, 2017, mailed to Abutters on June 29, 2017 and Planning Boards of abutting cities and towns on July 10, 2017, and posted with the Town Clerk on June 28, 2017. Copies of the Application package were distributed to the Board of Health, Building Inspector, Conservation Commission, Department of Public Works, Fire, Police, and Water Departments. The package was also sent to the Open Space Committee and the Board of Selectmen. Written and/or verbal responses were received from all parties, which are herein incorporated by reference and are on file in the Planning Board Office.

The public hearing began on July 13, 2017 and was continued to August 1, 2017, August 15, 2017, September 5, 2017, September 19, 2017, October 3, 2017, October 17, 2017, November 6, 2017, December 5, 2017, December 21, 2017 and January 9, 2018. The public hearing was closed on January 9, 2018.

WAIVERS

At the October 17, 2017 meeting, the Board voted unanimously, 5-0 (Bardeen, Bridges, Cook, Murphey and Sarkis in favor) to approve the following waivers:

I. West Newbury Zoning Bylaw Section 6B; Open Space Preservation Development (OSPD):

Section 6.B.10, Open Space Requirements:

- Section 6.B.10.a.i. indicates in part ...the percent of open space that is wetlands shall not exceed the percentage of the tract which is wetlands at the time of application.

The existing tract is 14.5% wetland at the time of application. The Site Plan indicates that the open space would include 20.3% wetlands. The greater percentage of wetland is in accordance with the intent of the bylaw.

- Section 6.B.10.a.iii. indicates in part ...the Planning Board may permit a small portion of the protected open space to be paved or built upon... (i.e. pedestrian walks and bikes paths).

The Site Plan depicts stone dust trails through the open space in accordance with the Special Permit and a parking lot behind the Carr Post building.

Section 6.B.11.b.iii, Buffer Areas: which states in part ...”a buffer area of twenty (20) feet shall be provided at the following locations:

- a) The perimeter of the property where it abuts residentially zoned and occupied properties”

Strict compliance implies this buffer runs with the limit of the Use Area (within the project limits) which is coincident with the Open Space. By providing Open Space with a minimum width of 20-feet (from the project limits) the Applicant has met the intention of Section 6.B.11.b.iii, Buffer Areas.

II. West Newbury Planning Board Rules and Regulations Governing the Subdivision of Land:

Design Standards (4.0)

- 4.2.4.4 Minimum centerline radius – two hundred feet
The majority of the driveway network complies with this requirement with the exception of the loop road where two of the radii are proposed to be 50-feet. A vehicle geomatics plan demonstration adequate vehicle maneuvering was presented to the board and fire chief.
- 4.2.4.8 Driveway grades – Minimum of two percent
The majority of the driveway network grading complies with this requirement; however, in order to eliminate the need for excessive fill, a few segments of the driveway network are graded at less than 2%, but not less than 1%.

- 4.2.4.11 Centerline of road shall be one half the frontage requirement to abutting parcels
In order to avoid excessive wetland filling and put the main driveway in a position to serve the Carr Post the centerline of the main driveway at the entrance is proposed approximately 52.8-feet west of what would be considered half the frontage requirement to the abutting parcels.
- 4.2.5.1 Modified Cape Cod Berm along roadway
In lieu of modified cape cod berm, sloped granite curbing is proposed. Sloped granite curbing is more durable than cape cod berm and provides an upscale appearance.
- 4.2.6.3 Minimum width of pavement – 20-feet
The segment of the main drive from stations 0+00 to 9+25 is proposed at 18-feet wide in accordance with the Special Permit decision. The remainder of the driveway network complies with this requirement.
- 4.2.7.1 Centerline grades shall be a minimum of two percent
The majority of the driveway network grading complies with this requirement however in order to eliminate the need for excessive fill a few segments of the driveway network are graded at less than 2% however not less than 1%.
- 4.2.8.2 Maximum length of dead-end street to be eight hundred feet. Maximum outside pavement diameter to be one hundred feet.
The first 800-feet of the main driveway have no homes due to wetlands and in order to serve the total number of proposed units the main drive length is proposed to be approximately 1,700-feet measured to the throat of the cul-de-sac. The cul-de-sac will provide for emergency vehicle access and turning movements. The outside pavement diameter provided is 120-feet for this purpose.
- 4.3.1.1 Sidewalk and paved street to be separated by a landscape strip.
The removal of the grass strip reduces the impact to the wetlands for that portion of the road affecting them. In order to maintain a village like feel to the development grass strips between the sidewalk and driveway are not proposed.
- 4.3.1.5 indicates in part that applicants are encouraged to provide trails within the subdivision or connection to abutting open space.
Trails have been provided, however, beyond the property limits in order to demonstrate connectivity to existing trails.
- 4.3.1.5.3 indicates in part that there should be sufficient privacy from the trails
The trail at two locations as shown on sheet C1.13 is within 30 feet of two separate homes.
- 4.4.9.1 Drainage pipe be class five RCP and have minimum cover of three feet
The drain pipe material proposed is high density polyethylene (HDPE). HDPE is an industry standard drain pipe material that is economical and durable. It is

lightweight and generally simple to install. The shallowest pipe proposed is 2.5-feet. The majority of the drain pipe network meets this requirement.

- 4.4.11 Edge of embankment of stormwater basins be twenty-five feet from any roadway and property lines.
In order to keep the overall footprint of the development to a minimum two of the stormwater basins are located less than 25-feet to a roadway and/or property line. The stormwater basin located near the entrance at station 0+25 is approximately 5-feet from Main Street right-of-way. The elevation of Main Street in the vicinity of this basin is 24-feet and the basin elevation is 22-feet, which is only a 2-foot drop. The basin at the lower elevation and its proximity to Main Street in our opinion does not create an unsafe situation for vehicles or pedestrians. The stormwater basin located near the Carr Post proposed parking area at station 2+00 is approximately 12-feet to the nearest property line again this does not create an unsafe situation for vehicles or pedestrians. The remaining basins are a minimum of 25-feet from roadways and or property lines.
- 4.4.14 Fencing shall be placed for safety parameters along basin perimeters.
In order to maintain a village like feel to the development, fencing at the perimeter of basins is not proposed. Fencing has not been required around basins for previous projects.
- 4.7.2 indicates in part that the number and location of proposed street lights shall be shown on the plan.
Proposed lighting includes bollard lighting, landscape up lights, and bistro/catenary lighting as shown on the landscaping plans. Street lights are not proposed and have not been installed on similar projects.

Required Improvements (5.0)

- 5.2.3 Pavement Thickness Reduction to 4-inches
In lieu of the required pavement thickness of 6-inches (2.5-inch binder course, 2-inch bonder course, and 1.5-inch top course) a 4-inch pavement thickness is proposed (2.5-inch binder course and 1.5-inch top course). This has been allowed at other similar projects and is acceptable to the Board's peer review engineer.
- 5.3.5.2 Drainage pipe be class five RCP
The drain pipe material proposed is high density polyethylene (HDPE). HDPE is an industry standard drain pipe material that is economical and durable. It is lightweight and generally simple to install.
- 5.4.1 Sidewalks be separated by a grass strip of five feet
The removal of the grass strip reduces the impact to the wetlands for that portion of the road affecting them. In order to maintain a village like feel to the development grass strips between the sidewalk and driveway are not proposed.
- 5.5.1 Modified Cape Cod Bituminous berm along roadway

In lieu of modified cape cod berm, sloped granite curbing is proposed. Sloped granite curbing is more durable than cape cod berm and provides an upscale appearance.

- 5.6.1 Grass strip between sidewalk and road pavement
The removal of the grass strip reduces the impact to the wetlands for that portion of the road affecting them. In order to maintain a village like feel to the development grass strips between the sidewalk and driveway are not proposed.
- 5.7.1 Street trees at forty foot intervals
In order to avoid a "cookie cutter" look, street trees have been oriented to provide a more natural look. The site landscaping has been prepared by a registered landscape architect.
- 5.7.5 states that no evergreen trees such as pine, fir, spruce or hemlock are to be planted without approval.
Pine and spruce trees are proposed.

III. West Newbury Planning Board Regulations Governing Site Plan Review, Section IV. Site Plan Review

Section B.2.i indicates in part ...proposed lighting shall be included with the site plan.

Proposed lighting includes bollard lighting, landscape up lights, and bistro/catenary lighting as shown on the landscape plans. Street lights are not proposed and have not been installed on similar projects.

FINDINGS

The Planning Board made the following findings in support of the proposal pursuant to the Zoning Bylaw and the Boards Rules and Regulations as follows:

The Planning Board found that the project promotes the purposes set forth in Section 8.B.1. by promoting logic, imagination, and innovation in the design process; by sufficiently addressing traffic, stormwater, community services, environmental quality, and the character of the Town; and by protecting public health and safety. The Board also found that the project generally conforms to the Site Plan Review Guidelines in Section 8.B.6. and the Development and Performance Guidelines contained in the Planning Board Regulations, Section IV.C

Pursuant to the OSPD Special Permit, 1st Condition of Approval, the Board found that the OSPD Site Plan substantially complies with the OSPD Special Permit.

VOTE

At the January 9, 2018 meeting, the Board then voted unanimously, 5-0 (Bardeen, Bridges, Cook, Murphey and Sarkis in favor), to APPROVE WITH CONDITIONS the application and then stipulated the following Conditions of Approval pursuant to said Special Permit regarding Roadway, Restrictions on Further Subdivision of the Land, Open Space Requirements, Unit

Specifications (i.e. Cottage Types and Sizes, Unit Production and Phasing Plan, Additions to or Enlargement of Units), Exclusive Use Area Restrictions, Lighting, Trail Stipulations, Off-site Improvements, Performance Guarantee, Construction (i.e. Sequence and Phasing, Pre-construction Conference, Hours of Construction, Control of Dust and Debris, Construction and Inspections), Soil Removal, As-Built Plans, Landscaping, Storm Water Management Operation and Maintenance, Transportation Impacts, Affordable Housing, Hold Harmless and Indemnification Compliance, and Town's Right to Perform Work, and other Conditions as the Board deemed necessary.

CONDITIONS OF APPROVAL

1. Daley Drive has been approved as a Private Road. The project has not been submitted nor has it been approved as a Definitive Subdivision and as such shall not be construed to be a Public Road.
 - a. As a Private Road, the Town is not responsible for snow and ice control, snow removal, maintenance and/or repairs to the roadway or other infrastructure, including drainage facilities, or rubbish pick-up, in perpetuity.
 - b. Condition 1.a. shall be noted in the Condominium Documents and in the Restrictive Covenants as in perpetuity.
2. Further Subdivision or Land Division: Sheets C1.11 through C1.17 indicate the areas to be disturbed with a solid line identified as "Limit of Clearing", and the Open Space, which may not be altered.
 - a. As an Open Space Preservation Development, the land included both in the areas to be disturbed, and the designated Open Space, may not be further divided, or changed in size or shape.
 - b. Condition 2.a shall be noted in the Condominium Documents and in the Restrictive Covenants as in perpetuity.
3. Protected Open Space: All Open Space as shown on the Plan shall be subject to a Conservation Restriction, as defined in and authorized by Sections 31-33 of Chapter 184 of the General Laws and otherwise by law, shall be granted by the Owner to the Town of West Newbury acting by and through its Conservation Commission. A breakdown of the open space is as follows:

Breakdown of Protected Open Space

- i. Undisturbed Open Space - 15.72 acres (60.23 % of the Tract).
- ii. Potentially Disturbed Open Space - 1.37 acres, to remain undisturbed with the exception of land reserved for a conventional septic area in the event the primary septic area fails.
- iii. Disturbed Open Space - 1.17 acres, to remain undisturbed, with the exception of: 1. land for the construction and maintenance of the primary conventional septic area and the

storm water management system; 2. minor changes to permit work that is required by either the Board of Health or the Conservation Commission.

- a. The Owner must file a Declaration of Restriction with the endorsed Plan at the Registry of Deeds. A note stating "See Declaration of Restriction recorded herewith" shall appear on the first page of the Plan.
 - b. It is the responsibility of the Owner to file the draft Conservation Restriction and all accompanying documents with the proper entities for approval and endorsement.
 - c. The Conservation Restriction must be recorded at the Southern Essex District Registry of Deeds ("Registry of Deeds") prior the release from the Covenant Not to Convey of the last unit in the project.
 - d. The Conservation Restriction shall be noted in the Condominium Documents.
4. Exclusive Use Areas: Exclusive Use Areas are those areas outside the boundaries of the Open Space, which are owned and used by the Condominium Corporation.
- a. No Individual outdoor amenities such as in ground or above ground pools, sheds, or any other type of above or in-ground structure shall be allowed in the Exclusive Use Areas.
 - b. No Parking of boats, camper trailers, recreational vehicles, and unregistered vehicles either in the driveways, the yards or on the street shall be allowed in the Exclusive Use Areas.
 - c. The Conditions above shall be noted Condominium Documents and in the Restrictive Covenants as in perpetuity.
5. Unit Specifications: The OSPD Special Permit (Book 36089, Page 093) and Major Modification to the OSPD Special Permit (Book 36461, Page 356) allow for thirty four units of single- family and duplex buildings and stipulates Type and Number of Units, Number of Bedrooms, Base Sizes of Units per Type and Size of Unit per Type with additions.
- a. Unit Type Mix: In order to allow for a mix of units throughout the Development, no more than two buildings of the same architectural styles shall be allowed next to each other throughout the Development. Duplexes are not subject to this restriction.
6. Construction Phasing Plan: The specifications for Construction Phasing are incorporated in to Sheet C1.50, "Erosion and Sedimentation Control Phasing Plan", dated 6/20/17, revised through 1/23/18, scale: 1"=100', drawn by Cammett Engineering. The Applicant has proposed construction of the units and infrastructure in two phases:
- Construction Phase I includes the following units: 1 through 15, 17, 19, 21 and 23
- Construction Phase II includes the following units: 16, 18, 20, 22, 24 through 31,

33, 35 and 37.

- a. The Planning Board shall not release any units from the Covenant Not to Convey until the infrastructure for that unit has been completed. Such Infrastructure items to be completed include utilities, binder course, and drainage for that unit, and any other related requirements of this Certificate of Vote.
7. Lighting: Outdoor lighting shall be supplied as specified in the Landscape Plans drawn by Hawk Design, Inc.
8. Affordable Housing: The OSPD Special Permit, Condition 2. stipulates that the affordable housing requirement is 4.4 units. These units shall be comprised as follows:
 - a. On-Site Units: The Applicant shall provide 4 on-site units. Units 1, 9, 23, and 31 as shown on the plans, have been designated as the Affordable Units.
 - b. Housing Contribution Payment: The Applicant shall provide a Housing Contribution Payment in lieu of a Fractional Housing Unit of .4. Pursuant to Section 5.F.6.c., the payment has been determined to be \$83,200. Fifty percent (50%) of the payment, in the amount of \$41,600, shall be provided to the Town upon completion of the last unit in construction Phase 1, as defined herein. The remaining fifty percent (50%) of the payment, in the amount of \$41,600 shall be provided prior to the release of the 25th market rate unit.
9. Off Site Work:
 - a. Water Line and Requirements: The developer shall design and install a new water main connecting the Brake Hill Standpipe to the Hilltop Circle Development, pursuant to clause 3. of the document entitled, "*Agreement for the Connection of 365 Main Street to the Town of West Newbury Public Water System*", as may be amended by the Town of West Newbury Water Department.
 - c. Improvements Impacting State Route 113: Any work proposed within the right of way of Route 113, a state highway, is subject to appropriate state review and approval.
 - d. Parking Spaces for the "Carr Post" building adjacent to the property have been provided and are for public use. For more detail please see the Board of Selectmen records.
10. Trails and Trail Easements: Trails and Trail Easements are for public use and have been provided on the plans.
 - a. It is the responsibility of the Owner to build the Trails pursuant to the plan specifications.
 - b. A Trail Easement shall be granted from the Owner to the Town of West Newbury by and through the Conservation Commission for trails within the Owner's property.
 - c. The Trail Easement is subject to review and approval by the Planning Board, its designee, and the Conservation Commission.
 - d. The Trail Easement shall be recorded with the Plan, and the following notations shall be

placed on the Title Page of the Plan:

"See Trail Easement from Cottage Advisors, LLC, granted to the Town of West Newbury Conservation Commission, recorded herewith."

- e. The Trails shall be constructed and open to the public prior to the release from the Covenant Not to Convey of the 28th Unit.
 - f. The Condominium Corporation shall be responsible for maintenance of the Trails in accordance with the Declaration of Restriction and the Conservation Restriction.
11. Performance Guarantee: Section II.F. of the West Newbury Planning Board Regulations outlines the procedure to be followed for determining Performance Guarantee amounts. The Planning Board has sole discretion in accepting a form of security for the project.
- a. The Owner shall endorse and record with the Plan a completed Covenant Not to Convey.
 - b. A Notation shall be placed on the first page of the Plan: "See Covenant Not to Convey recorded herewith."
 - c. Following installation of the required improvements pursuant to #6 above, the Owner may propose a form of security acceptable to the Planning Board for items remaining to be completed.

12. Construction

- a. Pre-Construction Conference, to be held prior to the start of any construction.
 - i. The Owner shall submit a Construction Schedule to the Town Planner as a prerequisite to scheduling a Pre-Construction Conference.
 - ii. The Town Planner shall distribute the proposed Construction Schedule to the following entities for review and comment: Planning Board and its Agent, Conservation Agent, DPW Director, Fire Chief, Health Agent, Police Chief, Water Department Supervisor.
 - iii. The Pre-Construction Conference shall be scheduled by the Town Planner no sooner than 14 days from the date of distribution of the Construction Schedule by the Town Planner.
 - iv. The entities listed in 14.a.ii. above shall be notified and invited to attend the conference.
 - v. At that Conference, the Owner shall submit to all present a list of contact information for the Owner, Contractor, Engineer, Surveyor, and Attorney.
 - vi. 24-Hour Emergency Contact: At the time of the pre-construction conference an independent email account shall be established with the Applicant as direct recipient and Town Departments under 14.a.ii. above being copied for such purpose. The email address shall be posted at the entrance to the site, on the Town Website, and in a

conspicuous place at Town Hall. The Applicant shall be responsible for responding to said communications or for referring the party to the appropriate Town entity within 24 hours.

- b. The project shall be built in accordance with the Plans, as approved, except where stated otherwise in this Certificate of Vote. Any questions from the Applicant or its construction team about technical aspects of the plan or field changes shall be conveyed by the Applicant's Engineer to the Town Planner and Planning Board Agent. Minor changes or deviations may be authorized by the Planning Board or its designee, without formal refile, as minor field changes, if the Planning Board determines that such changes are warranted to meet field conditions or to improve site conditions.
 - c. Hours of Construction: Project construction shall be limited to the hours of 7:00 a.m. to 5:00p.m., Monday through Friday, and on Saturday from 8:00a.m. to 5:00p.m. Construction during other hours will be for interior construction only and will be in accordance with the Town of West Newbury noise bylaw.
 - d. Control of Dust and Debris: The Owner shall provide appropriate measures to limit construction debris, dust, and materials on the site. In the event that debris is carried onto any public way, the Owner and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four h o u r s after first written notification to the Owner by the Board or its designee. Failure to perform such cleanup may result in the project being shut down until said public way is clear, Town cleanup at the Owner's expense, or other measures deemed appropriate in the reasonable judgment of the Town. Dust shall be controlled on an as-needed basis by water truck distribution. At a minimum, water twice per day except during rain events. The areas of the site that may require watering during construction include un-vegetated soil, unpaved sub-grades, and temporary unpaved access roads.
 - e. Project Construction Inspections: The Board's Consultant Engineer shall inspect all roadway, infrastructure and drainage improvements required by the Plan, at the expense of the Owner. The Owner shall establish an Escrow Account with the Town, and maintain a balance of \$5,000 in the account at all times until utilities, first coat, and drainage have been completed to the satisfaction of the Board. Thereafter, the Board may reduce this minimum balance, but is not obligated to do so. Inspections shall follow Section 6.5. "Inspections" of the Town of West Newbury Subdivision Regulations. The Inspector shall be contacted at least forty-eight business h o u r s prior to requested inspections.
 - f. The inspection schedule in Section 6.5 shall be reviewed during the preconstruction conference.
13. Soil Removal: Removal of soil from the site shall comply with the requirements of the Town of West Newbury Bylaws, Section V, Soil Removal Bylaw.
14. As-Built Plan:
- a. As-Built Plans shall be provided in accordance with Section 5.16 of the Board's Rules

and Regulations Governing the Subdivision of Land, however a Street Acceptance Plan is not required.

- b. An Interim As-Built Plan shall be submitted to the Planning Board for approval at the completion of Construction Phase I.
- c. Upon project completion, a final As-Built Plan shall be submitted to the Planning Board for approval prior to final release of the performance guarantee
- d. Following approval of the final As-Built Plan by the Planning Board, a printed and digital copy in .pdf and .dwg format of the approved final As-Built Plan shall be submitted to the Planning Board, the Water Department and the Board of Health when the project is completed.

15. Landscaping: The landscaping as shown in the Landscape Plans drawn by Hawk Design, Inc., shall be maintained in perpetuity by the Condominium Corporation. Any dead vegetation outside the Conservation Restriction Area shall be removed promptly and replaced in accordance with the specifications outlined on the plans.

16. Stormwater Management Operation and Maintenance

- a. The O&M Plan and the requirements for annual maintenance shall be referenced in the Condominium Documents and the Restrictive Covenants, and the obligations of the Plan shall be in perpetuity. The Owner and Owners and then their Successors and/or Assigns, including, but not by way of limitation, the Organization of Unit Owners established pursuant to General Laws c. 183A, §10 (for purposes of this paragraph and the following paragraph collectively the "Owner" or "Owners"), shall be responsible for the proper operation and maintenance of all components of the storm water management and drainage system and shall maintain said system as described in the Storm water Operation & Maintenance Plan.
- b. No alterations or modifications to the drainage system, shall be made without the prior approval of the Planning Board). This obligation shall extend to all elements of the drainage system, whether placed on or under the Use Areas, on or under any common area, or on or under any way. The obligation to maintain and repair all elements of the drainage system shall never become the obligation of the Town of West Newbury.
- c. Condition 15. a and b shall be included in the Condominium Documents and the Restrictive Covenants as in perpetuity.

17. General

a. Hold Harmless and Indemnification

- i. In the event the Town must perform any service, maintenance and/or repair in an emergency situation, the Town shall not be held responsible for any damage to any person or property.
- ii. In such a circumstance, Owners shall indemnify and hold harmless the Town of

West Newbury, its agents, servants and employees from liability for claims for personal injury or property damage and shall fully reimburse the Town for any work performed.

b. Town's Right to Perform Work

- i. If at any time the Owner or Owners fail, upon written request from the Board of Selectmen of the Town of West Newbury, to maintain or repair any part of any way, or drainage system (including all related pumps and equipment) to the reasonable satisfaction of the Board of Selectmen of the Town of West Newbury, then the Town shall have the right, but not the obligation, to enter upon any and all of said Use Areas, the common areas, and any way to do perform such maintenance or affect such repairs as it deems appropriate and to charge the current Owner or Owners the full cost, including actual costs or imputed value of any labor involved, incurred by the Town in so doing.
- ii. The Town shall have a cause of action in damages for such sum against said Owner or Owners and in such action shall be entitled to recover the reasonable value of its attorney's time and any expenses or costs incurred therein. In addition, any such costs or expenses as aforesaid may be taxed as a Betterment Assessment pursuant to the provisions of M.G.L. c. 81, § 1.
- iii. The provisions of Condition 16. a and b shall be included in Condominium Documents and the Restrictive Covenants as in perpetuity.

c. Legal Documents: The Applicant has prepared a Master Deed to the Condominium, A Unit Owners Association of Trust, (Declaration of Trust), Bylaw of the Condominium, and Rules and Regulations of the Condominium. These documents will be referred to in the following Conditions as "the Documents".

- i. Membership in said Condominium Association shall be required by the Master Deed in accordance with MGL Chapter 183A, Section 5.
- ii. Upon approval by Town Counsel that the Documents are in conformance with this decision, the necessary Documents shall be recorded at the Registry of Deeds.
- iii. The Documents shall include reference to the recorded Plan, Certificate of Vote, Restrictive Covenants, and all Easements by Book and Page number. All conditions listed in this Certificate of Vote shall be incorporated into the Documents.

d. Administration

- i. Any outstanding invoices must be paid in full prior to endorsement of the Plan.
- ii. Following recording, the Owner shall submit a full set of all Plans printed in

color where applicable, and a digital copy of the entire plan submittal, as recorded, to the Planning Board and to the Unit Owner's Association. Additional recorded copies may be required.

- iii. All applicable laws, bylaws, rules, regulations, and codes of state law, federal law, and the Town of West Newbury shall be complied with, and the Owner shall obtain all necessary permits, licenses, and variances, as applicable.
- iv. Lapse of Approval In accordance with 8.A.2.h of the Town of West Newbury Zoning Bylaw, this approval which has been granted by the Planning Board shall lapse within two years from the date of the Planning Board filing this Certificate of Vote with the Town Clerk, if substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.
- v. No further amendment, alteration, waiver or other change in the Permit shall occur other than by filing, approval, and recording of a modification to the Site Plan. In compliance with the provisions of Section 8.B.7.d, the Planning Board shall determine if a modification is a Major or a Minor Modification, and act accordingly.
- vi. The action of the Planning Board does not waive or alter any other permit or approval requirements, including, but not limited to, those of the Board of Health, the Inspection Department, and the Conservation Commission.
- vii. The Conditions of this Site Plan shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. The Unit Owners Association and purchasers of all units shall be forever bound by all applicable conditions and restrictions contained in this Decision.
- viii. In the event of a conflict between the condominium documents and this Decision and the Plans, the terms of this Decision and the Plans shall govern.
- ix. The Owner shall make a notation on the title sheet of the Plans, in addition to notes as stated above, as follows:

"See Certificate of Vote dated X, recorded at the Registry of Deeds" with reference to Book and Page Number.
- x. This Decision and related plans and documents must be recorded at the Southern Essex District Registry of Deeds. It is the responsibility of the Owner to record a certified copy of any Certificate of Vote of the Planning Board granting a Site Plan and related plans stating that the appeal period has lapsed and that there have been no appeals or that if any appeal has been filed that it has been dismissed or denied.

CAPTIONS

Titles for captions used at the beginning of each paragraph or part of this Decision are included as a matter of convenience, and are not to be construed or considered as a part of this Decision.

APPEALS

Appeal of the Planning Board's final action on a Site Plan Review Application shall be made to the Zoning Board of Appeals in accordance with Section 8A of the Zoning Bylaw, within 30 (thirty) days of filing the decision with the Town Clerk.

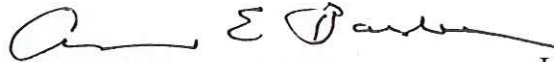
CERTIFICATE OF VOTE

At a meeting of the Planning Board held on January 9, 2017, Board Members voted to APPROVE WITH CONDITIONS the Application for an Open Space Preservation Development Site Plan for Drakes Landing (365 Main Street & 34 Meetinghouse Hill Road), subject to the Conditions of this Certificate of Vote, and subject to the following:

Final Certificate of Vote and Conditions, as approved by the Board.
Final Plans, as approved by the Board.
Any other documents deemed to be necessary.

The Vote was as follows:

Ann E. Bardeen



In Favor

Richard W. Bridges



In Favor

Raymond A. Cook



In Favor

Brian R. Murphey



In Favor

John Todd Sarkis



In Favor

EXHIBIT A

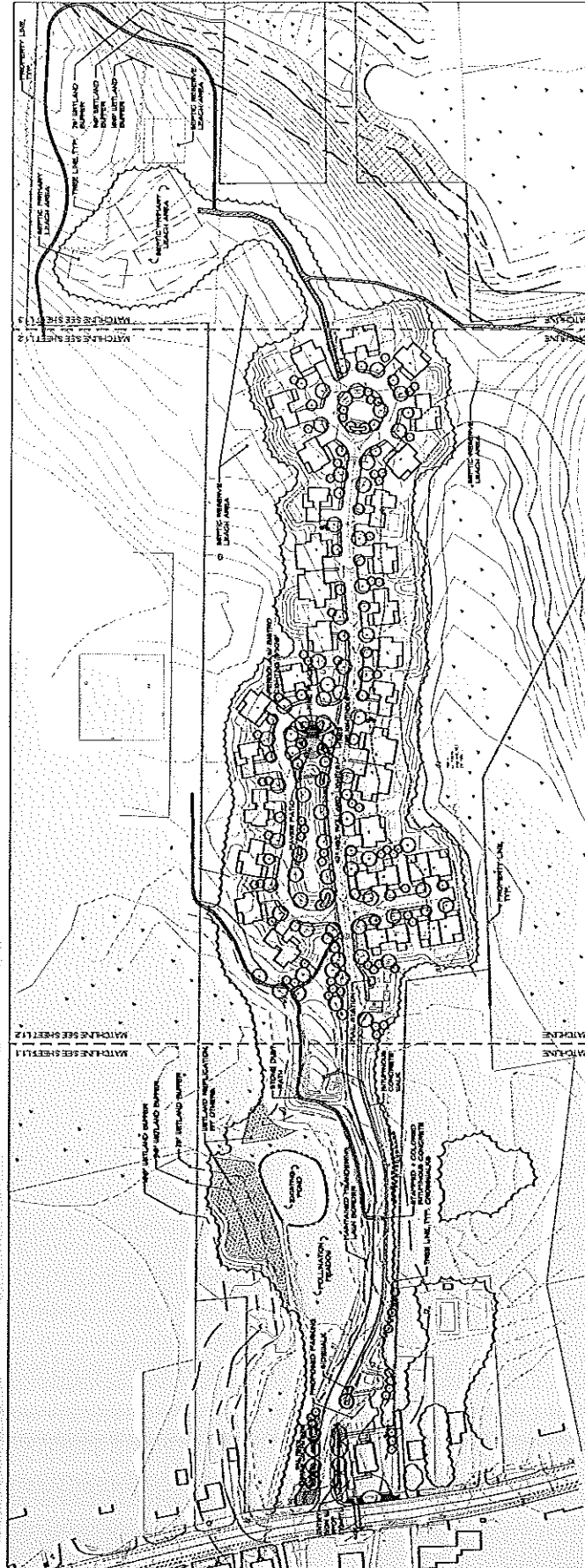
Landscape Plans

“Drakes Landing 365 Main Street, West Newbury, MA” prepared by Hawk Design, Inc.
Prepared for Cottage Advisors, LLC dated May 16, 2017 with Revisions through January 9,
2018.

CONCEPT PLANT SCHEDULE COMMON AREA

[illegible]

Notes: _____
See Sheet L1.2 for Lighting



0 50 100 240 feet
SCALE 1" = 50'

Minor Field Adjustments to the Landscape and/or Planting Plans can be made in order to avoid conflicts with site infrastructure.

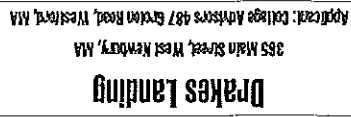
 Mark Design, Inc. Landscape Architecture Civil Planning Seabrook, MA 508-433-4308 info@markdesigninc.com www.markdesigninc.com		Scale: 1" = 60' 0" Sheet 11	Overall Site Plan	Drawn by: P Checked by: H	Drakes Landing 365 Main Street, West Newbury, MA Applicant: College Advisors 487 Broken Road, Westford, MA
					Date: 05/16/17 Revised: 1. EDDY 2. EDDY 3. EDDY 4. EDDY 5. EDDY 6. EDDY 7. EDDY 8. EDDY 9. EDDY 10. EDDY 11. EDDY 12. EDDY 13. EDDY 14. EDDY 15. EDDY 16. EDDY 17. EDDY 18. EDDY 19. EDDY 20. EDDY 21. EDDY 22. EDDY 23. EDDY 24. EDDY 25. EDDY 26. EDDY 27. EDDY 28. EDDY 29. EDDY 30. EDDY 31. EDDY 32. EDDY 33. EDDY 34. EDDY 35. EDDY 36. EDDY 37. EDDY 38. EDDY 39. EDDY 40. EDDY 41. EDDY 42. EDDY 43. EDDY 44. EDDY 45. EDDY 46. EDDY 47. EDDY 48. EDDY 49. EDDY 50. EDDY 51. EDDY 52. EDDY 53. EDDY 54. EDDY 55. EDDY 56. EDDY 57. EDDY 58. EDDY 59. EDDY 60. EDDY 61. EDDY 62. EDDY 63. EDDY 64. EDDY 65. EDDY 66. EDDY 67. EDDY 68. EDDY 69. EDDY 70. EDDY 71. EDDY 72. EDDY 73. EDDY 74. EDDY 75. EDDY 76. EDDY 77. EDDY 78. EDDY 79. EDDY 80. EDDY 81. EDDY 82. EDDY 83. EDDY 84. EDDY 85. EDDY 86. EDDY 87. EDDY 88. EDDY 89. EDDY 90. EDDY 91. EDDY 92. EDDY 93. EDDY 94. EDDY 95. EDDY 96. EDDY 97. EDDY 98. EDDY 99. EDDY 100. EDDY



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Year	Case	Description
1	07/2017	Healthcare
2	08/2017	Healthcare
3	10/2017	Healthcare
4	12/2017	Logistics/Healthcare
5	1/2018	Logistics/Healthcare
6	2/2018	Logistics/Healthcare



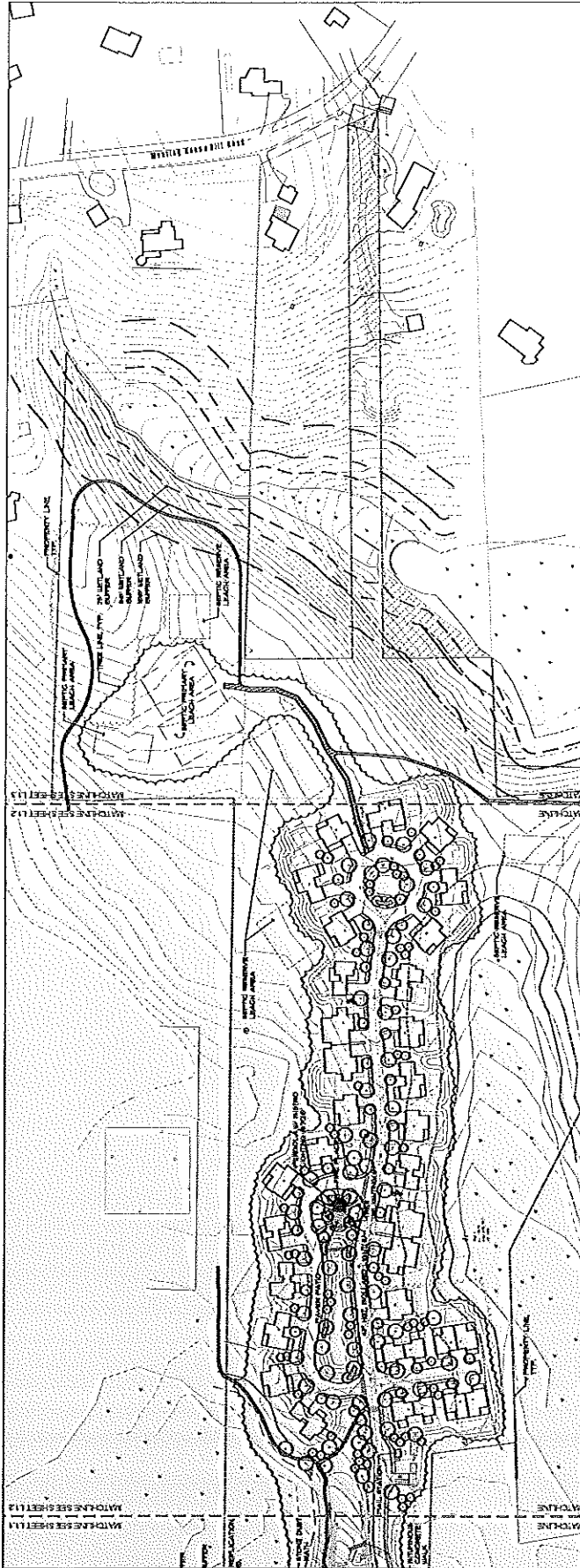
Page 17 of 17

Overall Site Plan

$$\text{Sample 1''} = 101 - 0''$$


Notes:
See Sh

See Sheet 1.2 for Lighting



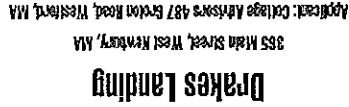
Minor Field Adjustments to the Landscape and/or Planting Plans can be made in order to avoid conflicts with site infrastructure.



Hawk Design, Inc.
Landscape Architecture
Land Planning
Syracuse, NY
598-333-8900
info@hawkdesigninc.com
www.hawkdesigninc.com



Item	Date	Description
1.	11/1/77	1500.00
2.	11/1/77	1500.00
3.	11/1/77	1500.00
4.	11/1/77	1500.00
5.	11/1/77	1500.00
6.	11/1/77	1500.00



Drakes Landing
355 Main Street, West Kintbury, MA
Application: College Advisors 487 Erickson Road, Westford, MA

**Conceptual
Site
Plan**

Scale: 1" = 400' 11"

2144

- [illegible]

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	SPECIFICATION
●	1 EA	W/ LIGHT	PROGRESS	P999-3-LED-A
⊕	8 EA	BOLLARD	PROGRESS	PCBOR-ASY-BL
	54 LF	BUSTO LIGHT	PRINUS	D60-40-100-LED-S4

LIGATION

Bistro/Catenary Lighting

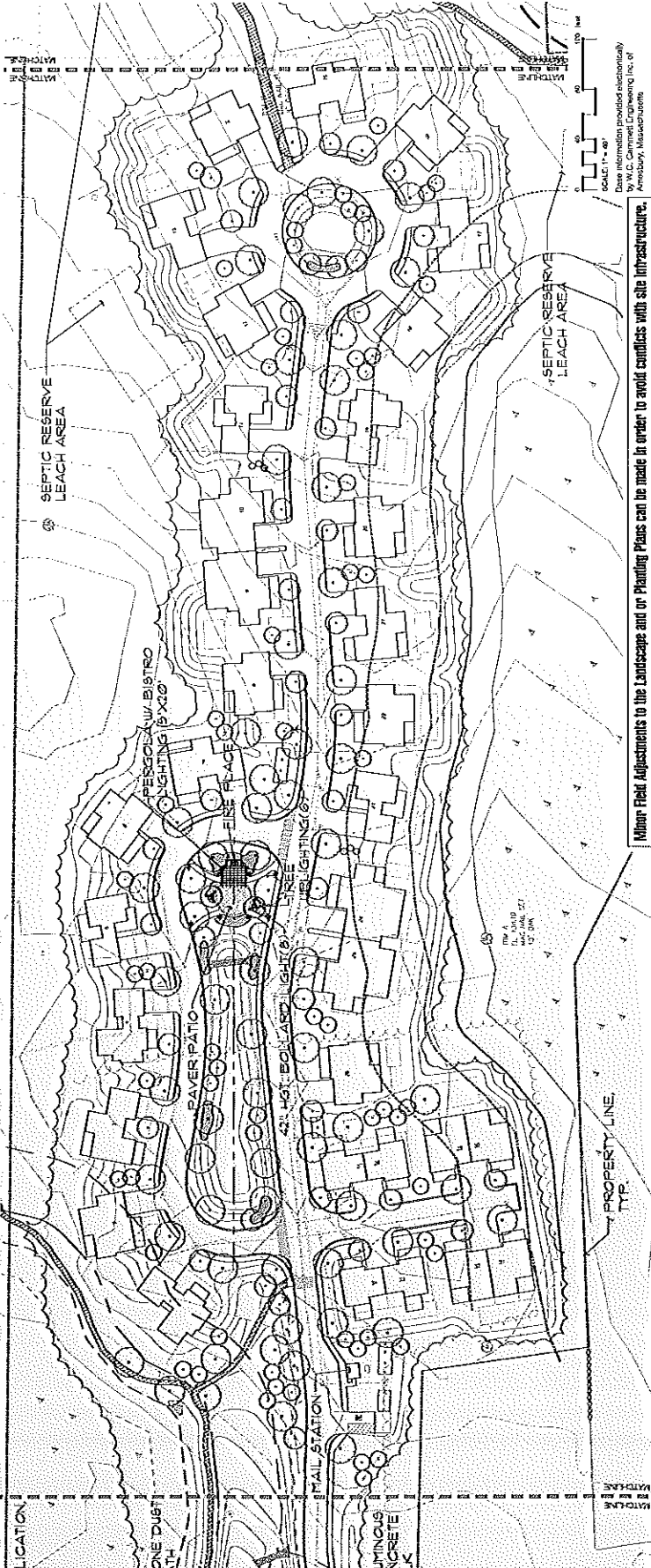
Scale: Not To Scale

Landscape Uplight/Spot Light

effects of ion effects

Landscape Ballard

Species Of High Concern



Minor Field Adjustments to the Landscape and/or Planting Plans can be made in order to avoid conflicts with site infrastructure.



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Revisions:	Issue	Date	Description:
1.	02/27/17	Final Review	
2.	04/27/17	Final Review	
3.	07/12/17	Final Review	
4.	12/27/17	Logging the year	
5.	1/24/18	Logging the year	
6.	02/28/18	Calculated values were added	



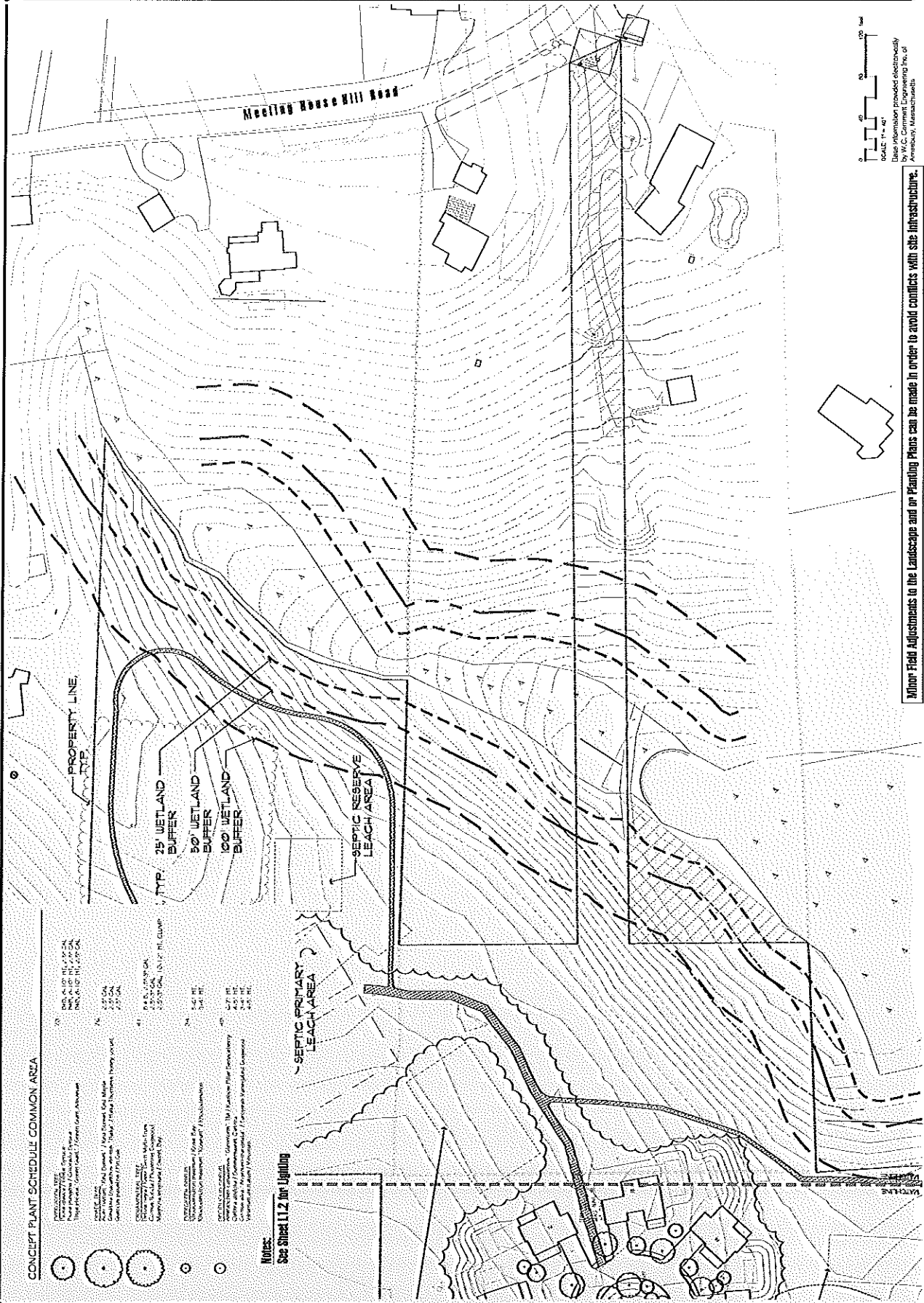
Drakes Landing
365 Main Street, West Newbury, MA
Applicant: College Advisors 487 Erickson Road, Westford, MA

DocId:34262622

**Conceptual
Site
Plan**

Scale: 1" = 40' - 0"

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Minor Field Adjustments to the Landscape and/or Planting Plans can be made in order to avoid conflicts with the infrastructure.

CONTRACTOR RESPONSIBILITY

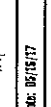
2010-2011

NOVEL TITANIUM DIOXIDE NANOPARTICLE POLYMERIZATION IN AQUEOUS ENVIRONMENT

7



DOI: 10.1002/polb



"CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE"

NEW ADA - THE AMERICAN WITH DISABILITIES ACT OF 1990

1. **Introduction**
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 3. **Methodology**
 4. **Results**
 5. **Discussion**
 6. **Conclusion**
 7. **Acknowledgments**
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 180. **Table of Abbreviations**
 181. **Table of Acronyms**
 182. **Table of Units**
 183. **Table of Symbols**
 184. **Table of Abbreviations**
 185. **Table of Acronyms**
 186. **Table of Units**
 187. **Table of Symbols**
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 189. **Table of Acronyms**
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 196. **Table of Abbreviations**
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 200. **Table of Abbreviations**
 201. **Table of Acronyms**
 202. **Table of Units**
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 204. **Table of Abbreviations**
 205. **Table of Acronyms**
 206. **Table of Units**
 207. **Table of Symbols**
 208. **Table of Abbreviations**
 209. **Table of Acronyms**
 210. **Table of Units**
 211. **Table of Symbols**
 212. **Table of Abbreviations**
 213. **Table of Acronyms**
 214. **Table of Units**
 215. **Table of Symbols**
 216. **Table of Abbreviations**
 217. **Table of Acronyms**
 218. **Table of Units**
 219. **Table of Symbols**
 220. **Table of Abbreviations**
 221. **Table of Acronyms**
 222. **Table of Units**
 223. **Table of Symbols**

WHICH THE PROJECT IS LOCATED.

It's the second time that a U.S. presidential campaign has been so closely scrutinized by the media. In the previous election, the Clinton campaign was the focus of intense media coverage, and the Clinton family was the subject of intense media coverage. In the current election, the Clinton campaign is the focus of intense media coverage, and the Clinton family is the subject of intense media coverage.

365

for the purpose of	of the
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EXHIBIT B

Architectural Plans and Footprints

Type "A" Cottage, Type "B-1" Cottage, Type "B-2" Cottage, Type "C" Cottage, Type "D" Cottage, Type "E" Duplex Cottage, Type "F" Duplex Cottage, at "Drakes Landing, Main Street, West Newbury, Massachusetts Prepared by Scott M. Brown, Prepared for Cottage Advisors, LLC, dated April 25, 2017 with revisions through May 30, 2017.

Proposed Building Footprints for "Cottages at Drakes Landing" Prepared by Scott M. Brown, Prepared for Cottage Advisors, LLC, dated April 25, 2017 with revisions through May 30, 2017.

TYPE 'B-1'
COTTAGE
AT

DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01985



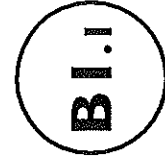
ARCHITECT:

SCOTT M. BROWN
29 WATER STREET,
SUITE 209
NEWBURYPORT, MA 01950
T. 978.465.3535

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[illegible]

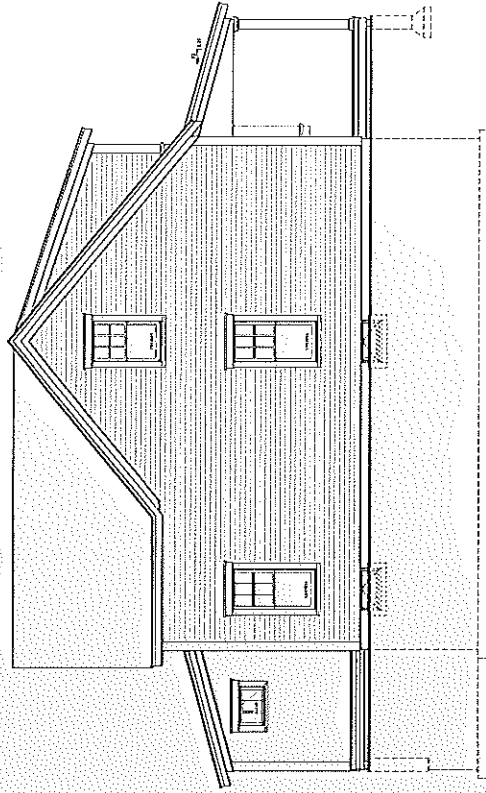
**PROPOSED
FRONT/LEFT SIDE
ELEVATIONS**



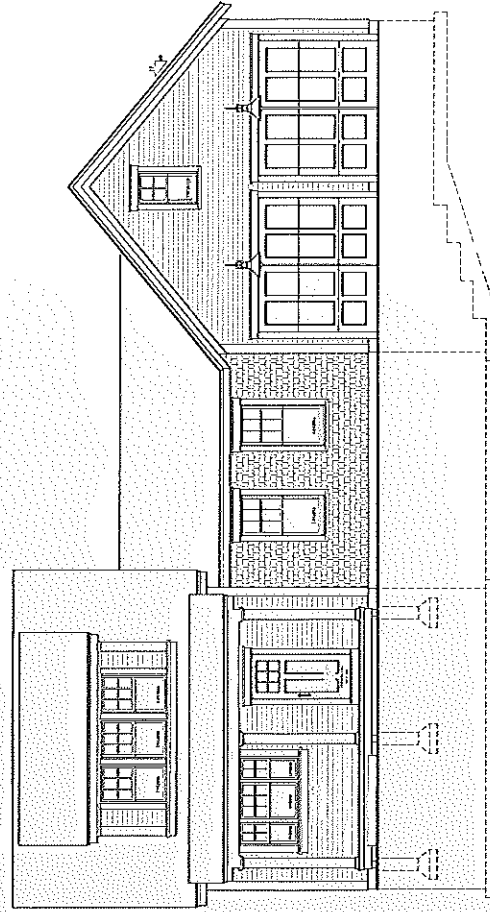
COMMITTEE CHAIR: KERRY H. BROWN, ARCHITECT

'ADD-ON ROOM' OPTION NO.2
1ST FLR. SQ. FOOTAGE = 1134 SQ. FT.
2ND FLR. SQ. FOOTAGE = 1031 SQ. FT.
TOTAL SQ. FOOTAGE = 1213 SQ. FT.

BASE OPTION NO. 1
1ST FLR. SQ. FOOTAGE = 1104 SQ. FT.
2ND FLR. SQ. FOOTAGE = 591 SQ. FT.
TOTAL SQ. FOOTAGE = 1775 SQ. FT.



2 PROPOSED LEFT SIDE ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"

**TYPE 'B-1'
COTTAGE**
AT
DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01885

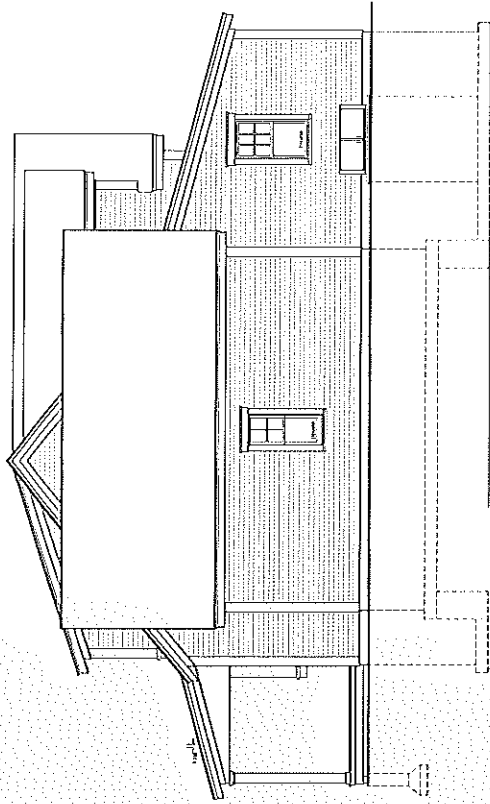


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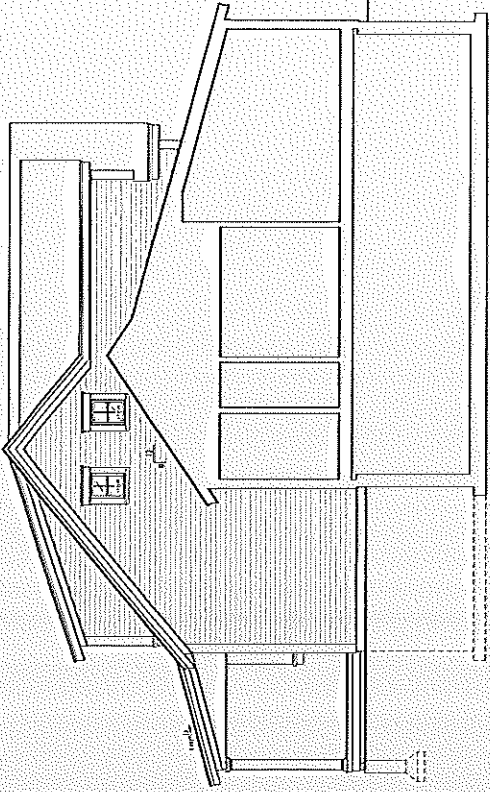
**PROPOSED
REAR/RIGHT SIDE
ELEVATIONS**
SCALE: 1/8" = 1'-0"



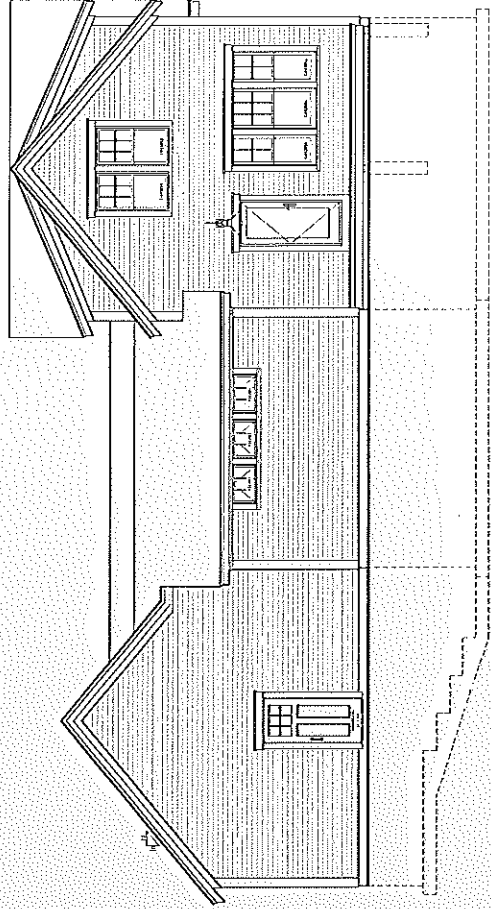
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2 PROPOSED RIGHT SIDE ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



3 PROPOSED PARTIAL RIGHT SIDE ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



1 PROPOSED REAR ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



TYPE 'B-1'
COTTAGE
AT

DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01985



ARCHITECT:

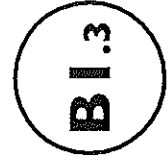
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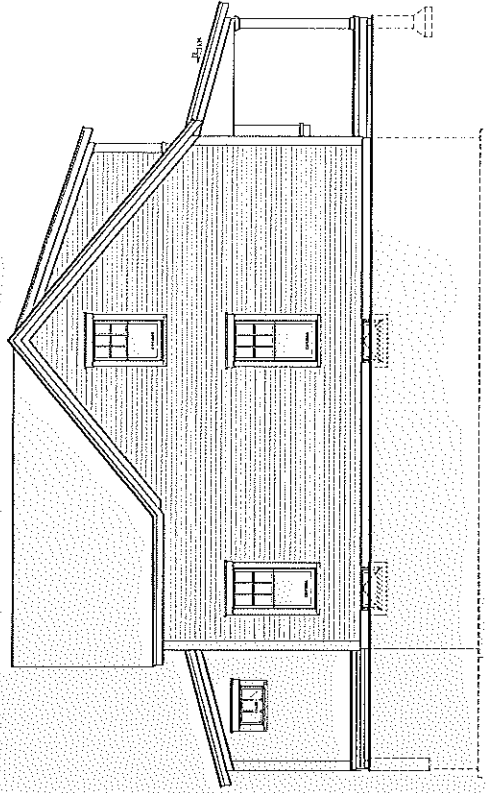
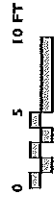
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PL. SUBSECTION 5A, 17

**PROPOSED
FRONT/LEFT SIDE
ELEVATIONS
(ADD-ON ROOM OPTION)**

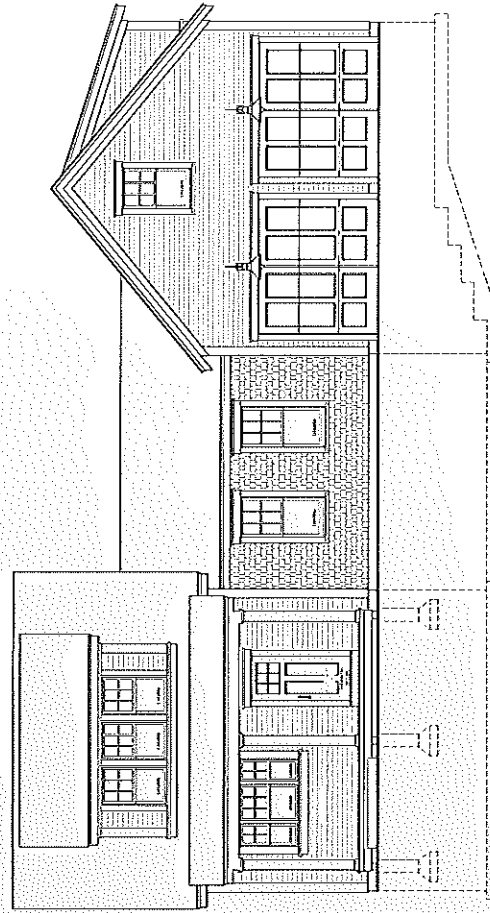
SCALE: 1/8" = 1'-0"



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2 PROPOSED LEFT SIDE ELEVATION: OPTION NO. 2
Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION: OPTION NO. 2
Scale: 1/8" = 1'-0"

TYPE 'B-2'
COTTAGE
AT

DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01985



ARCHITECT:

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NAME	DATE	STUDENT
	4-11-17	MR. J. H. HARRISON

**PROPOSED
FRONT/LEFT SIDE
ELEVATIONS**

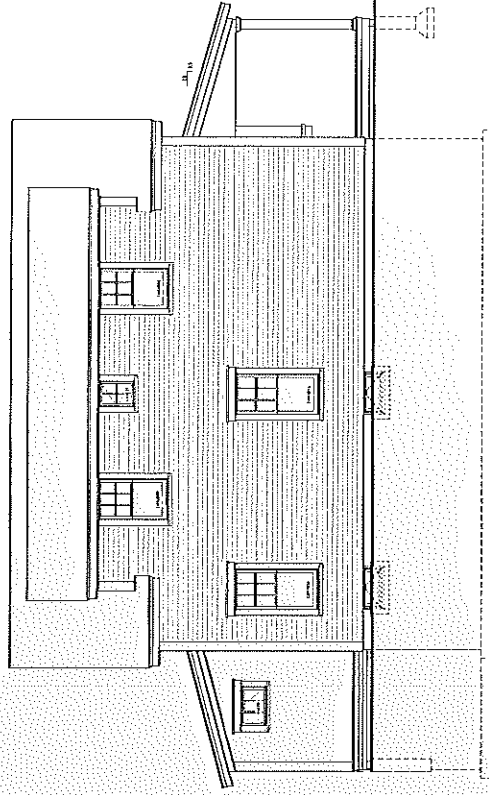
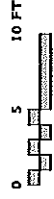
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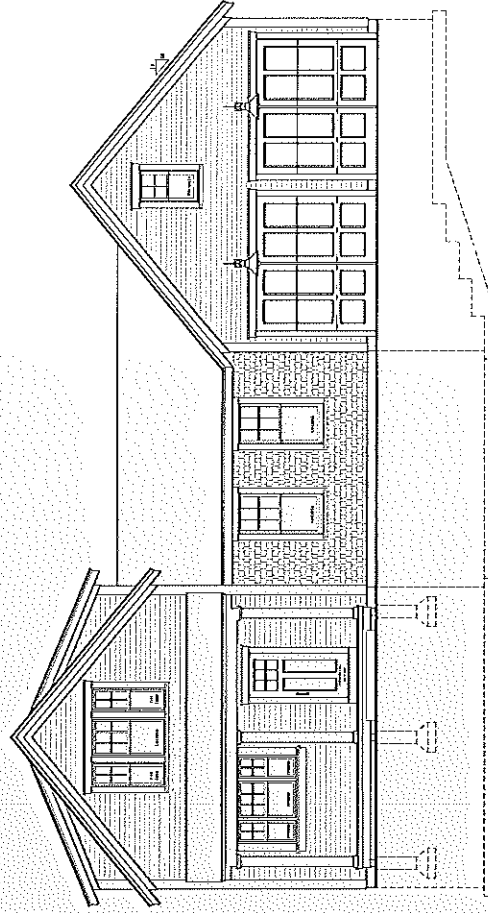
COMPLAINT 10/7 SCOTT H. BROWN, ARCHITECT

'ADD-ON ROOM' OPTION NO. 7
1ST FLR. SQ. FOOTAGE = 1184 SQ. FT.
2ND FLR. SQ. FOOTAGE = 1083 SQ. FT.
TOTAL SQ. FOOTAGE = 2267 SQ. FT.

BASE OPTION NO. 1
1ST FLR. SQ. FOOTAGE = 1124 SQ. FT.
2ND FLR. SQ. FOOTAGE = 643 SQ. FT.
TOTAL SQ. FOOTAGE = 1827 SQ. FT.



2 PROPOSED LEFT SIDE ELEVATION; OPTION NO. 1
Scale: $1/8" = 1'-0"$



1 PROPOSED FRONT ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"

TYPE 'B-2'
COTTAGE
AT

DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01985



ARCHITECT:

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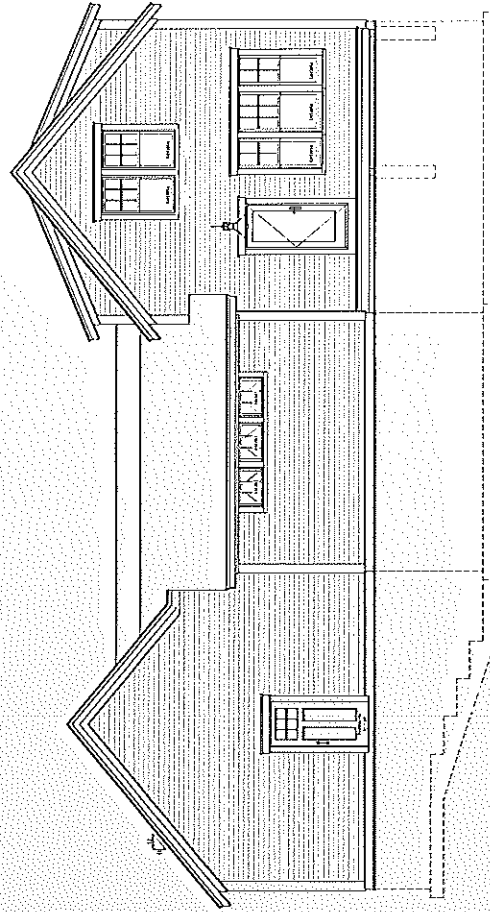
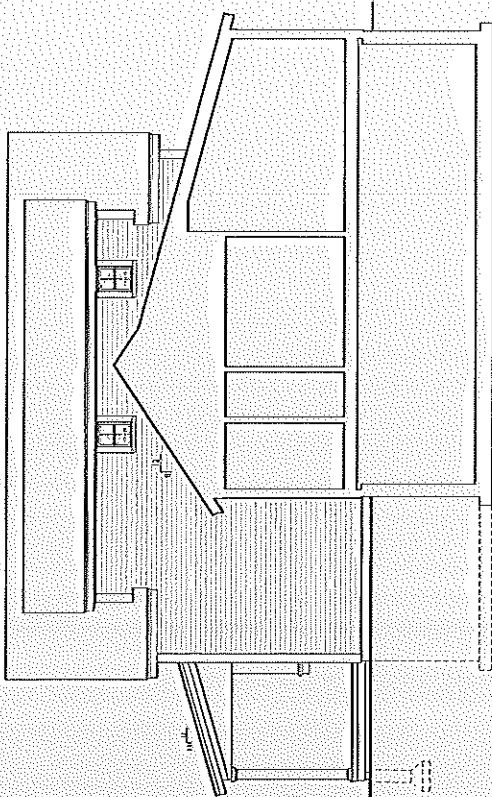
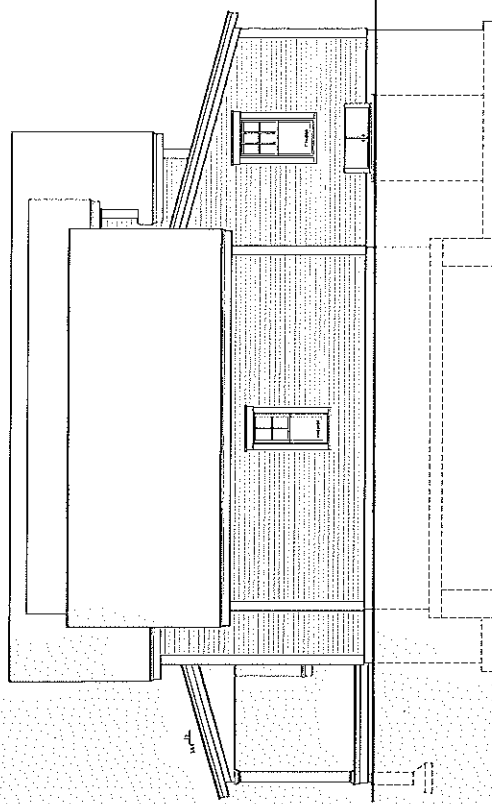
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[illegible]

**PROPOSED
REAR/RIGHT SIDE
ELEVATIONS**



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AGE	NUMBER OF PEOPLE
0	10
5	20
10	30
15	40
20	95
25	80
30	70
35	60
40	50
45	40
50	30
55	20
60	10
65	5
70	2
75	1
80	1
85	1
90	1
95	1
100	1

TYPE 'B-2'
COTTAGE
AT

DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01985



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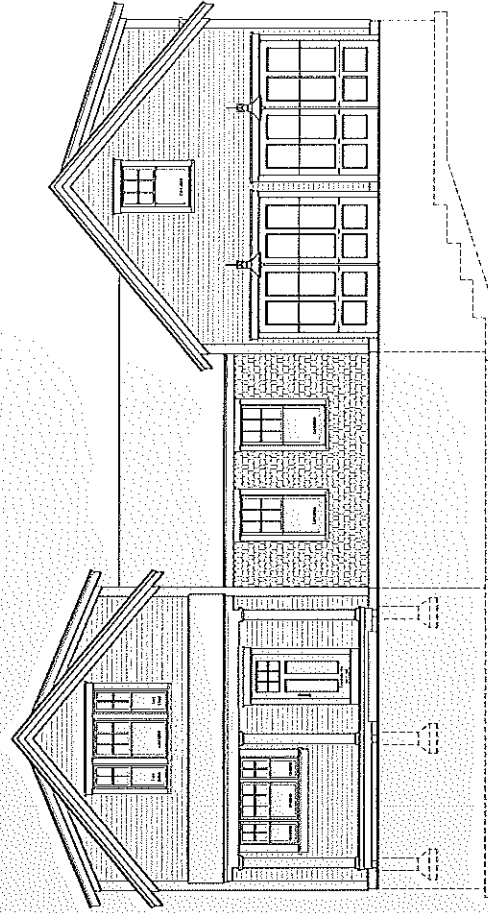
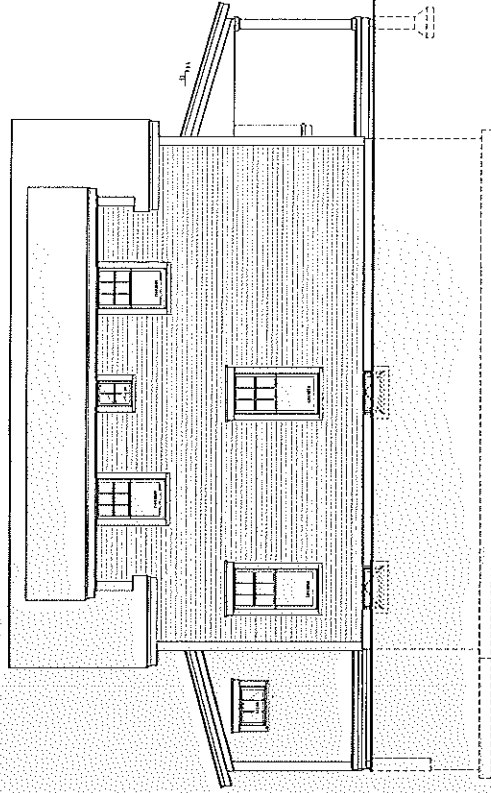
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**PROPOSED
FRONT/LEFT SIDE
ELEVATIONS
(ADD-ON ROOM OPTION)**

SCALE: 1/8" = 1'-0"

23

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TYPE 'B-2'
COTTAGE
AT
DRAKE'S LANDING
MAIN STREET
WEST NEWBURY, MA 01985



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29 WATER STREET,
SUITE 209
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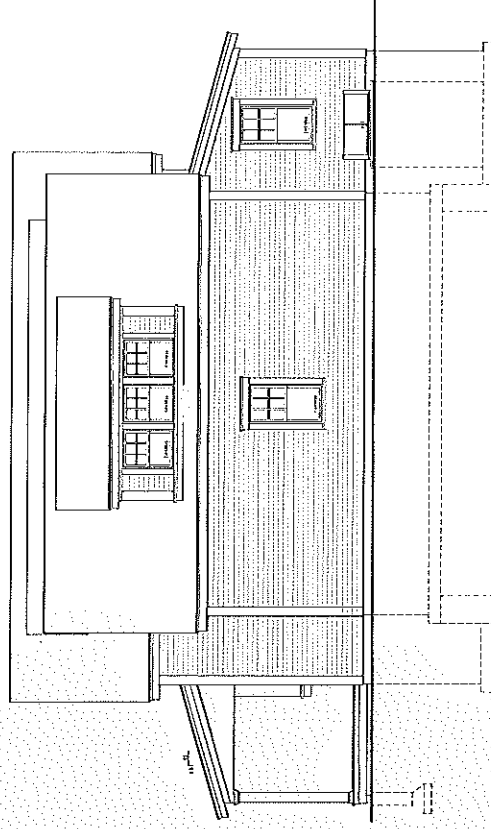
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**PROPOSED
REAR/RIGHT SIDE
ELEVATIONS
(ADD-ON ROOM OPTION)**

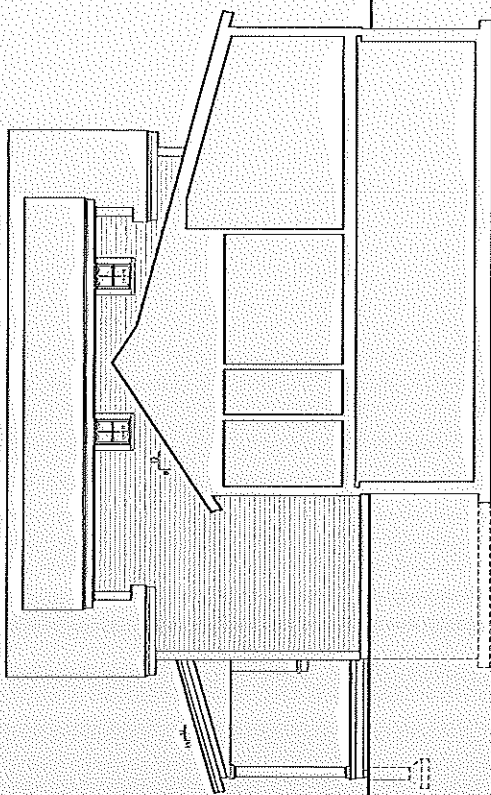
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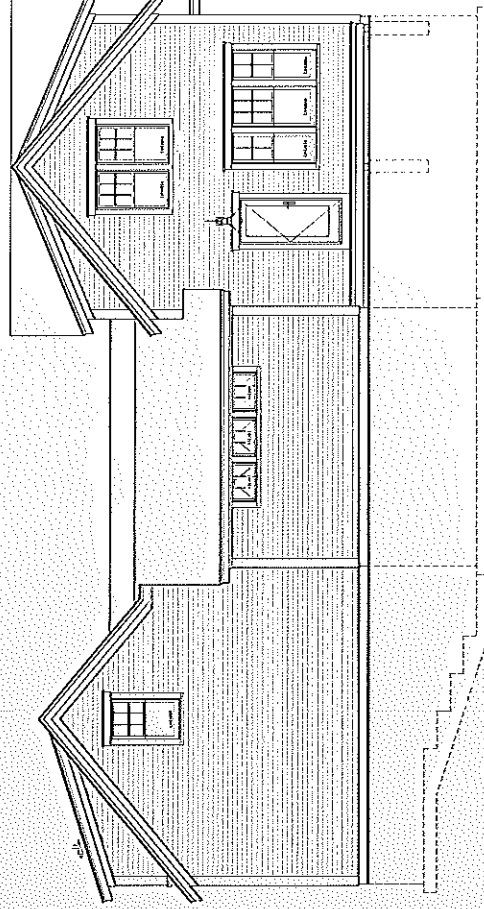
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2 PROPOSED RIGHT SIDE ELEVATION: OPTION NO. 2
Scale: 1/8" = 1'-0"



3 PROPOSED PARTIAL RIGHT SIDE ELEVATION: OPTION NO. 2
Scale: 1/8" = 1'-0"



1 PROPOSED REAR ELEVATION: OPTION NO. 2
Scale: 1/8" = 1'-0"



TYPE 'C'
COTTAGE

AT

DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01985

DEVELOPER:



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ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,

SUITE 209

NEWBURYPORT, MA 01950

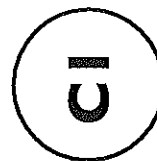
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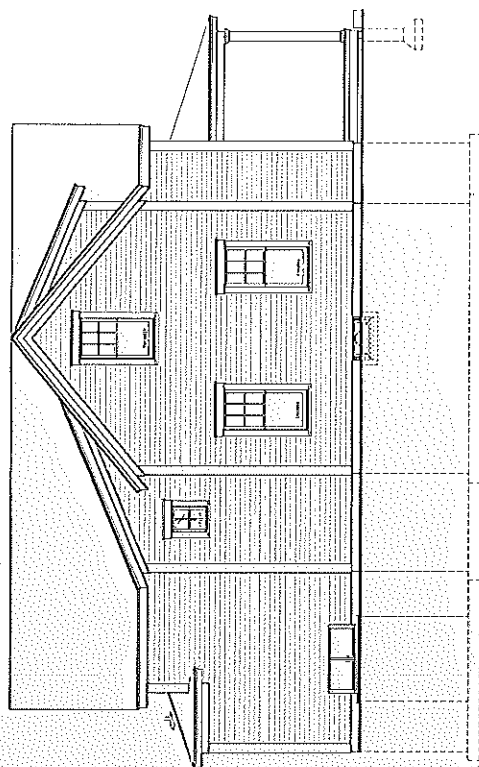
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**PROPOSED
FRONT/LEFT
SIDE ELEVATIONS**

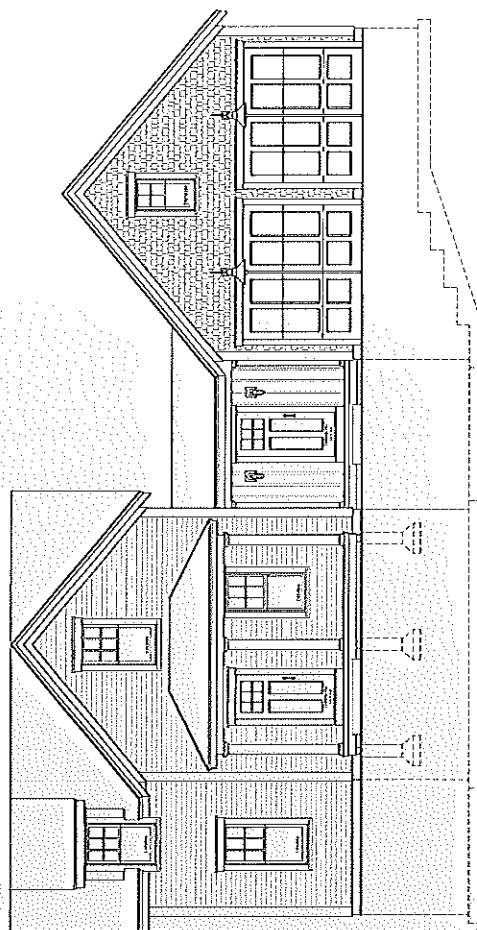
SCALE: 1/8" = 1'-0"



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2 PROPOSED LEFT SIDE ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION: OPTION NO.1 & 2
Scale: 1/8" = 1'-0"

OPTION NO.2
1ST FLR. SQ. FOOTAGE = 1090 SQ. FT.
2ND FLR. SQ. FOOTAGE = 802 SQ. FT.
TOTAL SQ. FOOTAGE = 1890 SQ. FT.

BASIS OPTION NO. 1
1ST FLR. SQ. FOOTAGE = 1098 SQ. FT.
2ND FLR. SQ. FOOTAGE = 750 SQ. FT.
TOTAL SQ. FOOTAGE = 1848 SQ. FT.



TYPE 'C'
COTTAGE

AT

DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01885

DEVELOPER:

COTTAGE
ADVISORS

0 COTYAGB ADVISORZ LLC 2016

ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,

SUITE 209

NEWBURYPORT, MA 01950

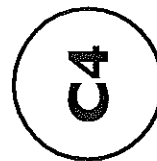
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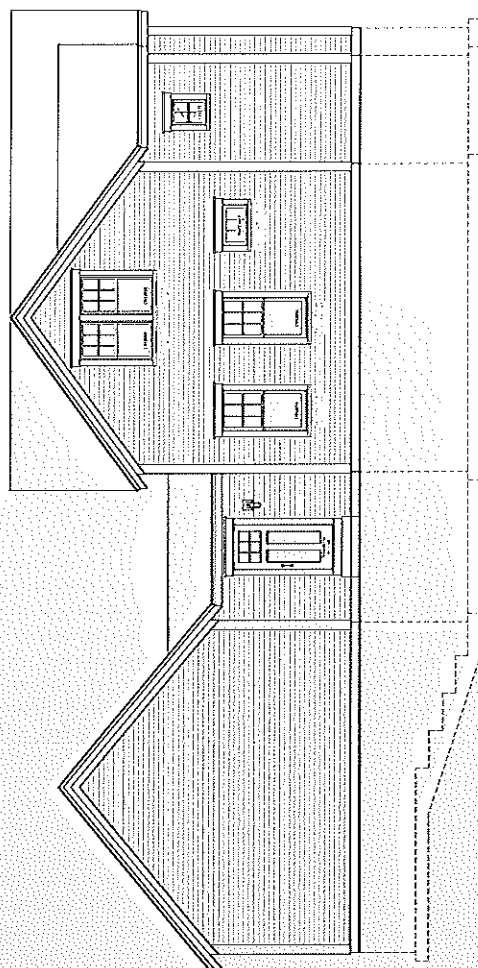
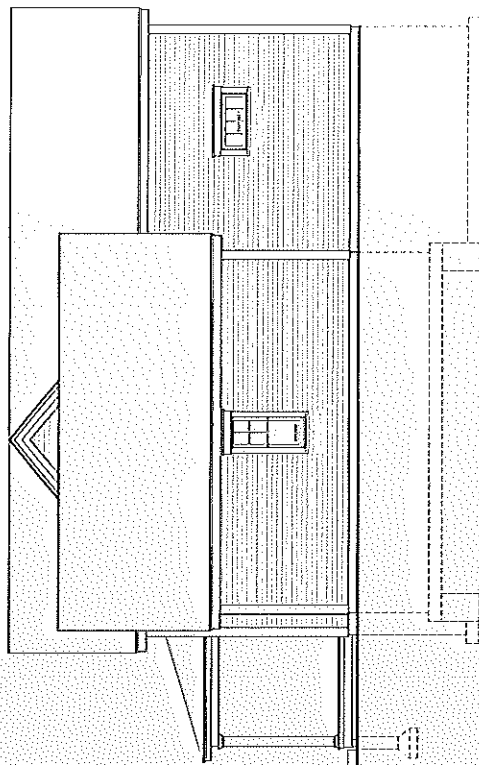
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**PROPOSED
LEFT SIDE/REAR
ELEVATION OPTIONS**

SCALE: 1/8" = 1'-0"



Continued from p. 10



TYPE 'C'
COTTAGE

$$A^T$$

DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01985

DEVELOPER:



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ARCHITECT:

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29 WATER STREET.

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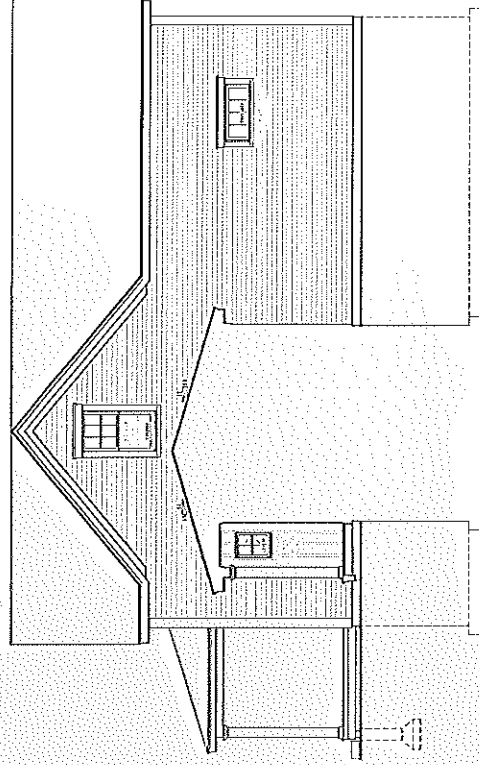
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[illegible]

**PROPOSED
RIGHT SIDE
ELEVATION OPTION**

SCALE: $1/8^{\text{th}} = 1'-0"$ 

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1 PROPOSED PARTIAL RIGHT SIDE ELEVATION OPTION NO. 2
Scale: 1/8" = 1'-0"

AT

DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01905

DEVELOPER:

COTTAGE
ADVISORS

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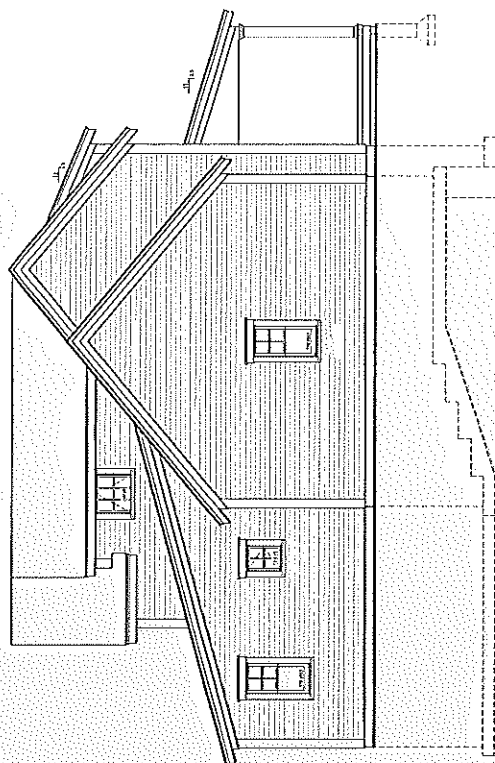
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**PROPOSED
REAR/LEFT
SIDE ELEVATIONS**

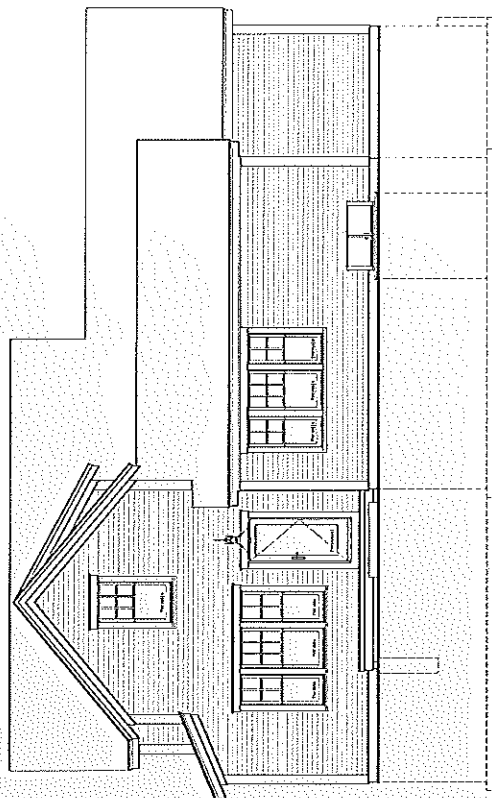
SCALE: 1/8" = 1'-0"

22

CONTACT: 1817 SCOTT H. SMOKEY AGENCY



2 PROPOSED LEFT SIDE ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



1 PROPOSED REAR ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"

Drake 5/9/17
File Name: DrakeLanding_CD_Elevations_Typed.vwx



TYPE 'E'
DUPLEX COTTAGE
AT
DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01985

DEVELOPER:

COTTAGE
ADVISORS

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NEWBURYPORT, MA 01950

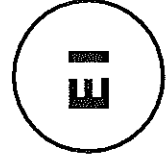
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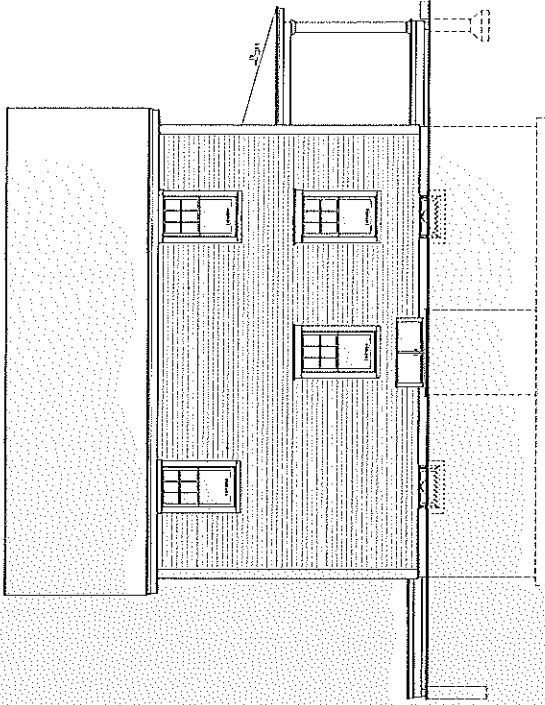
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	4-5-17	PH-51116200N
	5-30-17	REVISION

**PROPOSED FRONT/LEFT
SIDE ELEVATIONS
(2-BEDROOM OPTION)**

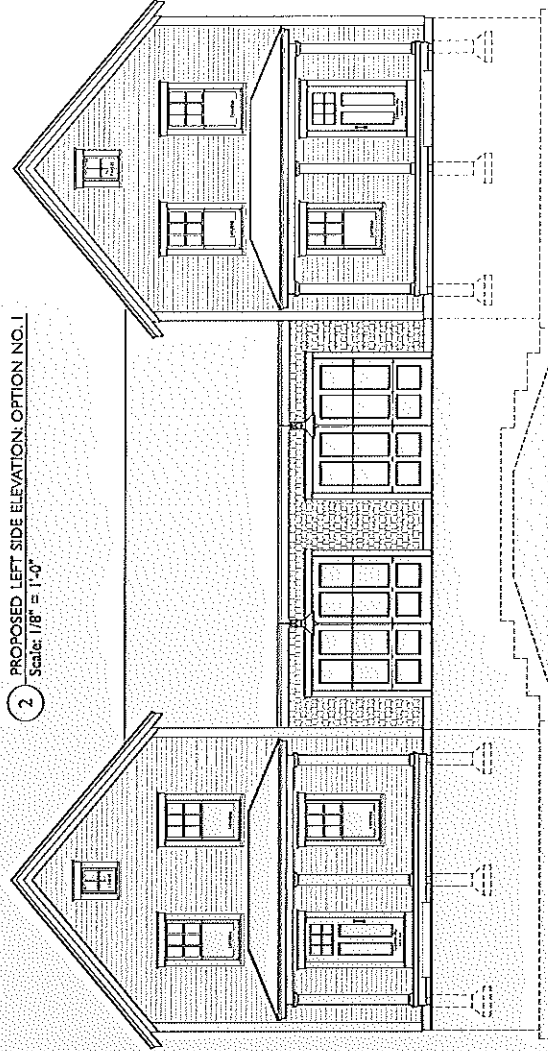
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COMING 2017! GET IT NOW! AND MEET



2 PROPOSED LEFT SIDE ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION: OPTION NO. 1
Scale: 1/8" = 1'-0"

Date: 5/30/17
File name: DrakesLanding_CD_Elevations_TypeEDuplex.vwx



TYPE 'E'
DUPLEX COTTAGE
AT
DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01985

DEVELOPER:



CORPORATE ADVISORS LLC

ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,

SUITE 209

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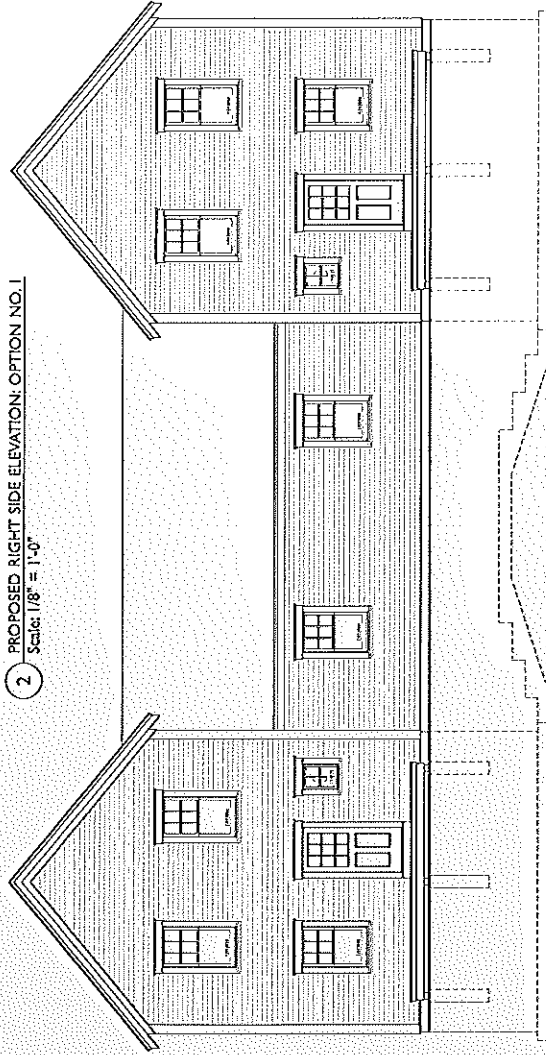
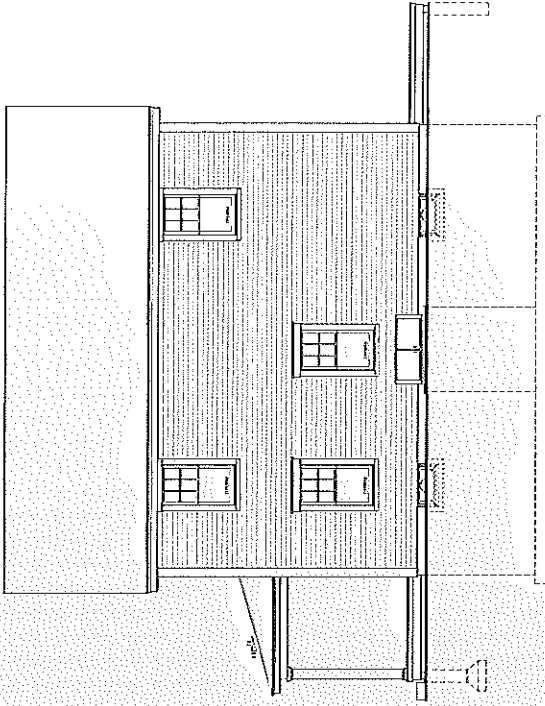
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**PROPOSED REAR/RIGHT
SIDE ELEVATIONS
(2 BEDROOM OPTION)**

SCALE: 1/8" = 1'-0"

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TYPE 'E'
AT
DUPLEX COTTAGE
DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01985

DEVELOPER:



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29 WATER STREET.

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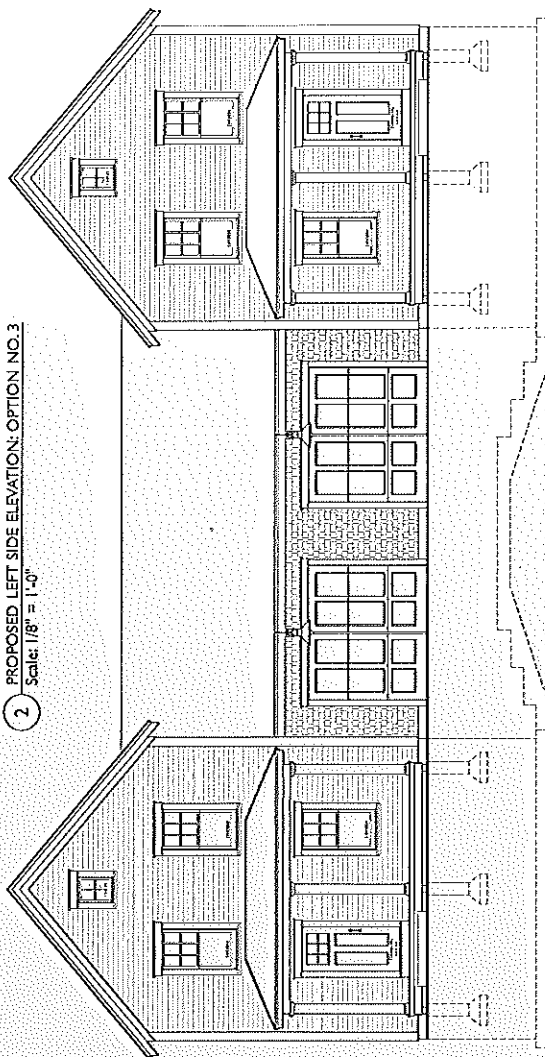
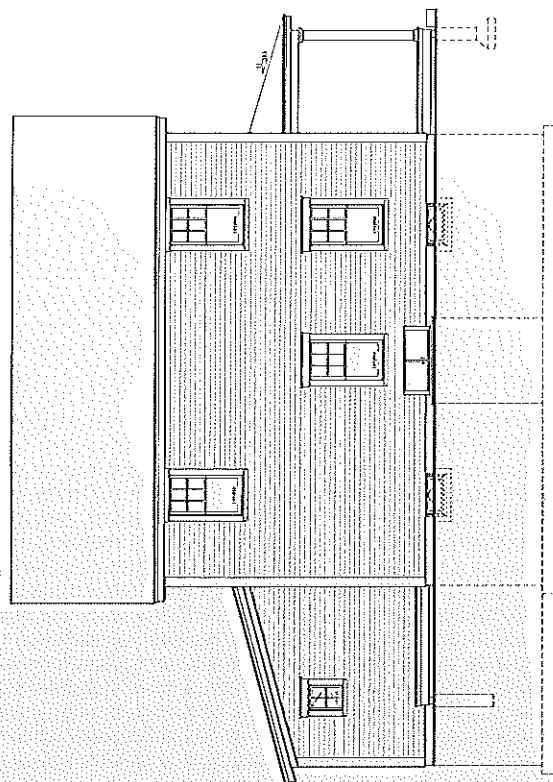
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[illegible]

**PROPOSED FRONT/LEFT
SIDE ELEVATIONS
(3 BEDROOM OPTION)**

SCALE: 1/8" = 1'-0"

2010年12月10日



TYPE 'E'
DUPLEX COTTAGE
AT
DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01885

DEVELOPER:



COTTAGE ADVISORS LLC 2016

ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,

SUMME 2009

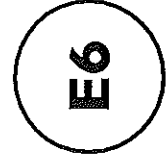
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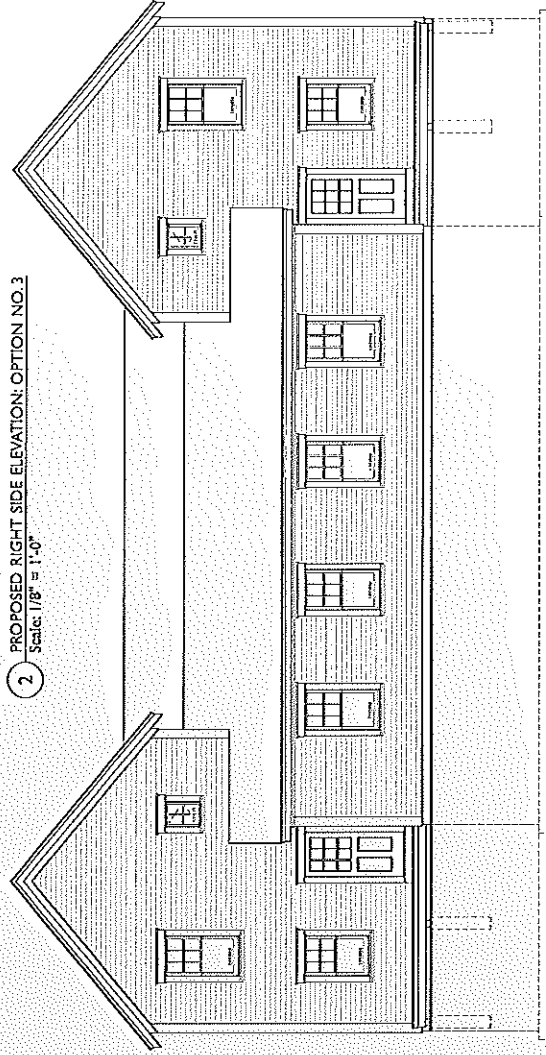
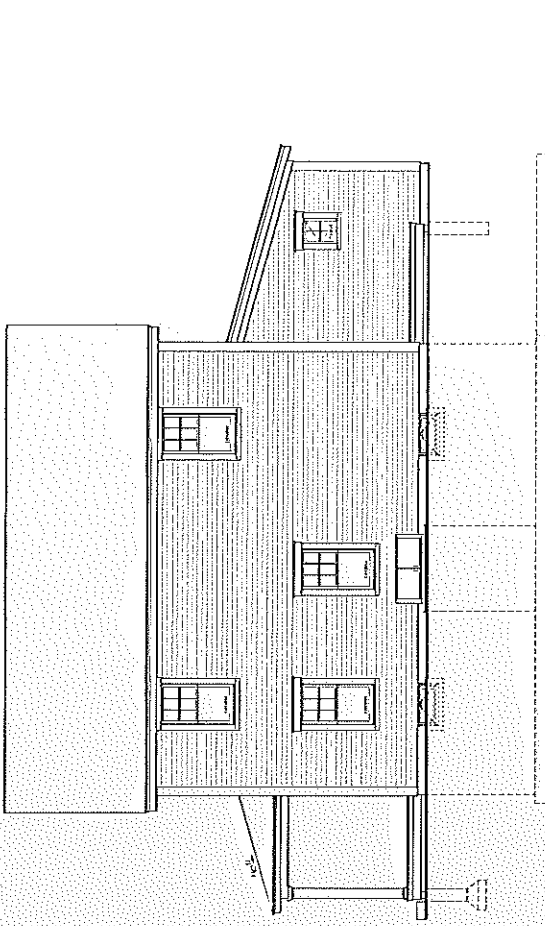
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**PROPOSED
REAR/RIGHT
SIDE ELEVATIONS
(3 BEDROOM OPTION)**

$$-0.1 = \text{BFI} : \text{JNVCS}$$


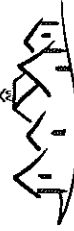
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TYPE 'E'
DUPLEX COTTAGE
AT
DRAKE'S LANDING

MAIN STREET
WEST NEWBURY, MA 01985

DEVELOPER:

COTTAGE
ADVISORS

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ARCHITECT:

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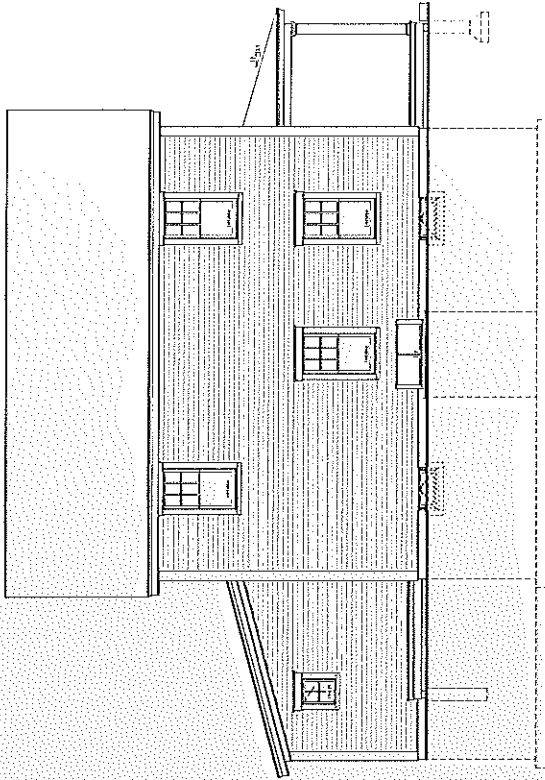
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**PROPOSED FRONT/LEFT
SIDE ELEVATIONS
(3 BEDROOM W/ADD-ON
ROOM OPTION)**

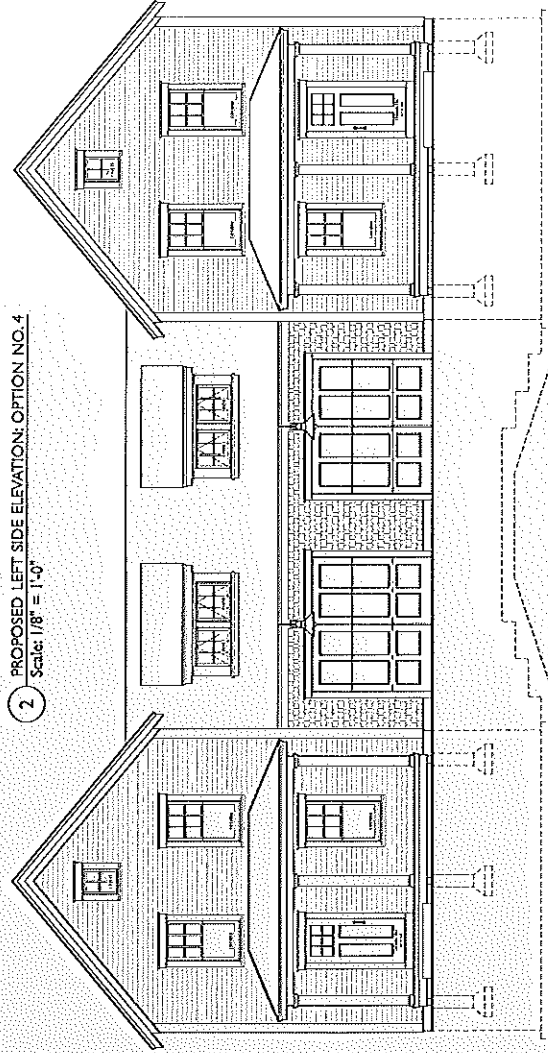
SCALE: 1/10" = 1'-0"



COMBENT 2817 SCOTT M. BROWN, ARCHITECT



2 PROPOSED LEFT SIDE ELEVATION: OPTION NO. 4
Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION: OPTION NO. 4
Scale: 1/8" = 1'-0"

Date: 5/30/17
File Name: DrakesLanding_CD_Elevations_TypeEDuplex.vwx



10 FT

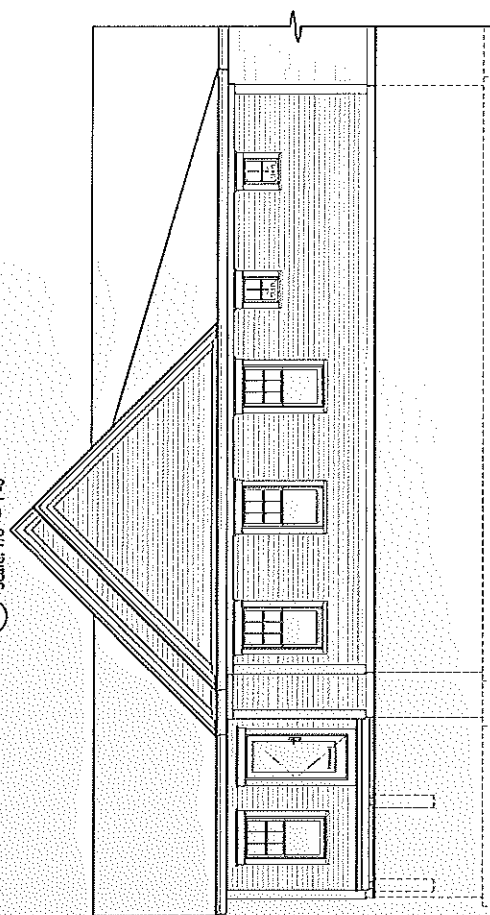
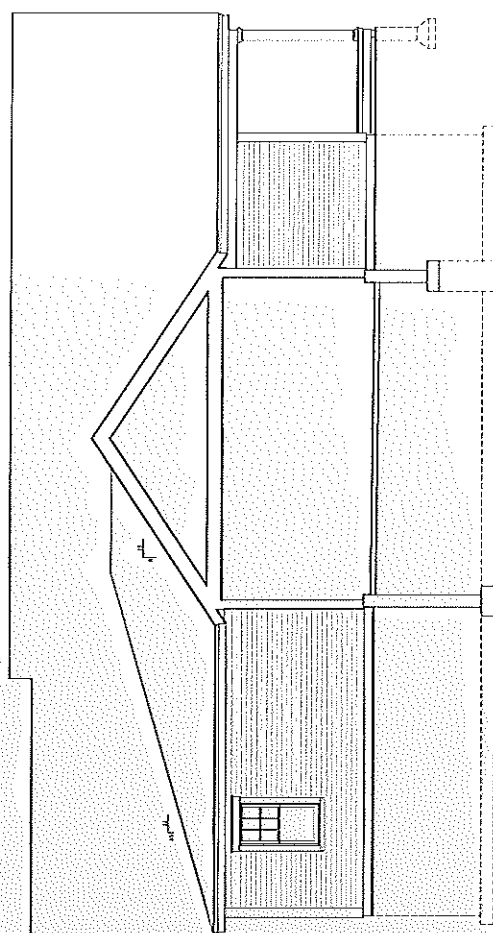
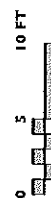
TYPE 'F'
DUPLEX COTTAGE
AT
DRAKE'S LANDING
MAIN STREET
WEST NEWBURT, MA 01885
DEVELOPER:

COTTAGE
ADVISORS[illegible]

PROPOSED
REAR/LEFT
SIDE ELEVATION



CONSTITUTIONAL COURT OF THE REPUBLIC OF SOUTH AFRICA



COTTAGES
AT
DRAKE'S LANDING

DEVELOPER:
MAIN STREET
WEST NEWBURY, MA 01985



COTTAGE
ADVISORS

ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,

SUITE 209

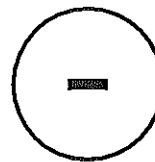
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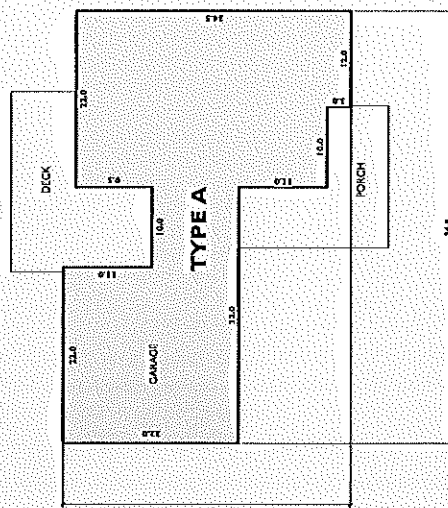
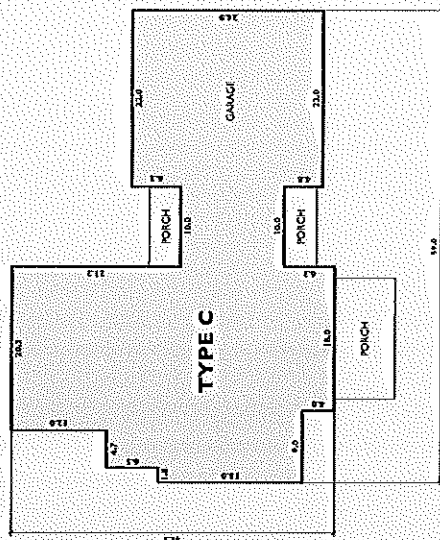
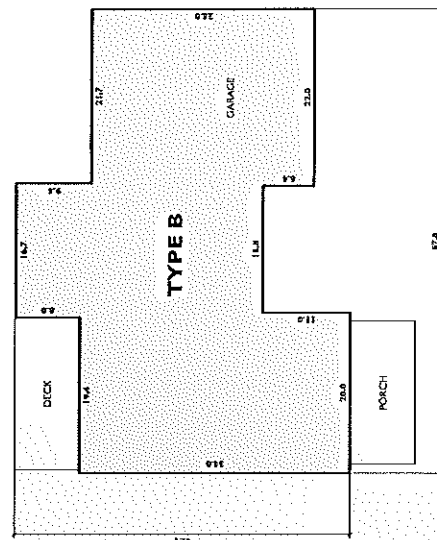
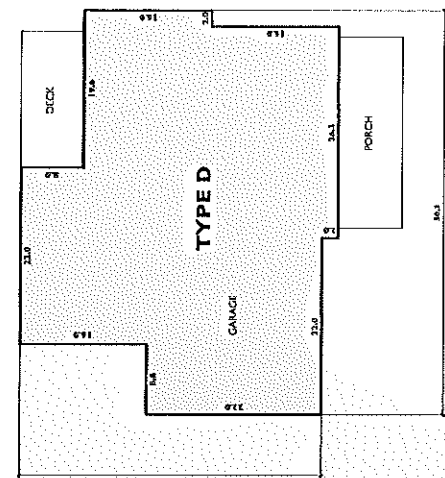
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**PROPOSED
BUILDING
FOOTPRINTS**

SCALE: 1" = 15'-0"



COLLEGE PARK, MARYLAND 20742-7015



Order: 5/30/17
File name: DrakesLanding_Footprints.vwx

COTTAGES
AT
DRAKE'S LANDING

DEVELOPER:
MAIN STREET
WEST NEWBURY, MA 01885

COTTAGE
ADVISORS

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ARCHITECT:

SCOTT M. BROWN

29 WATER STREET,

SUITE 209

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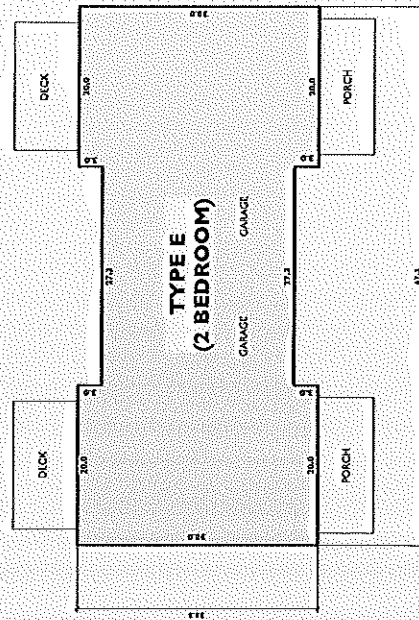
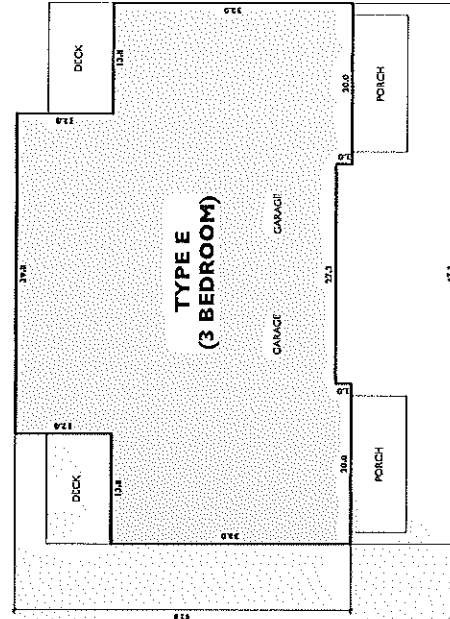
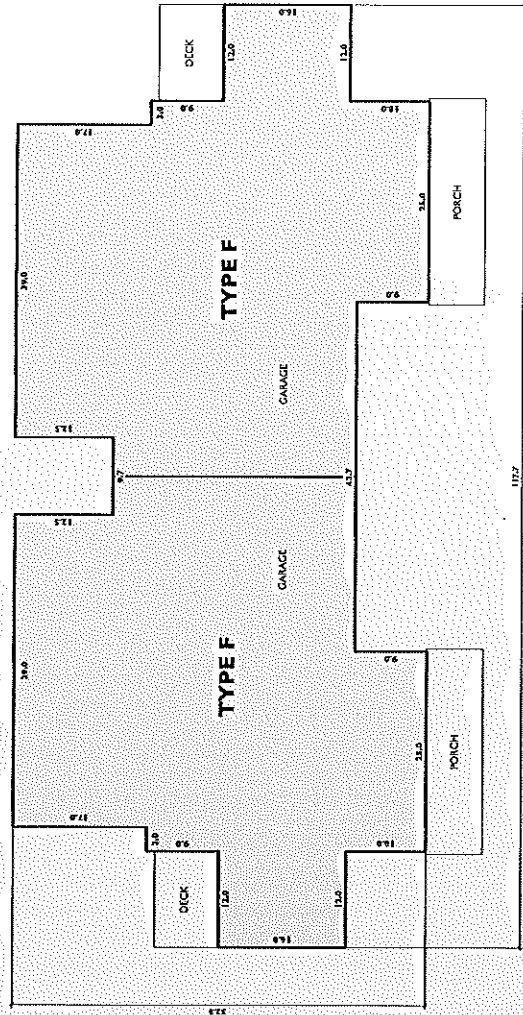
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**PROPOSED
BUILDING
FOOTPRINTS**

SCALE: $\frac{1}{2}$ 5-0⁰⁰

2

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DATE 5/30/17
FILE NAME DrakesLanding_Footprints.vwx