

TOWN OF WEST NEWBURY PLANNING BOARD
APPLICATION FOR SPECIAL PERMIT and/or SITE PLAN REVIEW

Application for: ☒ Special Permit ☐ Site Plan Review ☐ Both

(Adopted December 21, 2011)

Please type or print clearly.

1.
Applicant: Brook View Trust (William & Dianne Spalding)

Applicant's
Address: 87 Crane Neck Street, West Newbury, MA

Telephone Number: 508-662-0893

2. Owners of the
Land: Same as Applicant

Address: _____

Telephone Number: _____

Number of years of Ownership: 29 years

3. Year Lot was Created: 1994

4. Description of Proposed Project, including applicable section(s) of the Zoning
Bylaw: Create a reduced frontage lot with access from Crane Neck Street
Special permit under section 6.A.1 of the Zoning Bylaw

5. Description of Premises: Lot 2 as shown on ANR plan (attached). The lot is part of the existing property currently known as #87 Crane Neck Street. The proposed lot is 340,332 s.f. with frontage of 100.00 feet and a C.B.A. of 254,600 s.f.

6. Address of Property Affected: 87 Crane Neck Street, West Newbury
Zoning District: Residence A
Assessors: Map: R3 Lot #: 14B
Registry of Deeds: Book: 40466 Page: 164
Plan Book and Plan Number book 294/page 46

7. Existing Lot:
Lot Area (sq. ft.) 10.6 Acres Building Height _____
Street Frontage 360.88 ft Side Setbacks _____
Front Setback _____ Rear Setback _____

Floor Area Ratio _____

Lot Coverage _____

8. Proposed Lot (if applicable):

Lot Area (sq. ft.) 340,332 s.f.

Street Frontage 100ft

Front Setback _____

Floor Area Ratio _____

Building Height: _____

Side Setbacks _____

Rear Setback _____

Lot Coverage _____

9. Required Lot (as required by Zoning Bylaw):

Lot Area (sq. ft.) 160,000 s.f.

Street Frontage 100ft

Front Setback _____

Floor Area Ratio _____

Building Height _____

Side Setbacks _____

Rear Setback _____

Lot Coverage _____

10. Existing Building (if applicable):

Ground Floor (sq.ft.) _____

Total sq. ft. _____

Use: _____

of Floors _____

Height _____

Type of Construction _____

11. Proposed Building:

Ground Floor (sq.ft.) _____

Total sq. ft. _____

Use: _____

of Floors _____

Height _____

Type of Construction _____

12. Has there been a previous application for a Special Permit or Site Plan Review from the Planning Board on these premises? none known **If so, when, what type of construction, and the action made?**

13. Applicant and Landowner signature(s):

Every Application for a Special Permit/Site Plan Review shall be made on this form which is the official form of the Planning Board. Every Application shall be filed with the Town Clerk's Office. It shall be the responsibility of the Applicant to furnish all supporting documentation with this application. The dated copy of this Application received by the Town Clerk or Planning Office does not absolve the Applicant from this responsibility. The Applicant shall be responsible for all expenses for filing and legal notification. Failure to comply with application requirements, as cited herein and in the Planning Board Regulations, may result in a dismissal by the Planning Board of this Application as incomplete.

Applicant's Signature: _____

Print or type name here: _____

Date: _____

Owner's Signature:



Print or type name here:

WILLIAM P. STADING

Date:

7/27/2023

PLAN OF LAND
IN
WEST NEWBURY, MA

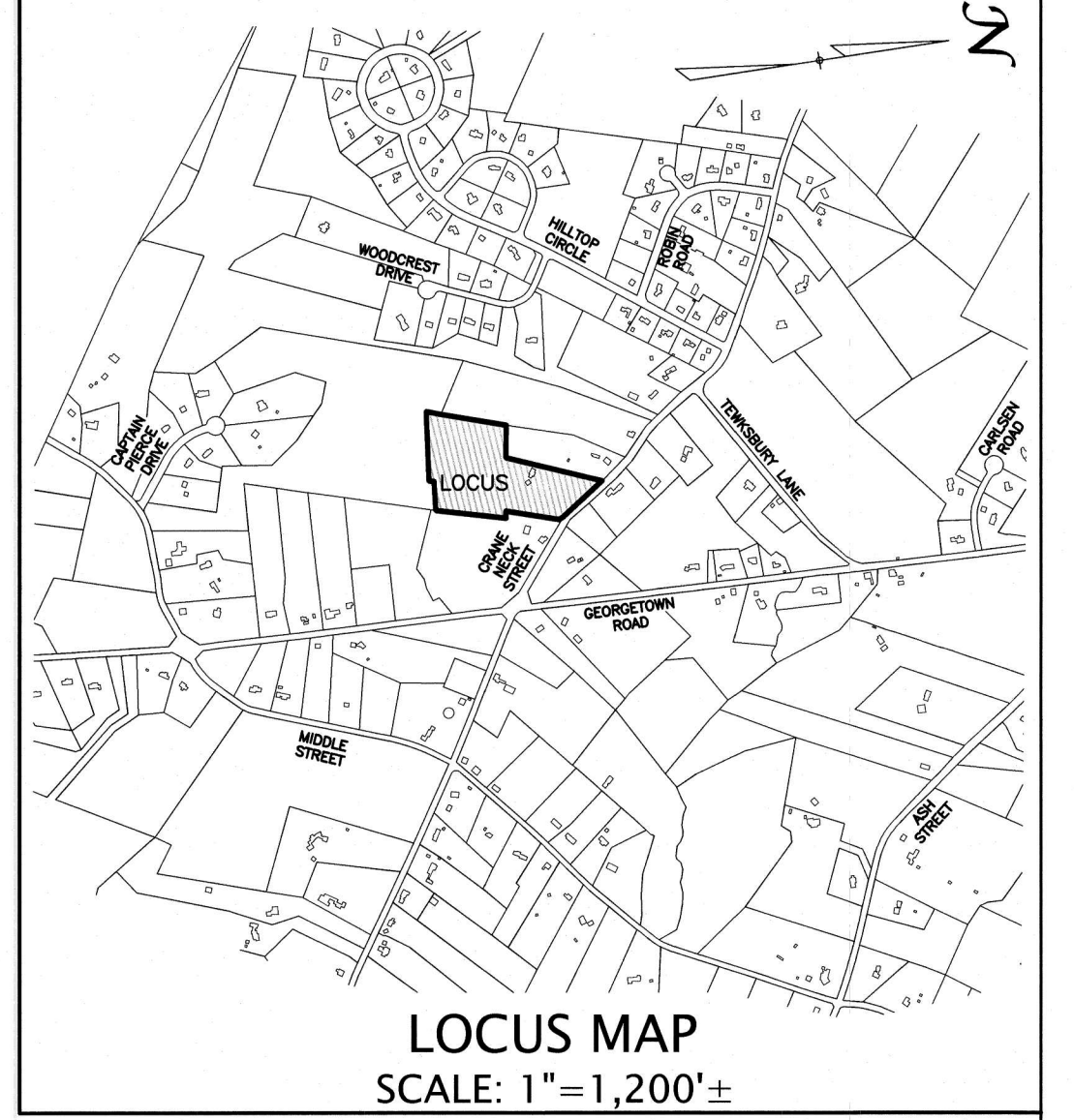
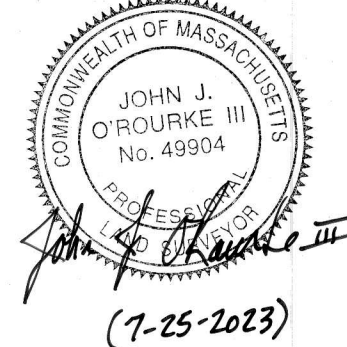
SCALE: 1" = 40' 0' 20' 40' 80' DATE: JULY 25, 2023

87 CRANE NECK STREET



OWNER/APPLICANT:
BROOK VIEW TRUST
(WILLIAM P. SPALDING AND DIANNE E. SPALDING, TRUSTEES)
87 CRANE NECK STREET
WEST NEWBURY, MA 01985
ASSESSORS MAP R3 LOT 14B
(PARCEL ID 0030 0000 0014B)
DEED REFERENCE: BOOK 40466 PAGE 164
RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS

PLAN REFERENCE:
PLAN BOOK 294 PLAN 46
RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
WEST NEWBURY PLANNING BOARD

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.

ZONING DISTRICT: RESIDENCE A:

MINIMUM LOT AREA: 80,000 S.F.
MINIMUM LOT FRONTAGE: 200 FEET
MINIMUM CONTIGUOUS AND BUILDABLE AREA
(C.B.A.): 75% (60,000 S.F.)
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 20 FEET
MAXIMUM LOT COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM LOT WIDTH: 90% @ FRONT YARD SETBACK (180 FEET)
MINIMUM DISTANCE BETWEEN LOT LINES: 40 FEET

REDUCED FRONTAGE LOT (SPECIAL PERMIT)

MINIMUM LOT AREA: 160,000 S.F.
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM CONTIGUOUS AND BUILDABLE AREA
(C.B.A.): 75% (120,000 S.F.)
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 40 FEET
REAR YARD SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM LOT WIDTH: 90% @ FRONT YARD SETBACK (90 FEET)
MINIMUM DISTANCE BETWEEN LOT LINES: 40 FEET
DIAMETER OF CIRCLE: 200 FEET

PROPERTY PARTIALLY LIES IN FLOODPLAIN OVERLAY DISTRICT.

I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

John F. O'Rourke III, P.L.S.
WILLIAMS & SPARAGES LLC

TOWN OF WEST NEWBURY
CONSERVATION COMMISSION
0 CAPTAIN PIERCE DRIVE
ASSESSORS MAP R3 LOT 14C
DEED BOOK 14284 PAGE 392

COSGROVE CRANE NECK REALTY TRUST
(MELANIE DAWN COSGROVE, TRUSTEE)
75 CRANE NECK STREET
ASSESSORS MAP R3 LOT 15
DEED BOOK 40409 PAGE 527

FLOODPLAIN
OVERLAY DISTRICT
(APPROXIMATE LOCATION OF
ZONE A AS SHOWN ON
FLOOD INSURANCE RATE MAP
NUMBER 25009C0113F, EFFECTIVE
DATE JULY 3, 2012)

BORDERING
VEGETATED
WETLANDS

LOT 2
340,332 S.F.
7.813 ACRES
LOT FRONTAGE: 100.00 FEET
LOT WIDTH: 119.72 FEET
C.B.A.: 254,600± S.F.

CHRISTOPHER A. & KELLY R. DUKARSKI
81 CRANE NECK STREET
ASSESSORS MAP R3 LOT 14A
DEED BOOK 22927 PAGE 572

LOT 1
122,166 S.F.
2.805 ACRES
LOT FRONTAGE: 260.88 FEET
LOT WIDTH: 245.31 FEET
C.B.A.: 77,400± S.F.

PROPOSED COMMON
DRIVEWAY & UTILITY
EASEMENT
8,000 S.F.
0.184 ACRES

RICHARD H. SHEA IRREVOCABLE TRUST
(RICHARD H. SHEA, TRUSTEE) AND
DEBORAH P. SHEA IRREVOCABLE TRUST
(DEBORAH P. SHEA, TRUSTEE)
93 CRANE NECK STREET
ASSESSORS MAP R3 LOT 13
DEED BOOK 32794 PAGE 303

LEGEND OF ABBREVIATIONS

DH - DRILL HOLE
ECSB - ESSEX COUNTY STONE BOUND
(FND) - FOUND
12" D - 12" DECIDUOUS TREE

NOTES:

1. THE PURPOSED OF THIS PLAN IS TO SUBDIVIDE ONE EXISTING BUILDING LOT INTO TWO BUILDING LOTS.
2. THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0113F, EFFECTIVE DATE JULY 3, 2012.
3. CRANE NECK STREET IS A SCENIC ROAD.
4. WETLAND RESOURCE AREAS SHOWN HAVE BEEN DELINEATED BY WILLIAMS & SPARAGES ON JUNE 10, 2021.
5. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT FROM AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARAGES ON AUGUST 16, 2021.