

The Cottages at Rolling Hills  
28 Coffin Street & 566 Main Street  
West Newbury, MA 01985

**PROJECT ELIGIBILITY/SITE APPROVAL**  
(152 Units of Homeownership Units)

Submitted To:

MassHousing  
March, 2020

Submitted By:

Cottage Advisors MA, LLC  
Howard J. Hall, Manager

Attorney Melissa E. Robbins  
Deschenes & Farrell, P.C.  
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Westford, MA 01886

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*Douglas C. Deschenes  
Kathryn Lorah Farrell  
Melissa E. Robbins\**

*\*Admitted in MA and NH*

March 27, 2020

Michael Busby  
40B Project Coordinator  
MassHousing  
One Beacon Street, 4<sup>th</sup> Floor  
Boston, MA 02108

**RE: MassHousing Application**  
**28 Coffin Street & 566 Main Street – West Newbury, MA**

Dear Michael,

Please be advised that this office represents Cottage Advisors MA, LLC regarding a proposed affordable housing project in West Newbury, Massachusetts. The project as proposed would be entitled "Cottages at Rolling Hills" and would create one hundred fifty-two (152) units of home ownership at 28 Coffin Street & 566 Main Street, West Newbury, MA.

Enclosed please find the application, filing fees and required documents as per the MassHousing site approval application requirements. Please let me know if you require any further information.

Sincerely,



Melissa E. Robbins

Enclosures  
Via UPS



## Site Approval Checklist

### Site Approval Application Requirements

For projects financed under a MassHousing program or the New England Fund (NEF) program, Determination of Project Eligibility ("Site Approval") by MassHousing will commence upon submission to MassHousing of a complete Site Approval Application, which must include:

- **Cover Letter** – The cover letter from the developer/applicant must identify the project and the projected date for filing a Comprehensive Permit application.
- **Smart Growth Self-Assessment** (the "Smart Growth Criteria Scorecard") – Effective January 1, 2006, an applicant seeking Site Approval for a project must demonstrate that the proposal is consistent with the Commonwealth's **Ten Sustainable Development Principles** by completing the **Smart Growth Criteria Scorecard**. For further assistance in completing the Scorecard, please refer to the **Smart Growth Guidelines for Project Consistency with the Commonwealth's Sustainable Development** (also known as the "Smart Growth Evaluation Criteria") issued by the Massachusetts Department of Housing and Community Development (DHCD).
- **Site Approval Application and Supporting Materials** – In addition to the Smart Growth Criteria Scorecard discussed above, an applicant must complete a Site Approval Application:

*Home Ownership Projects: [Site Approval Application \(Housing Starts Program\)](#)*

*Rental Projects: [Site Approval Application](#)*

The completed forms must indicate that the development proposal is financially feasible based on the requirements of the financing program selected, the housing market in which the project is proposed, estimated financing sources and development costs, and sales prices or rents.

*Note:* All Site Approval Applications submitted after November 7, 2005 must comply with the budget and other standards identified in the Local 40B Review and Decision Guidelines (the "**MHP 40B Guidelines**") issued by the Massachusetts Housing Partnership.

All Site Approval Applications seeking financing through the Federal Home Loan Bank of Boston's New England Fund Program must also comply with the **Guidelines for Housing Programs in Which Funding is Provided Through a Non-Governmental Entity** (the DHCD "NEF Guidelines").

*Last Updated October 15, 2007*

In addition, the following information is required for Home Ownership or Rental Projects:

*Home Ownership Projects*

Please refer to the Checklist included on Page 9 of the Home Ownership Site Approval (Housing Starts Program) Application above, and the [Housing Starts Process and Guidelines](#).

*Rental Projects*

Please submit the following along with the Smart Growth Criteria Scorecard and Site Approval Application forms:

1. **Evidence of Site Control (Attachment 1)** – Documentation, such as a deed, purchase and sale agreement or option to purchase, that shows the applicant/developer has site control.
2. **Town/City Map (Attachment 2)** – A map that identifies the site location and distances from
  - Schools
  - Police and Fire Stations
  - Hospitals
  - Churches and Houses of Worship
  - Recreational Facilities
  - Public Transportation (specify)
  - City Hall and Public Buildings
  - Shopping Facilities
3. **Site Description (Attachment 3)** – A description that includes detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes. Confirmation and description of access to a public way must be included and identified on the submitted site plans. An aerial photograph of the site or regular photo of the entrance of the site with an appropriate landmark should also be included. Several companies have taken aerial photographs of all parts of the state that are available for purchase.
4. **Plans and Specifications (Attachment 4)** – The application must include the following:
  - a. *Preliminary Drawings* – Two (2) sets of drawings (not larger than 30" x 42"), signed by a registered architect or engineer, which include

*Cover sheet showing written tabulation of*

- Proposed buildings by construction type (refer to categories under "Project Information" of the Site Approval Application) and sizes (square feet/height).
- Dwelling unit distribution by floor, size, bedroom/bath number and handicapped designation.
- Square footage breakdown by commercial, residential and other usage.
- Number of parking spaces, parking ratio required and proposed.
- Proposed dwelling units per acre under the proposed zoning, as well as allowable dwelling units per acre, if applicable, under current zoning.
- Percentage breakdown of the tract to be occupied by buildings, by parking and other paved vehicular areas, and open areas.



*Site plan showing*

- Contours
- Lot lines, streets and existing buildings.
- Building footprints, parking, site improvements and general dimensions.
- Adjacent building construction types and uses, footprints and heights.
- Zoning use, dimensional and bulk restrictions (i.e., setback requirements, height restrictions, etc.) applicable to the proposed development site, as well as easements and related restrictions.
- Wetlands and buffer zones, flood hazard areas, ledges and other environmental constraints.

*Utilities plan showing*

- Existing and proposed locations.
- Types of sewage, water, drainage facilities, etc.

*Graphic Description of the Design Concept showing*

- Typical building floor plans.
- Typical unit plans with square footage tabulations.
- Elevations, sections, perspectives or photographs.
- Typical wall sections.

b. *Reports and Maps* – One (1) set of each of the following

- Soils Report or Bearings for proposed new construction; structural report for proposed rehabilitation of existing building.
- An original U.S. Geological Survey map showing location of the site.

5. *State Approvals or Determinations (Attachment 5)* – Include all applicable approvals or determinations relating to the site and/or project proposal, if any, such as Conservation Commission Order of Conditions, DEP Superceding Order of Conditions, MEPA Determinations, Executive Order 193 Determinations, etc.

Also include any environmental information, such as the following:

- Site Assessments, if any, performed under Chapter 21E, and/or any Phase I or II Environmental Assessments.
- Wetland delineations and/or flood hazard areas (include a copy of applicable Flood Insurance Maps), as well as required local and state buffer zones.

6. *Federal Home Loan Bank of Boston (Attachment 6)* – Member Bank Letter of Interest (See also 40B Other Required Information form noted above for further details).

7. *Developer/Applicant Qualifications (Attachment 7)* – Include a list of prior related experience (within the last five years) for each development team member (See 40B Other Required Information form noted above for further details).

### Land Value Appraisal

MassHousing has endorsed the Uniform Land Value Policy described in the [MHP 40B Guidelines](#) issued by MHP. Under the MHP 40B Guidelines, the allowable land acquisition cost that may be included in the project's development budget will be limited to the market value of the development site under its [pre-40B zoning](#) (the "As Is" Value), plus reasonable and verifiable carrying costs associated with the acquisition of the land. Please refer to Appendix A of the MHP Guidelines for further discussion regarding acquisition value.

### Site Approval Notification Requirements

All Home Ownership or Rental Project Site Approval Applications submitted to MassHousing are subject to the following notification requirements:

1. **Notice of Application to Chief Elected Official** – Upon submission of the Site Approval application to MassHousing, the applicant must forward a copy of the application and plans to the Chief Elected Official of the community in which the development is to be located.

Upon MassHousing's determination of its receipt of a complete application, MassHousing will initiate the 30-day review period to allow comments from the community in which the development is to be located.

Please note that MassHousing will issue a Project Eligibility ("Site Approval") Letter for Home Ownership or Rental developments that are subject to the regulations listed below. However, in such cases, MassHousing's Site Approval Letter will note to the Applicant that the affected municipality may have rights under the referenced regulations, including the right to deny such comprehensive permit application or grant a comprehensive permit with conditions.

- **General Land Area Minimum** (see [760 CMR 31.04 \(2\)](#)) – Projects within a municipality in which low and moderate income housing exists on sites comprising more than 1.5% of the total land area zoned for residential, commercial or industrial use, pursuant to MGL c. 40B § 20.
- **Recent Progress Toward Housing Unit Minimum** (see [760 CMR 31.07 \(1\)\(d\)](#)) – Projects within a municipality that has made recent progress toward its required Housing Unit Minimum, as defined in [760 CMR 31.04 \(1\)](#), through the creation of housing units during the preceding 12 months equal to or greater than 2% of the municipality's total housing units.
- **Large Scale Project Review** (see [760 CMR 31.07 \(1\)\(g\)](#)) – Projects proposing a total number of units in excess of the following maximums:

<u># Housing Units in Municipality</u>	<u>Maximum # of Project Units</u>
7,500+	Greater of 300 units or 2% of total housing units
5,001 – 7,499	250 units
2,500 – 5,000	200 units
2,499 or fewer	150 units

- **Planned Production** (see [760 CMR 31.07 \(1\)\(i\)](#)) – Projects within a municipality that has adopted an affordable housing plan approved by the Department of Housing and Community Development.
  - **Related Applications** (the “Cooling-Off Period”; see [760 CMR 31.07 \(1\)\(h\)](#)) – Projects involving a site for which an application for a variance, special permit, subdivision, comprehensive permit or other approval related to construction was denied, withdrawn, disposed or is currently pending, provided such previous application did not include low or moderate income housing or did not involve insubstantial construction or modification of the preexisting use of the land.
2. **Notice of Application and Determination to the Department of Housing and Community Development (DHCD)**
- **Filing of Application** - Within 10 days of filing a Site Approval Application with MassHousing, the applicant must also provide written notice of the application to

Director  
Massachusetts Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Such Notice to DHCD shall be sent via CERTIFIED MAIL or HAND DELIVERY. Failure to provide this Notice (and proof of delivery, such as a copy of a return receipt) within the required 10-day period shall be considered by Masshousing as a withdrawal of the application.

A copy of the required DHCD Notice and proof of delivery must also be sent by CERTIFIED MAIL or HAND DELIVERY to

**Home Ownership Projects:**

Michael Busby  
Loan Specialist  
MassHousing  
One Beacon Street, 29th Floor  
Boston, MA 02108

**Rental Projects:**

Nancy Andersen  
Manager of Rental Programs and Development  
Rental Development Department  
MassHousing  
One Beacon Street, 26th Floor  
Boston, MA 02108

- *Site Approval Determination* – Within ten (10) days of the receipt of a written Site Approval Determination from MassHousing, the applicant is responsible for forwarding a copy of the Determination via CERTIFIED MAIL or HAND DELIVERY to the Director of DHCD at the address listed above.
3. **Notice of Application to Executive Office of Environmental Affairs** – Depending on certain development characteristics (e.g., more than 100 units, the need for a curb cut from a state road, etc.), a developer may need to file an Environmental Notification Form (ENF) in order to comply with state requirements. For further information, please contact

*Massachusetts Executive Office of Environmental Affairs  
Massachusetts Environmental Policy Act (MEPA) Unit  
251 Causeway Street, Suite 900  
Boston, MA 02114*

4. **Notices Following Issuance of Site Approval Letter** – Pursuant to the terms of the MassHousing Site Approval Letter, the applicant is required to file for a Comprehensive Permit with the municipality's Zoning Board of Appeals (ZBA) within two (2) years following issuance of the Site Approval Letter, unless an extension is granted in writing by MassHousing. In addition, the developer/applicant is required to notify MassHousing at the following times, if applicable, during the Chapter 40B Comprehensive process
- Comprehensive Permit Application Filing with the ZBA
  - Comprehensive Permit Approval or Denial by the ZBA
  - Appeal Filing with the Housing Appeals Committee (HAC) and/or Superior Court
  - HAC and/or Superior Court Decision
  - Change of Financing to a Non-MassHousing or NEF Source



### Site Approval Fees

The following fees are due at the time of each Site Approval Application submittal to MassHousing, regardless of whether funding is sought through a MassHousing program and/or the New England Fund (NEF) program:

1. MassHousing Application Processing Fee – \$2,500
2. Chapter 40B Technical Assistance/Mediation Fee – Under an Interagency Agreement between DHCD, MassHousing, MHP and MassDevelopment, an additional fee will be collected by MassHousing and remitted to MHP to fund the following services related to the Chapter 40B permitting process:
  - Technical assistance grants to local governments reviewing Chapter 40B applications
  - Mediation services to resolve community issues arising from the Chapter 40B process
  - Professional staff for HAC.

The total amount of the Technical Assistance/Mediation Fee is based on the combination of the following two (2) fees:

- a. *Base Fee (based on sponsor type)*  
*Limited Dividend Organization Sponsor – \$2,500; or*  
*Non-Profit Organization or Public Agency Sponsor – \$1,000*
  - b. *Unit Fee (all projects)*  
Each project, regardless of sponsor type – \$30 per unit
3. Land Appraisal Cost – At the expense of the applicant, MassHousing will commission a pre-40B land value appraisal to confirm compliance with MassHousing's **Acquisition Value Policy** (for Rental Programs) and the Appendix of the MHP Guidelines. MassHousing will select the appraiser from its list of pre-approved appraisers, who are all General Real Estate Appraisers licensed by the Commonwealth of Massachusetts, and the appraiser will be required to submit a Self-Contained Appraisal Report to MassHousing in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

**Please Submit Required Site Approval Application Materials and Fees as follows:**

*Home Ownership Projects*

Submit original application and one (1) copy of plans to  
Michael Busby  
Loan Specialist  
MassHousing  
One Beacon Street, 29th Floor  
Boston, MA 02108

*Rental Projects*

Submit original plus three (3) copies of application and two (2) copies of plans to  
  
Nancy Andersen  
Manager of Rental Programs and Development  
Rental Development Department  
MassHousing  
One Beacon Street, 26th Floor  
Boston, MA 02108

**Please Note:** Neither Site Approval nor Final Approval from MassHousing constitutes a Loan Commitment under any financing program by MassHousing, the Federal Home Loan Bank of Boston or its member banks. All potential MassHousing and NEF financing for the project is subject to further review and underwriting following receipt of a Comprehensive Permit and a complete application for a Loan Commitment.

PLEASE REFER TO THE **FINAL APPROVAL CHECKLIST** FOR FURTHER REQUIREMENTS UPON ISSUANCE OF A COMPREHENSIVE PERMIT AND REQUIRED REGULATORY DOCUMENT TEMPLATES

*For further information, please contact*

Home Ownership Projects: Michael Busby 617.854.1219 or [mbusby@masshousing.com](mailto:mbusby@masshousing.com)  
Rental Projects: Nancy Andersen 617.854.1360 or [nandersen@masshousing.com](mailto:nandersen@masshousing.com)

*For further program information, see*

Home Ownership Projects: [www.masshousing.com/housingstarts](http://www.masshousing.com/housingstarts)  
Rental Projects: [www.masshousing.com/rentaldevelopers](http://www.masshousing.com/rentaldevelopers)

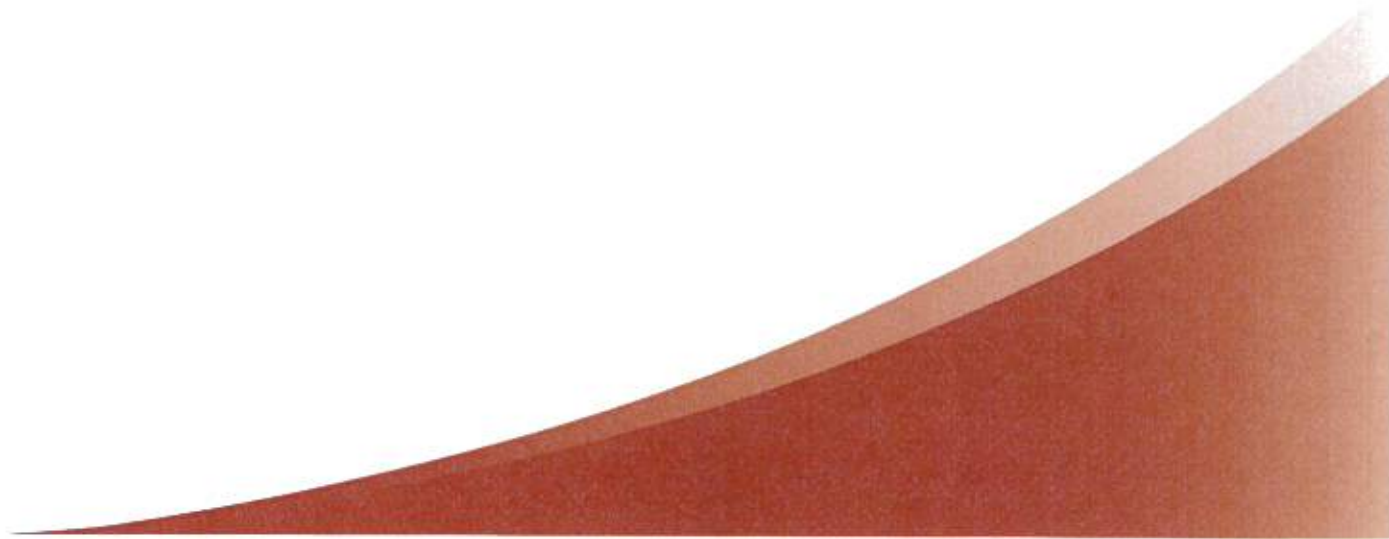
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## Comprehensive Permit Site Approval Application/**Homeownership**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://www.masshousingrental.com)





## Comprehensive Permit Site Approval Application/Homeownership

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<http://www.mass.gov/hcd/economic/cohcd/dhcd/legal/regs/760-cmr-56.html> and  
[www.mass.gov/hcd/docs/dhcd/legal/comprehensivepermitguidelines.pdf](http://www.mass.gov/hcd/docs/dhcd/legal/comprehensivepermitguidelines.pdf).

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

Gregory Watson, Manager of Comprehensive Permit Programs  
MassHousing, One Beacon Street, Boston, MA 02108

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or [gwatson@masshousing.com](mailto:gwatson@masshousing.com) to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

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### **Our Commitment to You**

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

**If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.**

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.





**Application for Chapter 40B Project Eligibility/Site Approval  
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Please be sure to answer ALL questions. Indicate "N/A", "None" or "Same" when necessary.

**Section 1: GENERAL INFORMATION** (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: The Cottages at Rolling Hills

Municipality: Town of West Newbury

Address of Site: 28 Coffin Street, West Newbury and 566 Main Street

Cross Street (if applicable): N/A

Zip Code: 01985

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map R23, Parcels 80, 40, 90, 110, 120, 6B

Name of Proposed Development Entity (typically a single purpose entity): Cottage Advisors MA, LLC

Entity Type: Limited Dividend Organization  Non-Profit\*  Government Agency

\* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.

Has this entity already been formed? Yes  No

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): Cottage Advisors MA, LLC

Applicant's Web Address, if any: N/A

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes  No  If yes, please explain: Construction Management

**Primary Contact Information** (required)

Name of Individual: Melissa E. Robbins

Relationship to Applicant: Attorney

Name of Company (if any): Deschenes & Farrell, P.C.

Street Address: 515 Groton Road, Suite 204

City/Town/Zip: Westford, MA 01886

Telephone (office and cell) and Email: 978-496-1177, melissa@dfpclaw.com

**Secondary Contact Information** (required)

Name of Individual: Howard Johnstone Hall

Relationship to Applicant: Manager of LLC

Name of Company (if any): Cottage Advisors MA, LLC

Street Address: 25 Storey Ave, PMB 319

City/Town/Zip: Newburyport MA 01950

Telephone (office and cell) and Email: 617-512-3408, chall@cottageadvisors.com

**Additional Contact Information** *(optional)*

Name of Individual: N/A  
Relationship to Applicant: \_\_\_\_\_  
Name of Company *(if any)*: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City/Town/Zip: \_\_\_\_\_  
Telephone *(office and cell)* and Email: \_\_\_\_\_

**Anticipated Financing:**                      MassHousing     NEF Bank \_\_\_\_\_  
Name of NEF Bank:                      Lowell Five

Total Number of Units 152.00    # Affordable Units 38.00    # Market Rate Units 114.00  
Age Restricted? Yes  No                       If Yes, 55+  or 62+

**Brief Project Description (150 words or less):**

The development of 152 units on 75.37 acres of land off Coffin and Main Street in West Newbury MA. More specifically, the development will provide for 132 duplex units and 20 single family units. The existing single family home on 566 Main Street will be retained as a single family unit. The development will provide for 38 affordable units.

**Required Attachments Relating to Section 1**

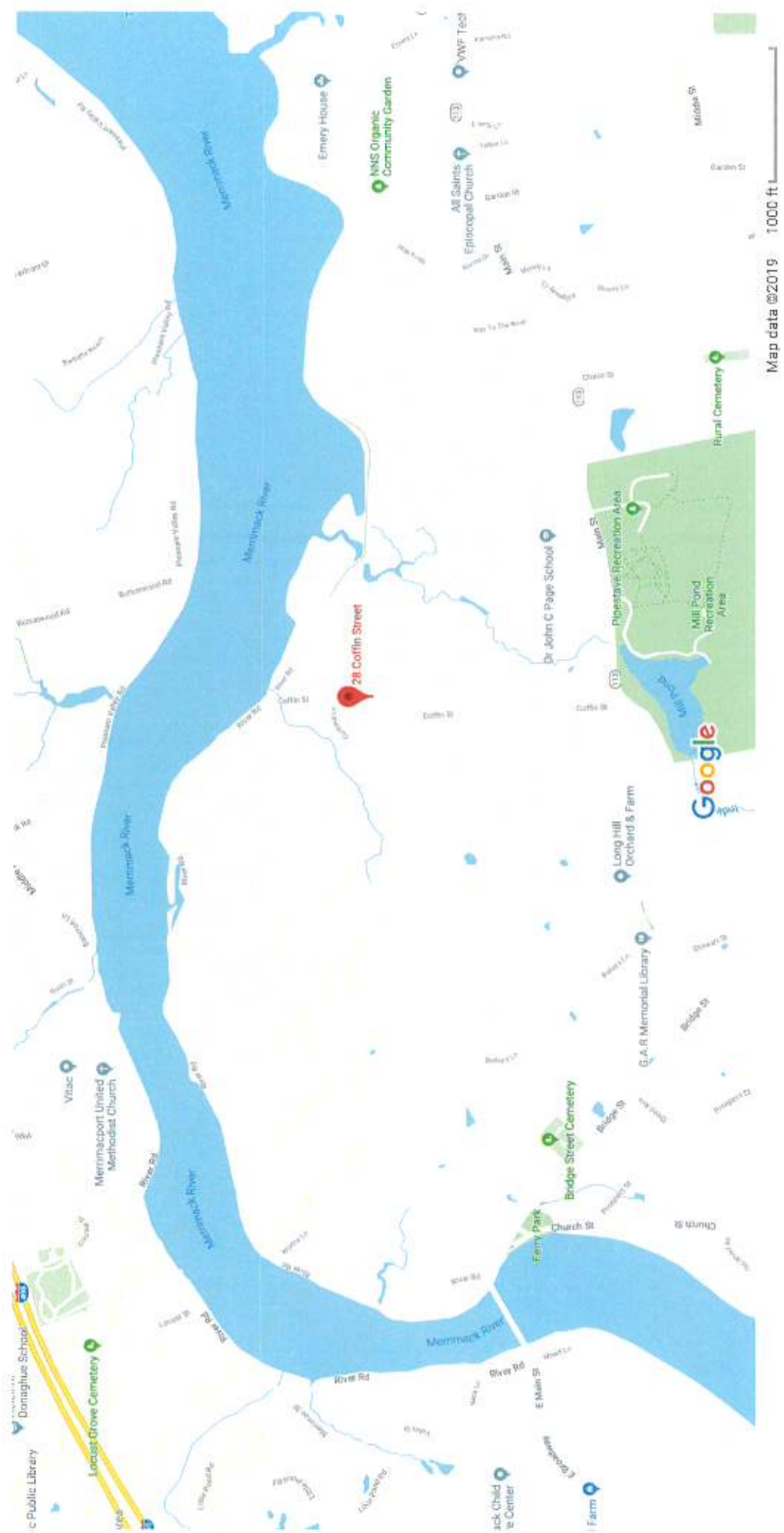
- 1.1 Location Map**  
Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.
- 1.2 Tax Map**  
Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.
- 1.3 Directions**  
Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.



## Section 1.1

### Location Map

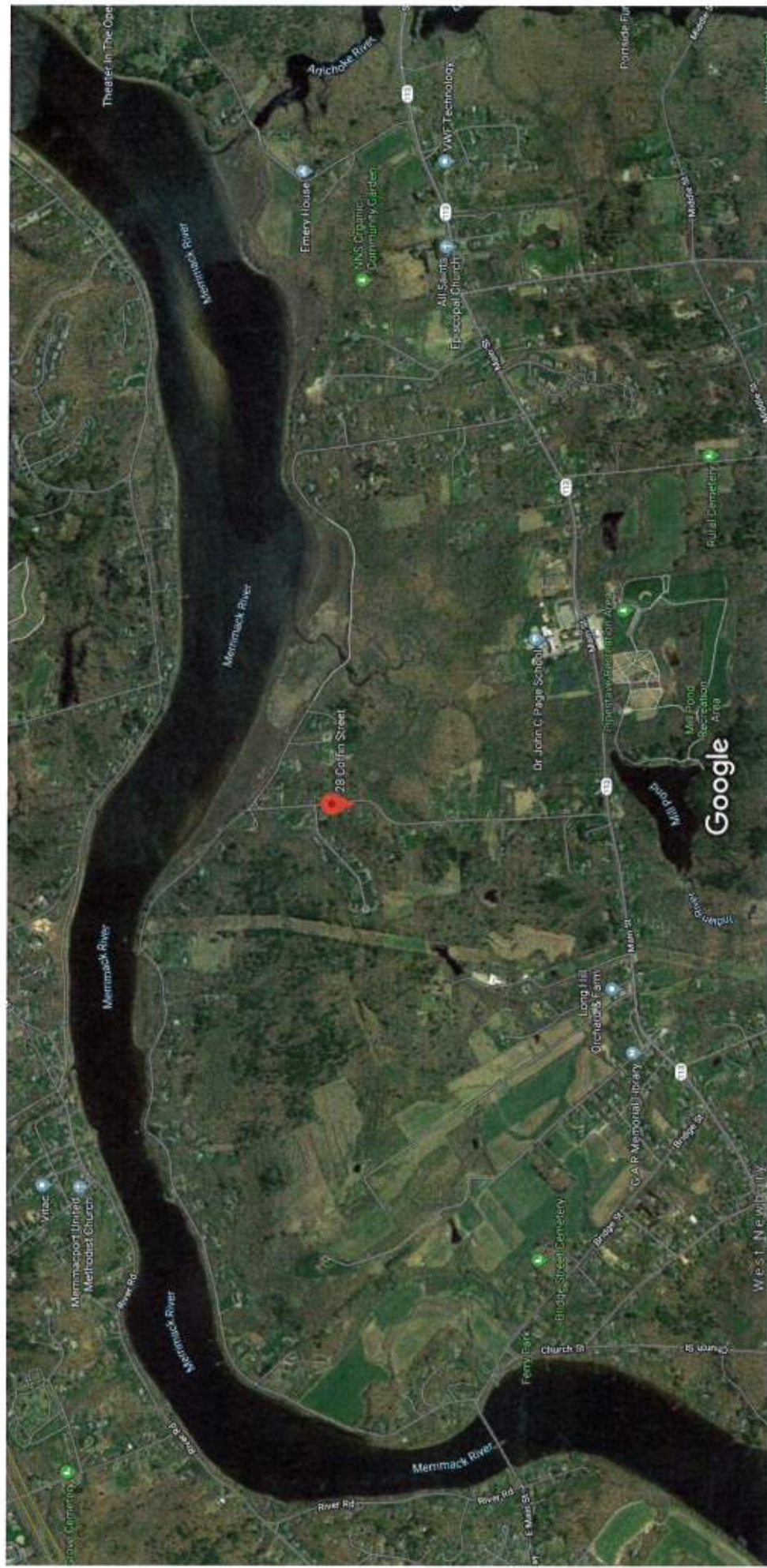
Google Maps  
28 Coffin St  
28 Coffin Street, West Newbury, MA





28 Coffin St

28 Coffin Street, West Newbury, MA



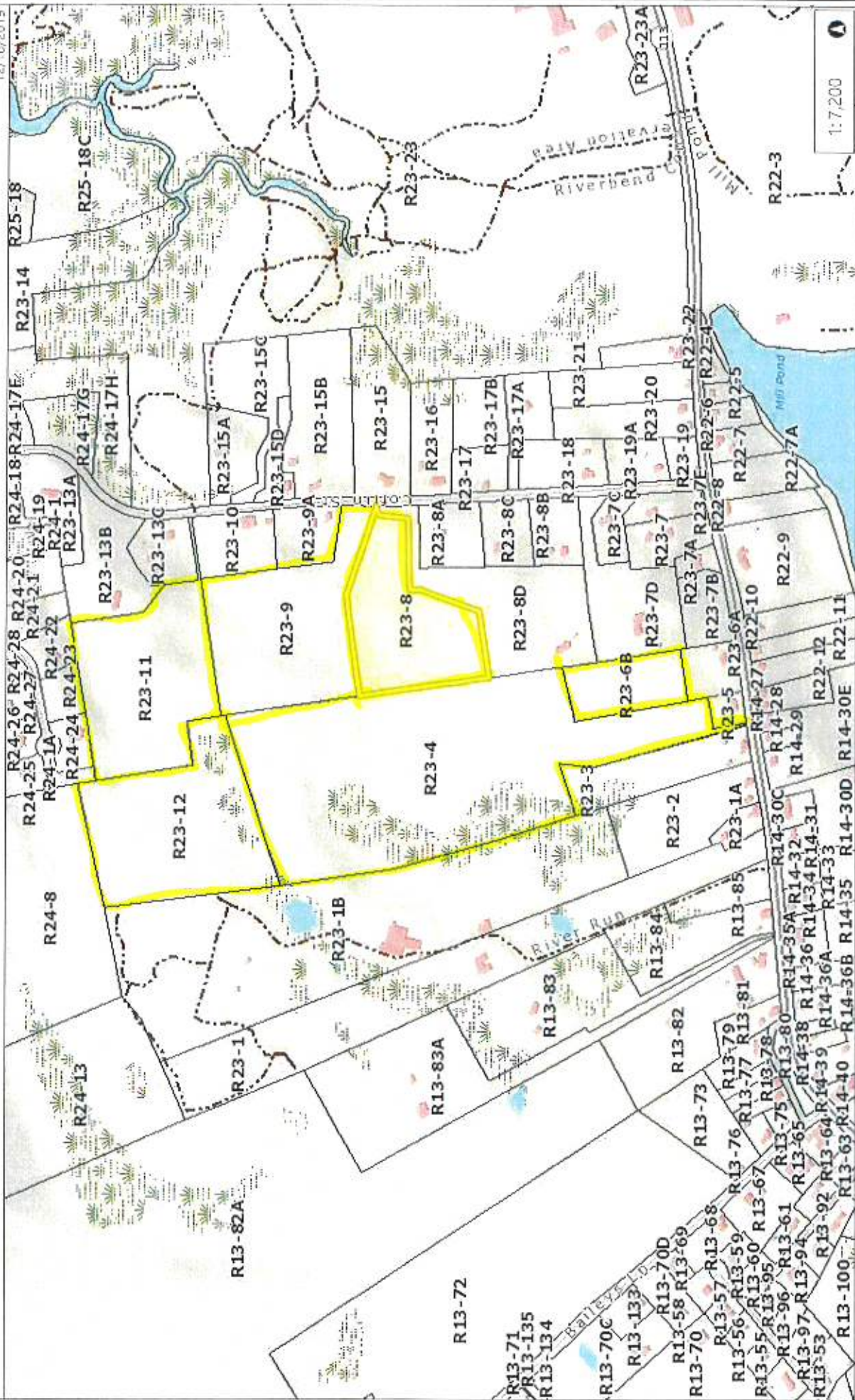
Imagery ©2019 CNES / Airbus, MassGIS, Commonwealth of Massachusetts EDEA, Maxar Technologies, USDA, Farm Service Agency, Map data ©2019 1000 ft

## Section 1.2

### Tax Map



# 28 Coffin Street, West Newbury, MA



**LEGEND**

	Parcel boundary		Interstate
	Major road		Building Footprints
	Minor road		Wetlands
	Stream		Topographic Features
	Electric		Telephone

Data Source: Provided by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of West Newbury & West Newbury, MVPC AND THE TOWN OF WEST NEWBURY MAKE NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF WEST NEWBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR ABUSE OF THIS INFORMATION.



# 566 Main Street, West Newbury

3/27/2020



- Legend**
- Trails
  - Building Footprints
  - Local Road
  - Major Road
  - Interstate
  - Wetlands
  - Roads
  - Streams
  - Parcels
  - Hydrographic Features
  - MVPC Boundary
  - Easements

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of West Newbury & MassGIS. MVPC AND THE TOWN OF WEST NEWBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF WEST NEWBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

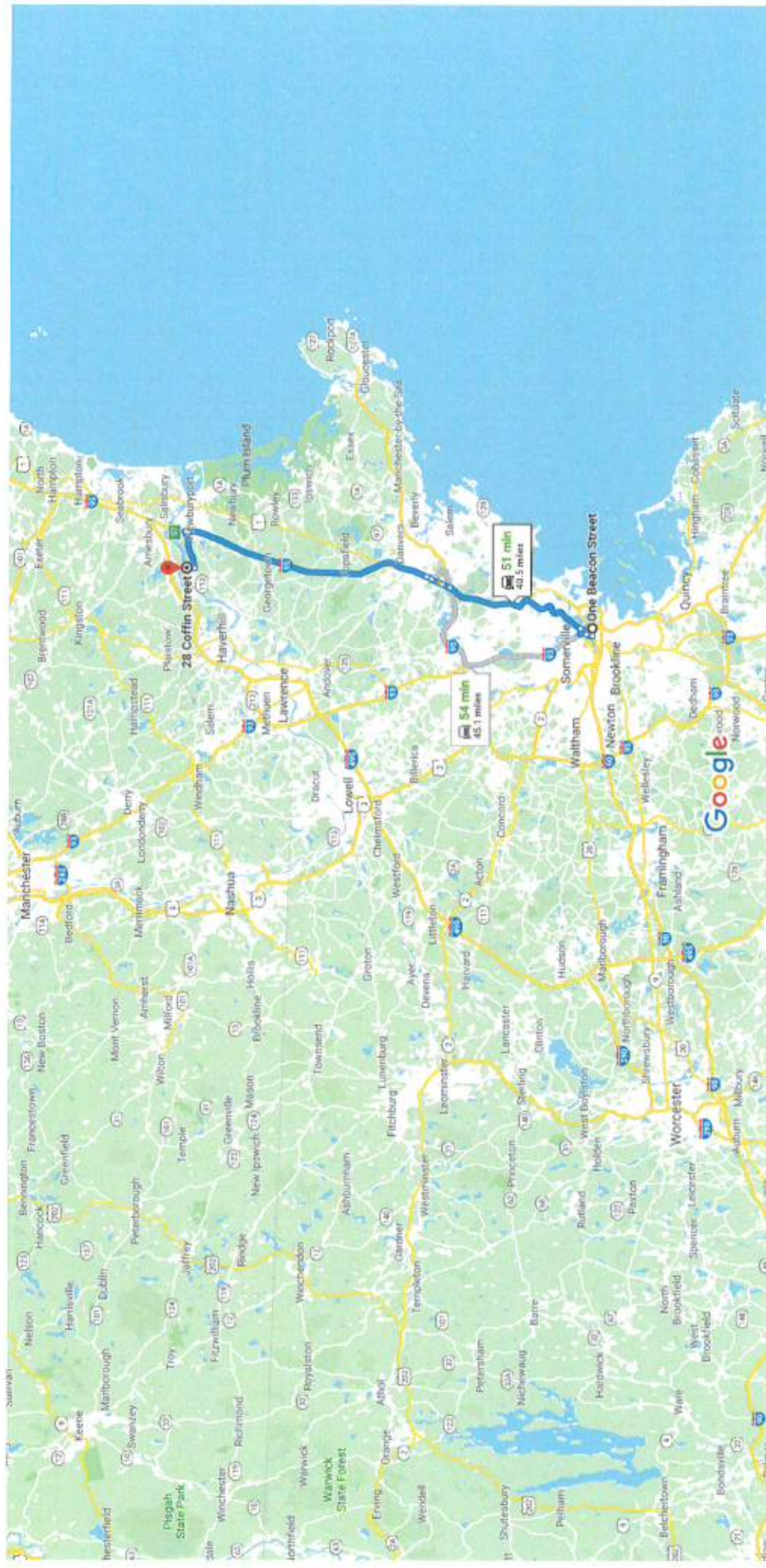
## Section 1.3

Directions



# Google Maps One Beacon Street to 28 Coffin St, West Newbury, MA 01985

Drive 40.5 miles, 51 min



Map data ©2019 Google 5 mi


## One Beacon Street

1 Beacon St, Boston, MA 02108

## Take Mt Vernon St to MA-28 N

5 min (0.7 mi)



- ↑ 1.  Proceed north on Somerset St toward Pemberton Square
- ↩ 2. Somerset St turns left and becomes Ashburton Pl 230 ft
- ↗ 3. Slight right toward Deme St 203 ft
- ↩ 4. Turn left onto Deme St 217 ft
- ↩ 5. Turn left onto Hancock St 420 ft
- ↘ 6. Hancock St turns right and becomes Mt Vernon St 367 ft
- ↘ 7. Turn right onto David G Mugar Way 0.4 mi
- ↘ 8. Turn right onto MA-28 N 161 ft

Continue to US-1 N. Take the US-1 N exit from MA-28 N 4 min (2.1 mi)

- ↘ 8. Merge onto MA-28 N 0.5 mi
  - ↘ 9. Use the left 2 lanes to take the US-1 N exit toward Tobin Bridge 1.6 mi
-  Toll road
-  Parts of this road may be closed at certain times or days

Get on I-95 N in Peabody 19 min (14.2 mi)

↑ 10. Continue onto US-1 N



Toll road

Pass by Burger King (on the left in 7.5 mi)

12.2 mi

↙ 11. Keep left to continue on Newbury St/Newburyport Turnpike

0.6 mi

↙ 12. Keep left to stay on Newbury St/Newburyport Turnpike

0.9 mi

⬆️ 13. Use the right 2 lanes to take the Interstate 95 N ramp to New Hampshire/Maine

0.4 mi

Follow I-95 N to MA-113 W/Storey Ave in Newburyport.  
Take exit 57 from I-95 N

17 min (19.6 mi)

⬆️ 14. Merge onto I-95 N

19.5 mi

↙ 15. Take exit 57 for MA-113 toward W Newbury/Newburyport

0.2 mi

Continue on MA-113 W. Drive to Coffin St in West Newbury

7 min (3.7 mi)

↙ 16. Sharp left onto MA-113 W/Storey Ave (signs for W Newbury)

Continue to follow MA-113 W

3.1 mi

↘ 17. Turn right onto Coffin St

Destination will be on the left

0.6 mi

## 28 Coffin St

West Newbury, MA 01985

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.





**Application for Chapter 40B Project Eligibility/Site Approval  
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

**Section 2: EXISTING CONDITIONS / SITE INFORMATION** (also see Required Attachments listed at end of Section 2)

*In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.*

Name of Proposed Project: The Cottages at Rolling Hills

**Buildable Area Calculations**

**Sq. Feet/Acres** (enter "0" if applicable—do not leave blank)

Total Site Area	3,282,984.00
Wetland Area	666,336.49
Flood/Hazard Area	0.00
Endangered Species Habitat (animal and/or plant)	0.00
Conservation/Article 97 Land	0.00
Protected Agricultural Land	0.00
Other Non-Buildable (Describe)	0.00
<b>Total Non-Buildable Area</b>	<b>666,336.49</b>
<b>Total Buildable Site Area</b>	<b>2,616,647.51</b>

**Current use of the site and prior use if known:**

Approximately 72 Acres of undeveloped vacant land located at 28 Coffin Street, and a single family home at 566 Main Street West Newbury MA.

Is the site located entirely within one municipality? Yes  No

If not, in what other municipality is the site located? N/A

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) N/A

**Current zoning classification and principal permitted uses:**

Land is zoned as RB classification and principal use is undeveloped land. A small portion of the overall site contains an existing single family home. This existing single family home will be maintained.

**Previous Development Efforts**

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

None

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? NO

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	Y	on 566 Main not Coffin
Wastewater - public sewer	N	
Storm Sewer	N/A	
Water-public water	Y	
Water-private well	N	Town of West Newbury
Natural Gas	N	
Electricity	Y	National Grid
Roadway Access to Site	Y	
Sidewalk Access to Site	N	
Other		

Describe surrounding land use(s):

The surrounding land uses are residential.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	3.9 miles	
Schools	.9 miles	
Government Offices	.4 miles	
Multi-Family Housing		
Public Safety Facilities	.35 miles	
Office/Industrial Uses	6 miles	
Conservation Land	3.1 miles	
Recreational Facilities	3.1 miles	
Houses of Worship	1.3 miles	
Other		

List any public transportation near the Site, including type of transportation and distance from the site:

Park and Ride facility with Bus services provided to this lot through Coach Company. Greyhound bus stop and C&J Lines. Distance from site entrance is 3.3 miles.

Newburyport MBTA Station. Distance is 6.1 miles.

### Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints."

Are there any easements, rights of way or other restrictions of record affecting the development of the site? No

Is there any evidence of hazardous, flammable, or explosive material on the site? No

Is the site, or any portion thereof, located within a designated flood hazard area? No

Does the site include areas designated by Natural Heritage as endangered species habitat? No

Are there documented state-designated wetlands on the site? Yes

Are there documented vernal pools on the site? No

Is the site within a local or state Historic District or listed on the National Register or Historic Places? No

Has the site or any building(s) on the site been designated as a local, state or national landmark? No

Are there existing buildings and structures on site? Yes, one single family home.

Does the site include documented archeological resources? No

Does the site include any known significant areas of ledge or steep slopes? YES

## Required Attachments Relating to Section 2

### 2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground).
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas
- j. Existing Site entries and egresses

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

### 2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the Site (such as those available on-line) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

### 2.3 Site/Context Photographs

Please provide photographs of the Site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

### 2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

### 2.5 By-Right Site Plan (if available)

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the Site without any consideration being given to its potential for development under Chapter 40B.



## Section 2.1

### Existing Conditions Plan



DATE	REVISION	BY



DESIGN  
DRAFT  
MER  
CHECK

PREPARED FOR:  
COTTAGE ADVISORS MA, LLC  
25 STORY AVENUE, PMB 319  
NEWBURYPORT, MA 01950

SCALE: 1" = 120'

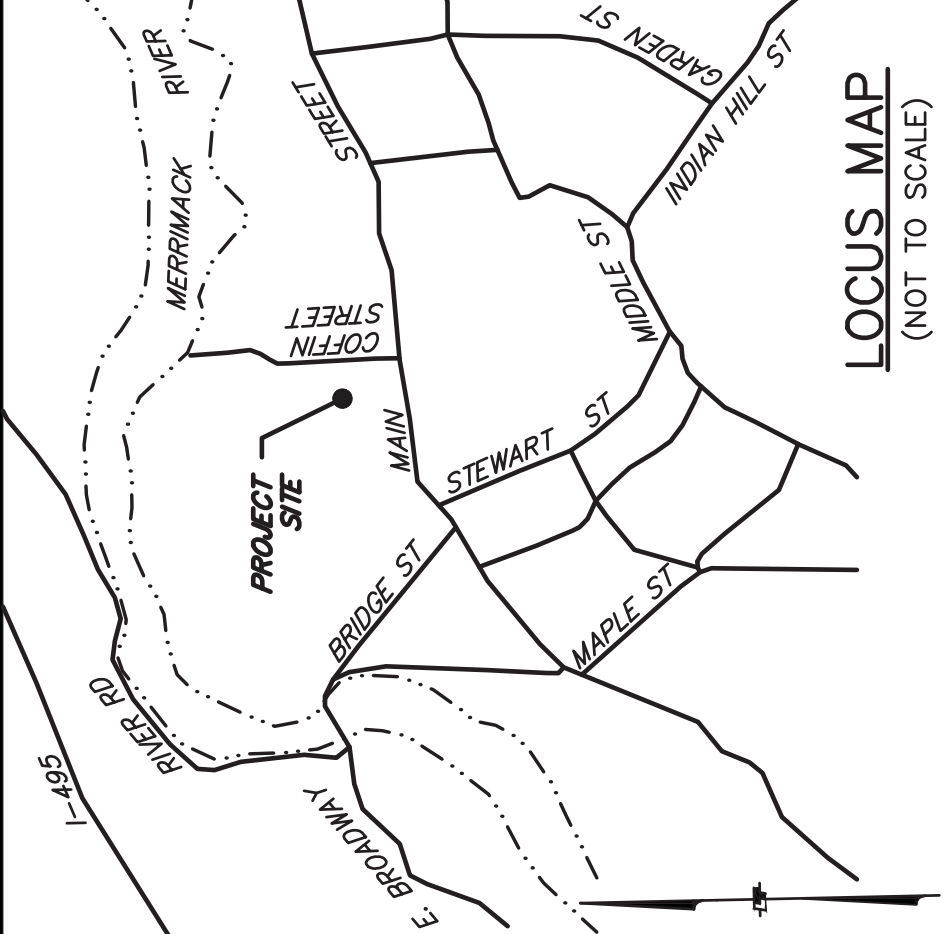
MARCH 25, 2020

WEST NEWBURY  
MASSACHUSETTS

**Landtech**  
Engineering/Design/Surveying/Permitting  
515 Corion Road - Westford, MA 01886  
Ph: (978) 692-6100 - landtechinc.com

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JOB NO. 19-284  
DWG. NO. 10685  
SHEET EX-1



**PLAN REFERENCES**  
THE FOLLOWING PLANS ARE ON FILE AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS:  
PLAN BOOK 454, PLAN 4  
PLAN BOOK 404, PLAN 44  
PLAN BOOK 397, PLAN 61  
PLAN BOOK 326, PLAN 50  
PLAN BOOK 167, PLAN 58  
PLAN BOOK 182, PLAN 52  
PLAN BOOK 187, PLAN 66  
PLAN BOOK 245, PLAN 71  
PLAN BOOK 307, PLAN 56  
PLAN BOOK 347, PLAN 72

**RECORD OWNER**  
JOHN E. BEAUCHER TRUST  
48 ROWLEY ROAD  
BOXFORD, MA 01921

**ASSESSOR'S REFERENCES**  
MAP 230, LOT 40  
MAP 230, LOT 120  
MAP 230, LOT 110  
MAP 230, LOT 90  
MAP 230, LOT 68

**DEED REFERENCES**  
THE FOLLOWING DEEDS ARE ON FILE AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS:  
DEED BOOK 32686, PAGE 367  
DEED BOOK 32686, PAGE 364  
DEED BOOK 10238, PAGE 213

**ZONING INFORMATION**  
SUBJECT PARCEL LOCATED IN THE FOLLOWING ZONING DISTRICTS:  
RESIDENTIAL B (RES-B)  
RESIDENTIAL C (RES-C)

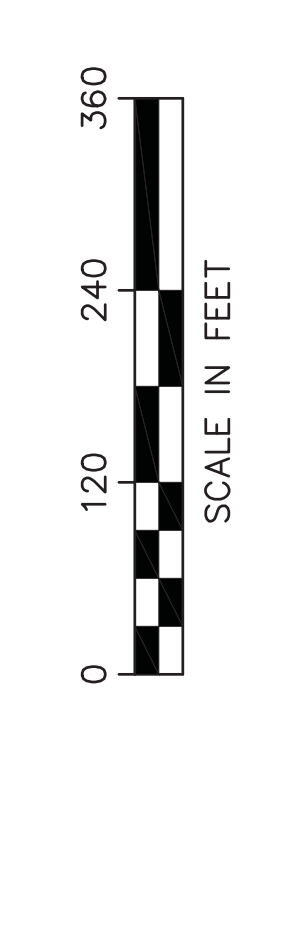
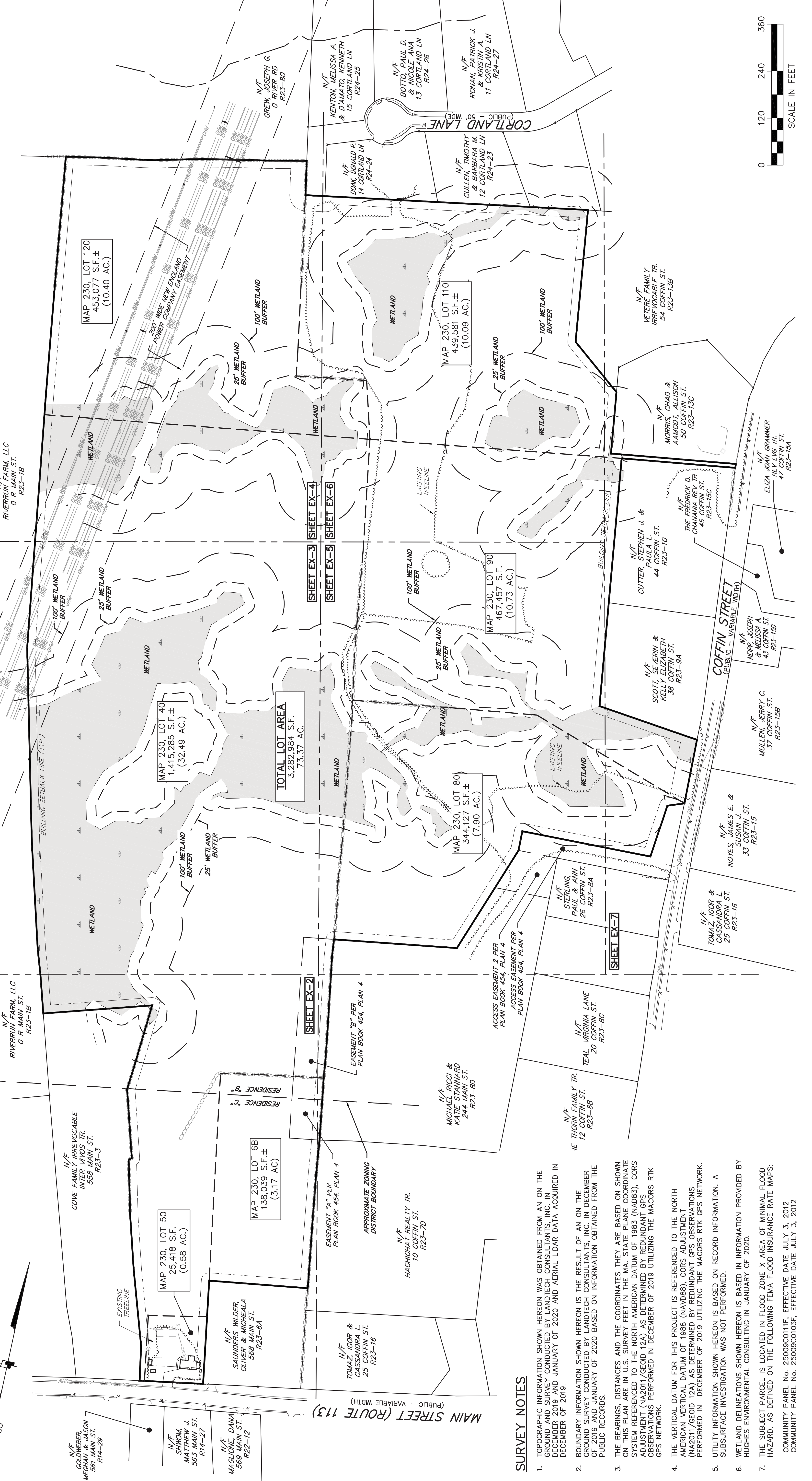
RES-B	RES-C
MINIMUM LOT AREA (S.F.): 40,000	MINIMUM LOT AREA (S.F.): 20,000
MINIMUM LOT FRONTAGE (FT.): 200	MINIMUM LOT FRONTAGE (FT.): 150
MINIMUM FRONT YARD SETBACK (FT.): 20	MINIMUM FRONT YARD SETBACK (FT.): 40
MINIMUM REAR YARD SETBACK (FT.): 20	MINIMUM REAR YARD SETBACK (FT.): 20

**LEGEND**

PROPERTY LINE (LOCUS)  
INTERNAL LOT LINE  
ABUTTER PROPERTY LINE  
MAJOR CONTOUR  
MINOR CONTOUR  
EDGE OF PAVEMENT  
OVERHEAD ELECTRIC  
UNDERGROUND ELECTRIC  
STORM DRAIN  
WATER MAIN  
WETLAND BOUNDARY  
25' WETLAND BUFFER  
100' WETLAND BUFFER  
STONE WALL

DRILL HOLE (FOUND)  
IRON PIPE (FOUND)  
STONE BOUND W/ DRILL HOLE (FOUND)  
UTILITY POLE  
MAIL BOX  
TREE AND TREE TOP ELEVATION (TREE HEIGHT)  
CATCH BASIN  
DRAIN MANHOLE  
HYDRANT  
SIGN  
WATER VALVE  
WELL  
WETLAND FLAG

● DH (Fnd.)  
○ IP (Fnd.)  
□ SBDH (Fnd.)  
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**SURVEY NOTES**

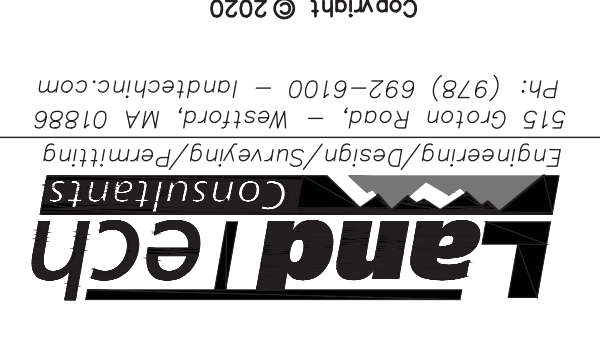
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ON THE GROUND AND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN DECEMBER 2019 AND JANUARY OF 2020 AND AERIAL LIDAR DATA ACQUIRED IN DECEMBER OF 2019.
- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN DECEMBER OF 2019 AND JANUARY OF 2020 BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
- THE BEARINGS, DISTANCES AND THE COORDINATES THEY ARE BASED ON SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERRED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). CORRS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN DECEMBER OF 2019 UTILIZING THE MACORS RTK GPS NETWORK.
- THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). CORRS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN DECEMBER OF 2019 UTILIZING THE MACORS RTK GPS NETWORK.
- UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION. A SUBSURFACE INVESTIGATION WAS NOT PERFORMED.
- WETLAND DELINEATIONS SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY HUGHES ENVIRONMENTAL CONSULTING IN JANUARY OF 2020.
- THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD, AS DEFINED ON THE FOLLOWING FEMA FLOOD INSURANCE RATE MAPS: COMMUNITY PANEL No. 25009C0103F, EFFECTIVE DATE JULY 3, 2012 COMMUNITY PANEL No. 25009C0103F, EFFECTIVE DATE JULY 3, 2012







EX-3  
SHEET  
DWG. NO.  
10685  
JOB NO.  
19-284

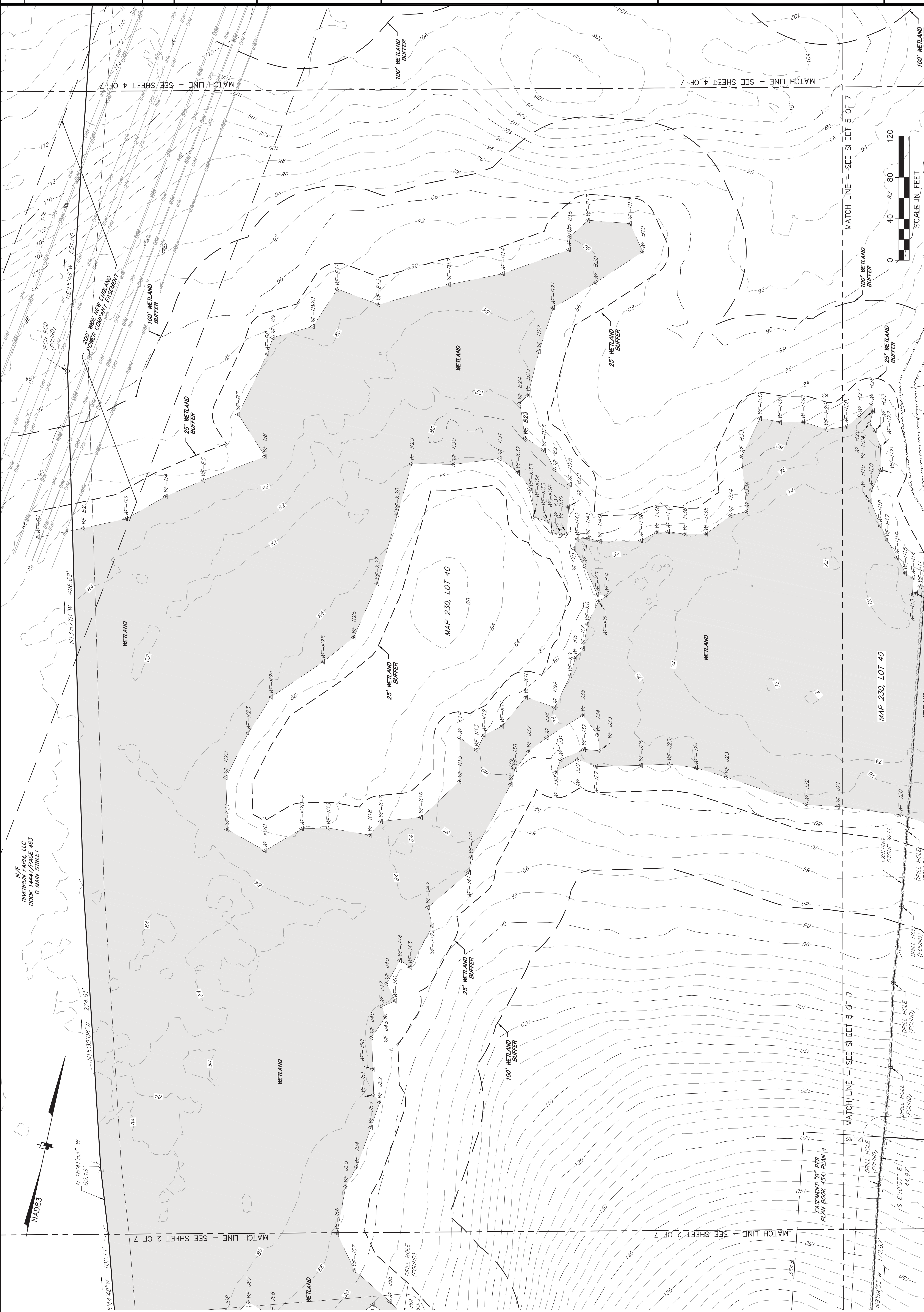


SCALE: 1"=40'  
MARCH 25, 2020  
DESIGN  
DRAFT  
MER  
CHECK  
PREPARED FOR:  
COTTAGE ADVISORS MA, LLC  
25 STORY AVENUE, PMB 319  
NEWBURYPORT, MA 01950

THE COTTAGES AT ROLLING HILLS  
WEST NEWBURY  
MASSACHUSETTS



DATE	REVISION	BY



N/F  
RIVER RUN FARM, LLC  
BOOK 14447/PAGE 463  
O MAIN STREET

200' WIDE NEW ENGLAND  
POWER COMPANY EASEMENT  
IRON ROD  
(FOUND)

MAP 230, LOT 40

MAP 230, LOT 40

EASEMENT "B" PER  
PLAN BOOK 454, PLAN 4

EXISTING  
STONE WALL

DRILL HOLE  
(FOUND)

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N 18°41'53" W  
62.18'

N 15°39'08" W  
274.61'

N 13°52'01" W  
496.68'

N 87°54'48" W  
651.80'

N 102°14' W  
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EXISTING CONDITIONS PLAN  
THE COTTAGES AT ROLLING HILLS  
WEST NEWBURY  
MASSACHUSETTS

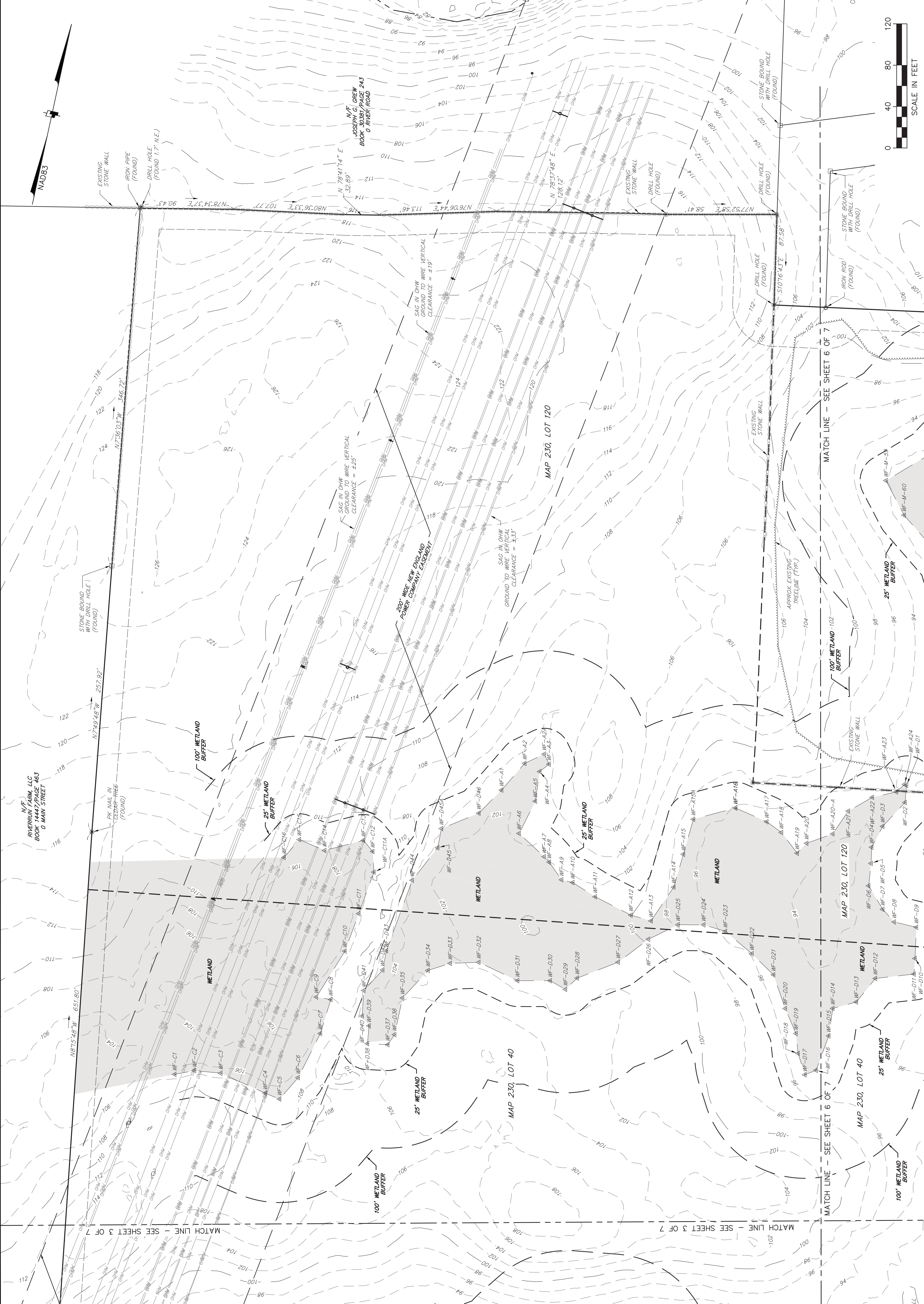
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MARCH 25, 2020

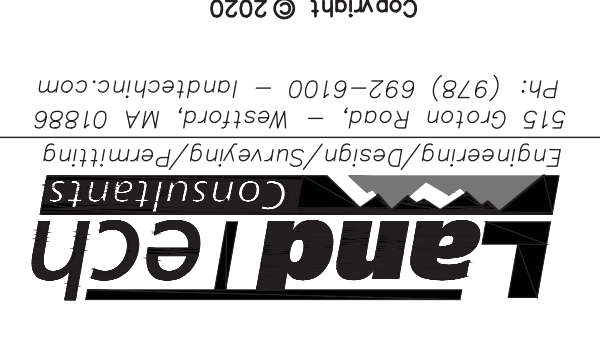
PREPARED FOR:  
COTTAGE ADVISORS MA, LLC  
25 STORY AVENUE, PMB 319  
NEWBURYPORT, MA 01950



DATE	REVISION	BY







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EXISTING CONDITIONS PLAN  
THE COTTAGES AT ROLLING HILLS  
WEST NEWBURY  
MASSACHUSETTS

SCALE: 1" = 40'  
MARCH 25, 2020

DESIGN	---	CHECK	---
DRAFT	MER	DRAFT	MER
CHECK	MER	CHECK	MER



DATE	REVISION	BY





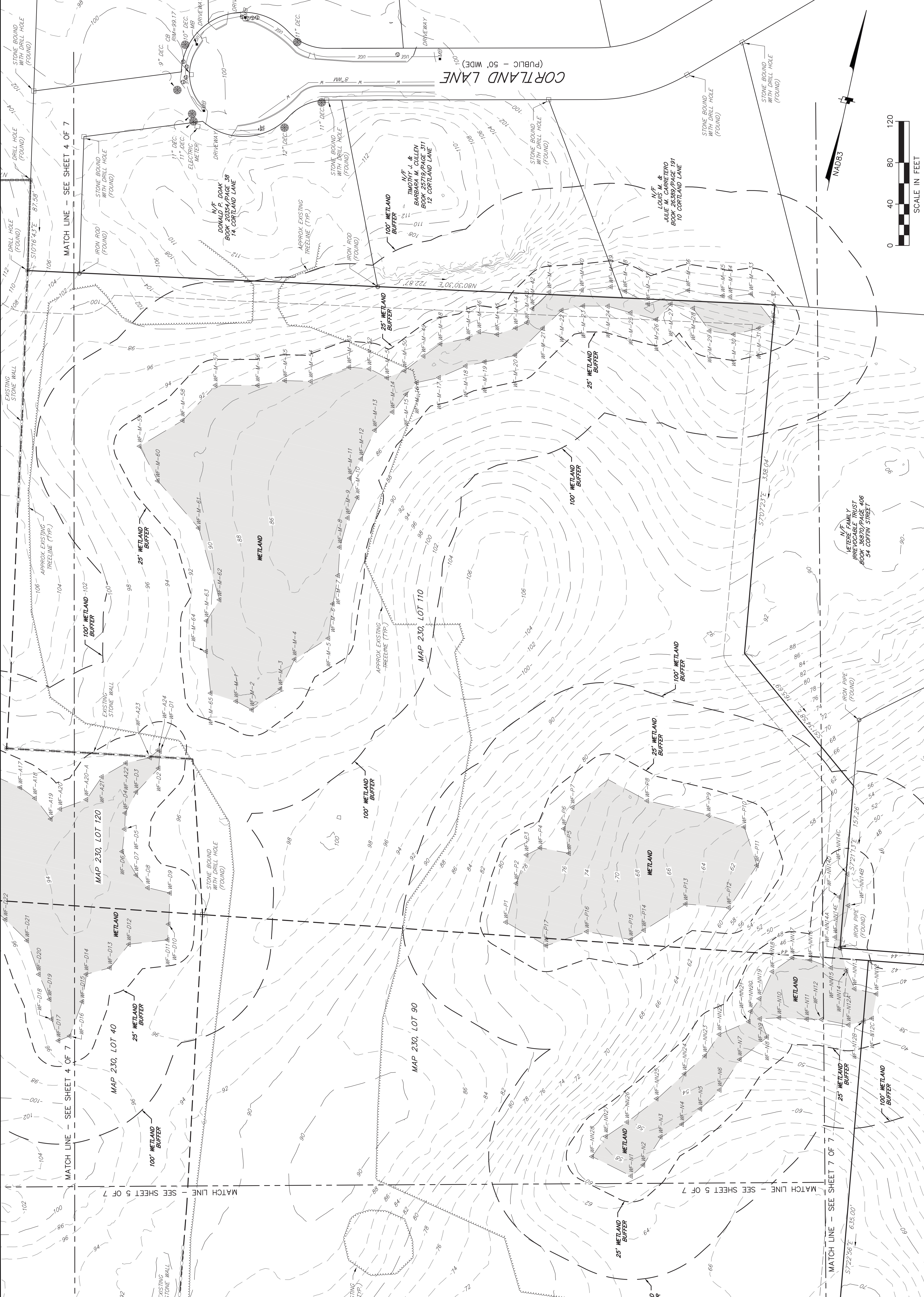
EXISTING CONDITIONS PLAN  
 THE COTTAGES AT ROLLING HILLS  
 WEST NEWBURY  
 MASSACHUSETTS

PREPARED FOR:  
 COTTAGE ADVISORS MA, LLC  
 25 STORY AVENUE, PMB 319  
 NEWBURYPORT, MA 01950

DESIGN	---	---
DRAFT	MER	MER
CHECK	MER	CHECK



DATE	REVISION	BY

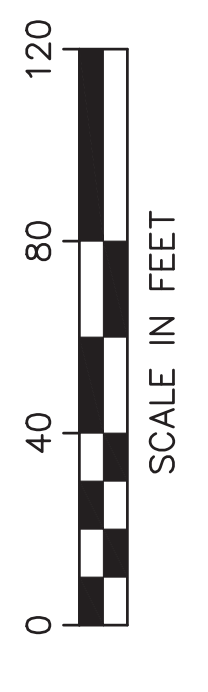


SCALE: 1" = 40'  
 MARCH 25, 2020





DATE	REVISION	BY





## Section 2.2

### Aerial Photograph



imagery ©2019 CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOEa, Maxar Technologies, USDA Farm Service Agency, Map data ©2019 500 ft



DATE	REVISION

DATE	REVISION

DATE	REVISION

PROJECT: GIS PLAN  
 CLIENT: WEST NEWBURY  
 ADDRESS: COFFIN STREET & MAIN STREET  
 CITY: WEST NEWBURY  
 STATE: MASSACHUSETTS  
 DATE: 12/15/2010  
 SCALE: 1"=50'

**Land Tech**  
 100 MAIN STREET, SUITE 200  
 WEST NEWBURY, MASSACHUSETTS 01985  
 TEL: 978.261.1234  
 FAX: 978.261.1235  
 WWW.LANDTECH.COM



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JOB NO. XX-XXX	PREPARED FOR: CLIENT NAME ADDRESS 1 ADDRESS 2 TOWN, CITY, ZIP	DESIGN XXX	DRAFT XXX	CHECK XXX	DATE	REVISION	BY
DWG. NO. #####	<p align="center"><b>GIS PLAN</b></p> <p align="center"><b>COFFIN STREET &amp; MAINSTREET</b></p> <p align="center"><b>WEST NEWBURY</b></p> <p align="center"><b>MASSACHUSETTS</b></p>		OCTOBER 31, 2016		SCALE: 1" = 120'		
SHEET C-1	 <p> <small>           370 OGDEN ROAD - NEWBURY, MA 01901            TEL: (978) 532-8700 - landtech.com         </small> </p>		Copyright ©2016				



## Section 2.3

### Site/Context Photos

28 Coffin Street, Newbury

















566 Main Street, Newbury



## Section 2.4

### Maps



# Massachusetts Interactive Property Map

Layers

Basemap

Measure

28 Coffin St, Av

EDU

534

**To access parcel information:**

- Enter an address or zoom in by using the +/- tools or your mouse scroll wheel. Parcels will draw when zoomed in.
- Click on a parcel to display a popup with information about that parcel.

Click the "Basemap" button to display background aerial imagery.

From the "Layers" button you can turn map features on and off.

[Complete Help \(PDF\)](#)

**Parcel Legend:**

	Outline
	House
	Address number
	Parcel layout
	Water
	Road
	Tree
	Small tree
	Medium tree
	Large tree

[Full Map Legend](#)

**About this Viewer**

The map displays land property boundaries from assessor parcel maps across Massachusetts. Parcel information is from local assessor databases. Boston's data are served by the city; all other data are from MassGIS's standardized "Level 3" parcels. [More details...](#)

[Read about and download parcel data](#)



# Massachusetts Interactive Property Map

Layers
Basemap
Measure
28 Coffin St, West New

**To access parcel information:**

- Enter an address or zoom in by using the +/- tools or your mouse scroll wheel. **Parcels will draw when zoomed in.**
- Click on a parcel to display a popup with information about that parcel.

Click the **"Basemap"** button to display background aerial imagery.

From the **"Layers"** button you can turn map features on and off.

[Complete Help \(PDF\)](#)

**Parcel Legend:**

	Full outline
	Medium outline
	Thin outline
	No outline
	Parcel address
	Parcel size
	Parcel status

[Full Size Legend](#)

**About this Viewer**

The map displays land property boundaries from aerial parcel maps across Massachusetts. Parcel information is from local assessor databases. Boston's data are served by the city; all other data are from MASSGIS standard-level 3 parcels. [More details...](#)

[Read about and download parcel data](#)

Location: 28 Coffin St, West Newbury, MA 01985

## Section 2.5

### By Right Plan (Appraisal)



**NOTES:**

- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN 2020 AND FROM EXISTING DEEDS AND PLANS.
- TOPOGRAPHIC AND PLANOMETRIC INFORMATION COMPILED FROM PLANS AND CHECKED BY ON-THE-GROUND SURVEY IN 2017.
- FLAGGED WETLAND LOCATIONS SHOWN ON THIS MAP WERE PROVIDED BY A FIELD STUDY CONDUCTED BY HUGHES ENVIRONMENTAL CONSULTING, DECEMBER 2019. WETLAND FLAG WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT CAPABLE OF SUB-METER ACCURACY.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No. S 25009C0103F, EFFECTIVE DATE JULY 3, 2012 AND 25009C0101F, EFFECTIVE DATE JULY 3, 2012.
- THIS PARCEL IS PARTIALLY LOCATED IN ZONING DISTRICT RESIDENTIAL B ("RES B") AND PARTIALLY LOCATED IN ZONING DISTRICT RESIDENTIAL C ("RES C").
- SEE REPORT BY HUGHES ENVIRONMENTAL CONSULTING PROVIDED UNDER A SEPARATE COVER.

**APPLICANT:**

COTTAGE ADVISORS, LLC  
487 GROTON ROAD, SUITE A  
WESTFORD, MA 01886

**RECORD OWNER:**

BEAUCHER, JOHN E. TRUSTEE  
BEAUCHER FAMILY IRREVOCABLE TR.  
48 ROWLEY ROAD,  
BOXFORD, MA 01921

ALSUP, ANDREW J. & KATHRYN A.  
566 MAIN STREET  
WEST NEWBURY, MA 01985

**DEED REFERENCE**

- LOT 4 DEED BOOK 32686, PAGE 367
- LOT 5 DEED BOOK 32846, PAGE 138
- LOT 6 DEED BOOK 32686, PAGE 364
- LOT 8 DEED BOOK 34958, PAGE 496
- LOT 9 DEED BOOK 10238, PAGE 213
- LOT 10 DEED BOOK 10238, PAGE 213
- LOT 11 DEED BOOK 10238, PAGE 213
- LOT 12 DEED BOOK 10238, PAGE 213

**ASSESSOR'S REFERENCES**

- TAX MAP R23, LOT 4
- TAX MAP R23, LOT 5
- TAX MAP R23, LOT 6B
- TAX MAP R23, LOT 8
- TAX MAP R23, LOT 9
- TAX MAP R23, LOT 11
- TAX MAP R23, LOT 12

**LEGEND**

	LOT LINE
	BUILDING LINE
	SETBACK LINE
	CONTOUR
	EDGE OF PAVEMENT
	TRELLIS
	STONE WALL
	UNDERGROUND ELECTRIC
	TELEPHONE & CABLE
	OVERHEAD WIRES
	GAS LINE
	STORM DRAIN
	CONCRETE HEADWALL
	DRAIN MANHOLE
	CATCH BASIN
	RIPRAP
	EDGE OF WETLAND
	WETLAND SYMBOL
	75 FT. WETLAND BUFFER
	100 FT. WETLAND BUFFER

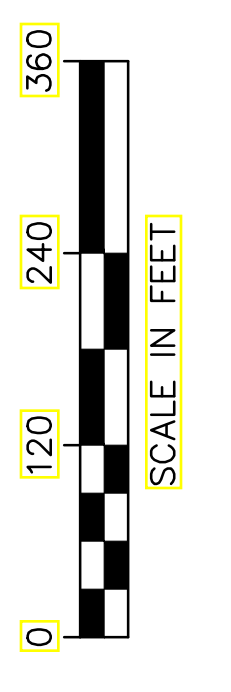
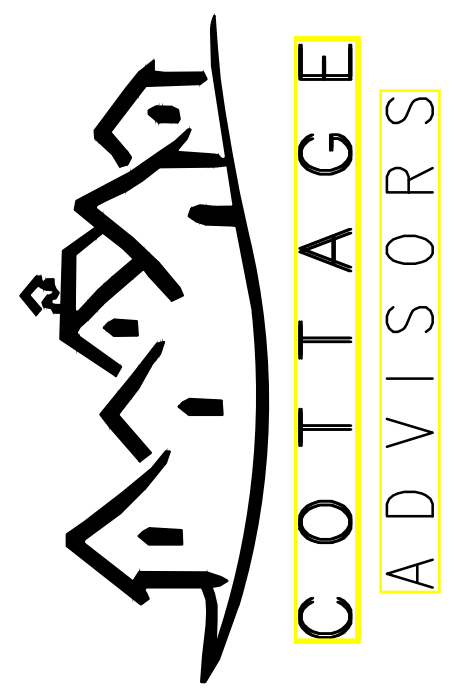
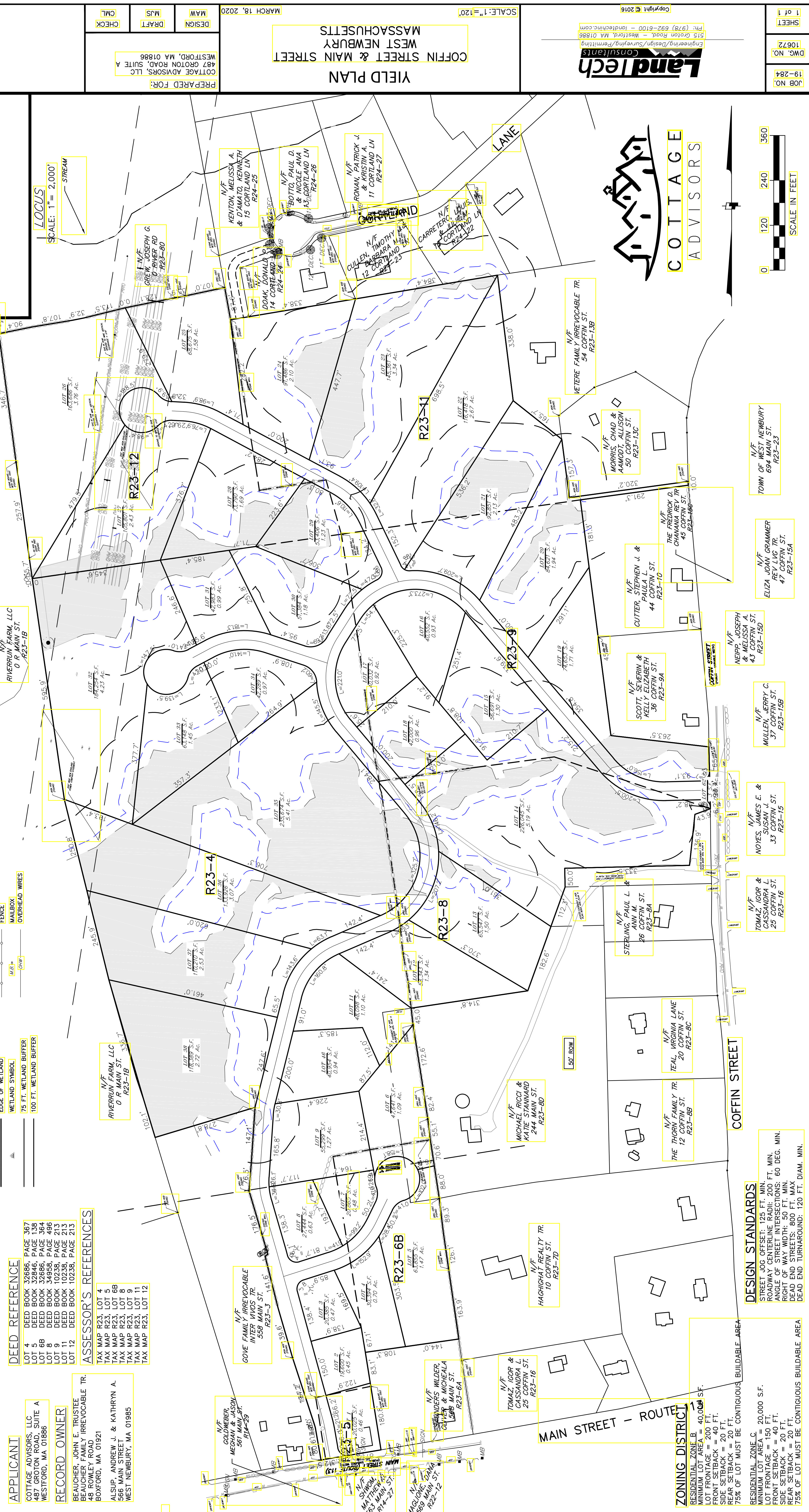
**LOCUS PROPERTIES:**

PARCEL ID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS
TAX MAP R23, LOT 4	0 MAIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD., BOXFORD, MA 01921
TAX MAP R23, LOT 5	566 MAIN STREET	ALSUP, ANDREW J. & KATHRYN A.	566 MAIN ST., WEST NEWBURY, MA 01985
TAX MAP R23, LOT 6B	0 R MAIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD., BOXFORD, MA 01921
TAX MAP R23, LOT 8	28 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD., BOXFORD, MA 01921
TAX MAP R23, LOT 9	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD., BOXFORD, MA 01921
TAX MAP R23, LOT 11	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD., BOXFORD, MA 01921
TAX MAP R23, LOT 12	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD., BOXFORD, MA 01921

**LOCUS**

SCALE: 1" = 2,000'

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_



**DESIGN STANDARDS**

STREET JOG OFFSET: 125 FT. MIN.  
ROADWAY CENTERLINE RADIUS: 200 FT. MIN.  
ANGLE OF STREET INTERSECTIONS: 60 DEG. MIN.  
RIGHT OF WAY WIDTH: 50 FT. MIN.  
DEAD END STREETS: 800 FT. MAX.  
DEAD END TURNAROUND: 120 FT. DIAM. MIN.

**ZONING DISTRICT B**

RESIDENTIAL ZONE B  
MINIMUM LOT AREA = 40,000 S.F.  
LOT FRONTAGE = 200 FT.  
FRONT SETBACK = 40 FT.  
SIDE SETBACK = 20 FT.  
REAR SETBACK = 20 FT.  
75% OF LOT MUST BE CONTIGUOUS BUILDABLE AREA

RESIDENTIAL ZONE C  
MINIMUM LOT AREA = 20,000 S.F.  
LOT FRONTAGE = 150 FT.  
FRONT SETBACK = 40 FT.  
SIDE SETBACK = 20 FT.  
REAR SETBACK = 20 FT.  
75% OF LOT MUST BE CONTIGUOUS BUILDABLE AREA

**LandTech** CONSULTANTS

Engineering/Surveying/Permitting  
155 Groton Road - Westford, MA 01886  
PH: (978) 692-6100 - landtechinc.com

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SCALE: 1" = 120'

MARCH 18, 2020

DESIGN  
MAW  
DRAFT  
MJS  
CHECK  
CML

PREPARED FOR:  
COTTAGE ADVISORS, LLC  
487 GROTON ROAD, SUITE A  
WESTFORD, MA 01886

JOB NO.	19-284
DWG. NO.	10672
SHEET	1 of 1