

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

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: The Cottages at Rolling Hills

Project Type (mark both if applicable): New Construction Rehabilitation Both

Total Number of Dwelling Units: 152.00

Total Number of Affordable Units: 38.00

Number of 50% AMI Affordable Units: 0.00

Number of 80% AMI Affordable Units: 38.00

Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units			15.00	23.00	
Number of Bathrooms			1.50	2.50	
Square Feet/Unit			1,600.00	1,800.00	

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units			45.00	69.00	
Number of Bathrooms			1.50	2.50	
Square Feet/Unit			1,600.00	1,800.00	

Percentage of Units with 3 or More Bedrooms*: 60.00

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

Number of Handicapped Accessible Units: * Market Rate: * Affordable: * * As require by law.

Gross Density (units per acre): 1.43

Net Density (units per buildable acre): 2.53

Residential Building Information

Building Type and Style <i>(single family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Duplex	Construction	2.00	28	1600 - 2000	66.00
Single Family	Construction	2.00	23	1800- 2125	19.00
Single Family	Rehabilitation	2.00		1834	1.00

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Waste Water Treatment	Construction	1.00	24	800	1.00
Community Building	Construction	1.00	28	2400	1.00

Will all features and amenities available to market unit residents also be available to affordable unit residents?

If not, explain the differences.

Yes.

Parking

Total Parking Spaces Provided: 510.00

Ratio of Parking Spaces to Housing Units: 3.35

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: 7.1

Parking and Paved Areas: 11.4

Usable Open Space: 61.2

Unusable Open Space: 20.3

Lot Coverage: 18.5

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No yes

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1"=200', and should show:

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

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

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called [Approach to Chapter 40B Design Reviews](#) prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form *(see attached form)*

Section 3.1

Site Plan

SITE PLAN

THE COTTAGES AT ROLLING HILLS

28 COFFIN STREET AND 566 MAIN STREET

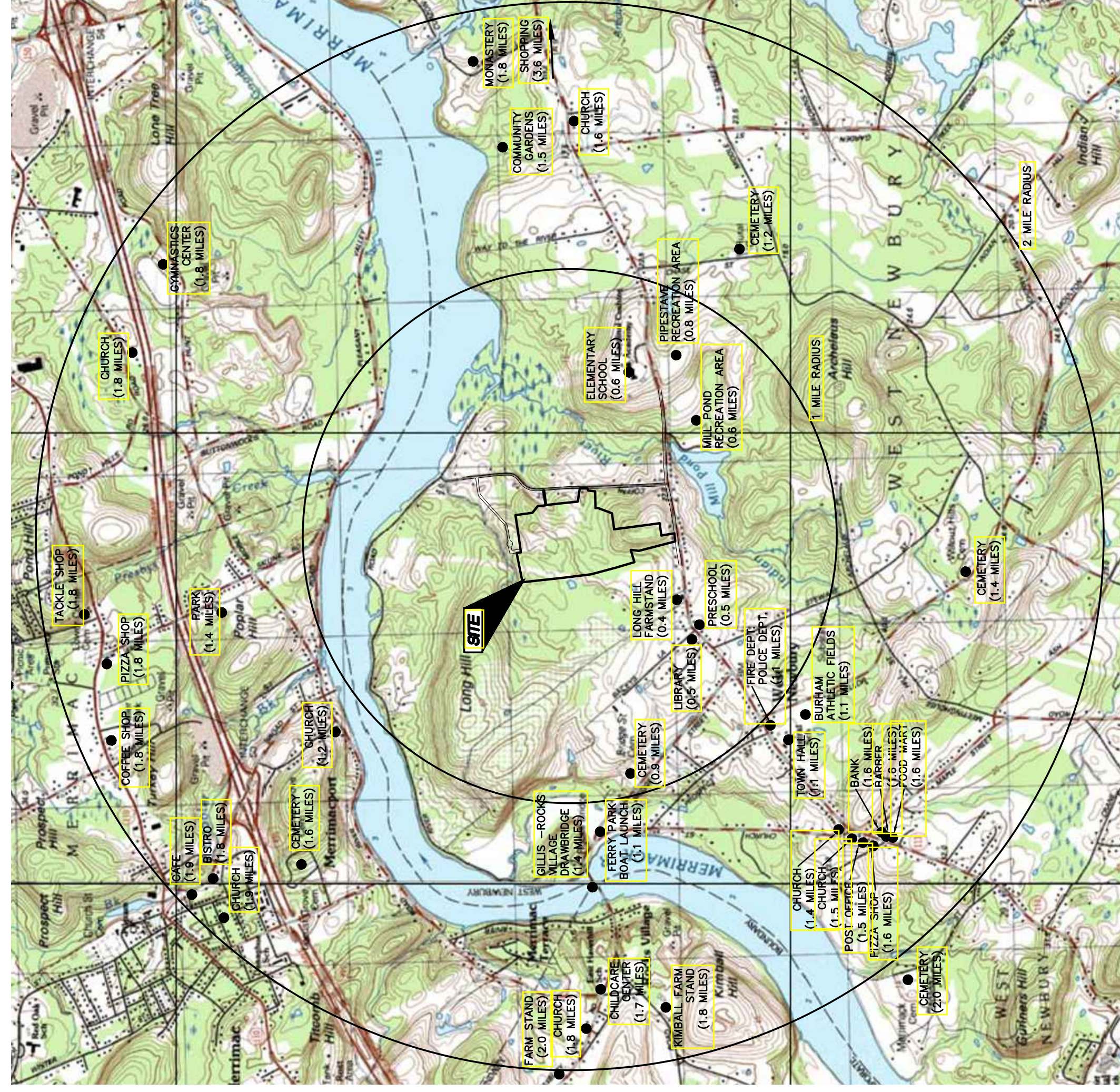
WEST NEWBURY, MA

PLAN NOTES:

1. DEVIATION FROM AN APPROVED PLAN IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF APPLICABLE LOCAL BOARDS AND THIS OFFICE.
 2. BOUNDARY INFORMATION TAKEN FROM A FIELD SURVEY PERFORMED BY LANDTECH CONSULTANTS INC. IN SEPTEMBER 2014.
 3. TOPOGRAPHIC AND PLANIMETRIC INFORMATION OBTAINED FROM A GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC., IN SEPTEMBER 2014. COORDINATE SYSTEMS: NAD83 AND NAVD88.
 4. UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM INFORMATION SUPPLIED BY THE VARIOUS UTILITY COMPANIES. LOCATION AND SIZES OF ALL UTILITIES MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO THE START OF ANY CONSTRUCTION. 'DIG SAFE' MUST BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION.
 5. THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2501700227E, DATED: JUNE 4, 2010. THE PLAN SHOWS TWO (2) SEPARATE DELINEATIONS OF THE FLOODPLAIN:
 - 5.1. THE FIRST IS A DIRECT OVERLAY OF THE ZONE A LINE AS SHOWN ON THE FIRM DESCRIBED ABOVE. A ZONE A IS DEFINED AS HAVING NO BASE FLOOD ELEVATION (BFE) DETERMINED AND IS AN APPROXIMATE LOCATION OF THE FLOODPLAIN.
 - 5.2. THE SECOND IS BASED ON A DETAILED SURVEY FOR THE PROPERTY WITH AN ASSUMED BFE OF 214.0 (NAVD 88). THIS ELEVATION IS BASED ON THE AVERAGE POND ELEVATION AND SURROUNDING GROUND ELEVATIONS. THIS OPTION REQUIRES FILING A LETTER OF MAP AMENDMENT (LOWA) WITH FEMA FOR APPROVAL. SHOULD FEMA APPROVE THIS DELINEATION, ADDITIONAL FLOOD INSURANCE WOULD LIKELY NOT BE REQUIRED.*
 6. PARCEL IS LOCATED IN 'BA' ZONING DISTRICT.
MINIMUM YARD SETBACKS
FRONT - 50 FT.
SIDE - 15 FT.
REAR - 30 FT.
 7. THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88 AS DETERMINED BY A POST-PROCESSED GPS OBSERVATIONS PROCESSED THROUGH THE NGS ONLINE POSITIONING USER SERVICE (OPUS) ON OCTOBER 7, 2014.
- * LANDTECH CONSULTANTS MAKES NO DETERMINATION OF REQUIRED FLOOD INSURANCE OR FLOOD INSURANCE RATES.

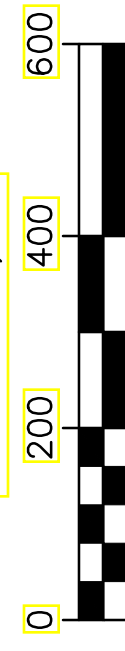
PLAN INDEX

SHEET NAME	SHEET NUMBER
1. TITLE SHEET	(C-0)
2. EXISTING CONDITIONS PLAN	(EX-1 - EX-7)
3. SITE PLAN	(C-1)
4. YIELD PLAN	(C-2)
5. ARCHITECTURAL PLANS AND ELEVATIONS (BY OTHERS)	(A-1)
6. ARCHITECTURAL PLANS AND ELEVATIONS (BY OTHERS)	(A-2)



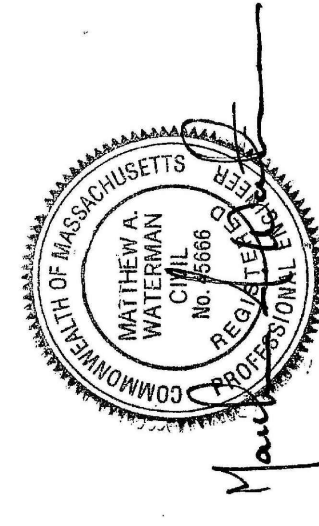
LOCUS MAP

SCALE: 1"=2,000'



SCALE IN FEET

ISSUE DATE: MARCH 24, 2020



CONSULTANTS:

CIVIL ENGINEER
LANDTECH CONSULTANTS
515 GROTON ROAD
WESTFORD, MA 01886
978.692.6100

ARCHITECT

SCOTT M. BROWN
48 MARKET STREET
NEWBURYPORT, MA 01950
978.465.3535

RECORD OWNER

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

APPLICANT

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

ASSESSOR'S REFERENCE

MAP 230, LOT 40
MAP 230, LOT 120
MAP 230, LOT 110
MAP 230, LOT 90
MAP 230, LOT 6B

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

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 356, PLAN 46
PLAN BOOK 167, PLAN 48
PLAN BOOK 182, PLAN 52
PLAN BOOK 180, PLAN 61
PLAN BOOK 187, PLAN 86
PLAN BOOK 245, PLAN 71
PLAN BOOK 307, PLAN 56
PLAN BOOK 347, PLAN 72

DATE	REVISION	BY



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

SCALE: 1" = 120'

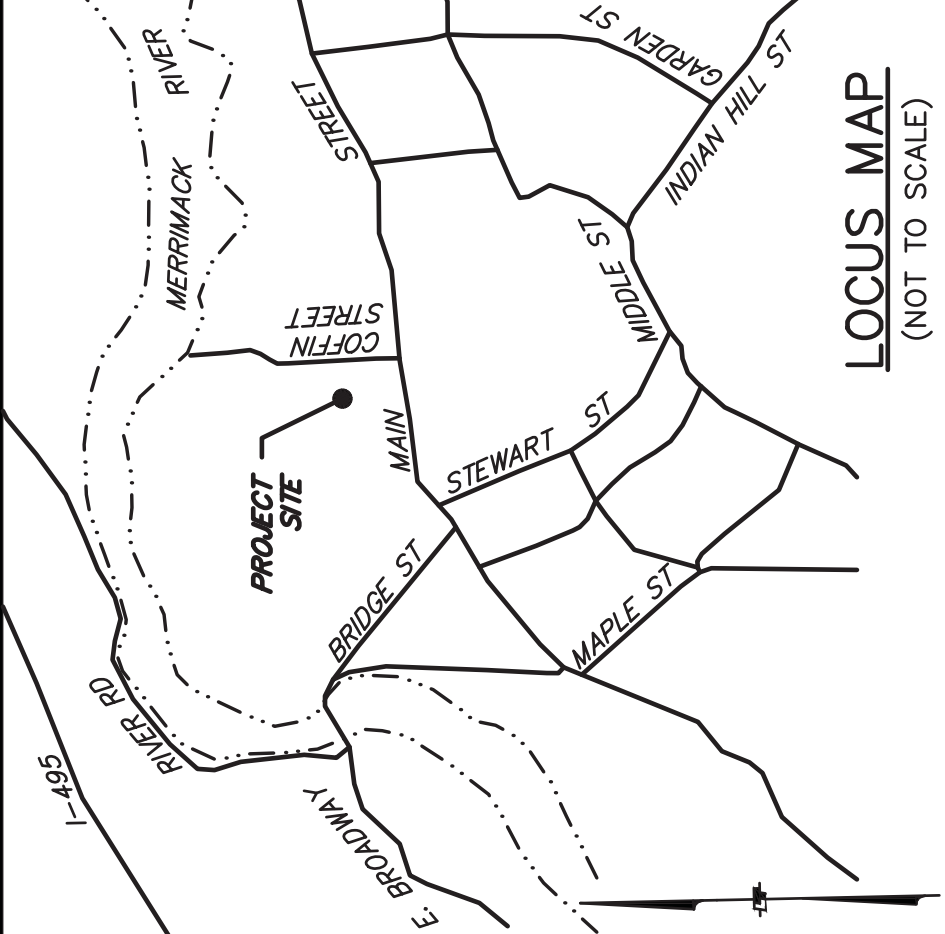
MARCH 25, 2020

WEST NEWBURY
MASSACHUSETTS

Landtech
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515 Corion Road - Westford, MA 01886
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DWG. NO. 10685
SHEET EX-1



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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
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MAP 230, LOT 110
MAP 230, LOT 90
MAP 230, LOT 68

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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)

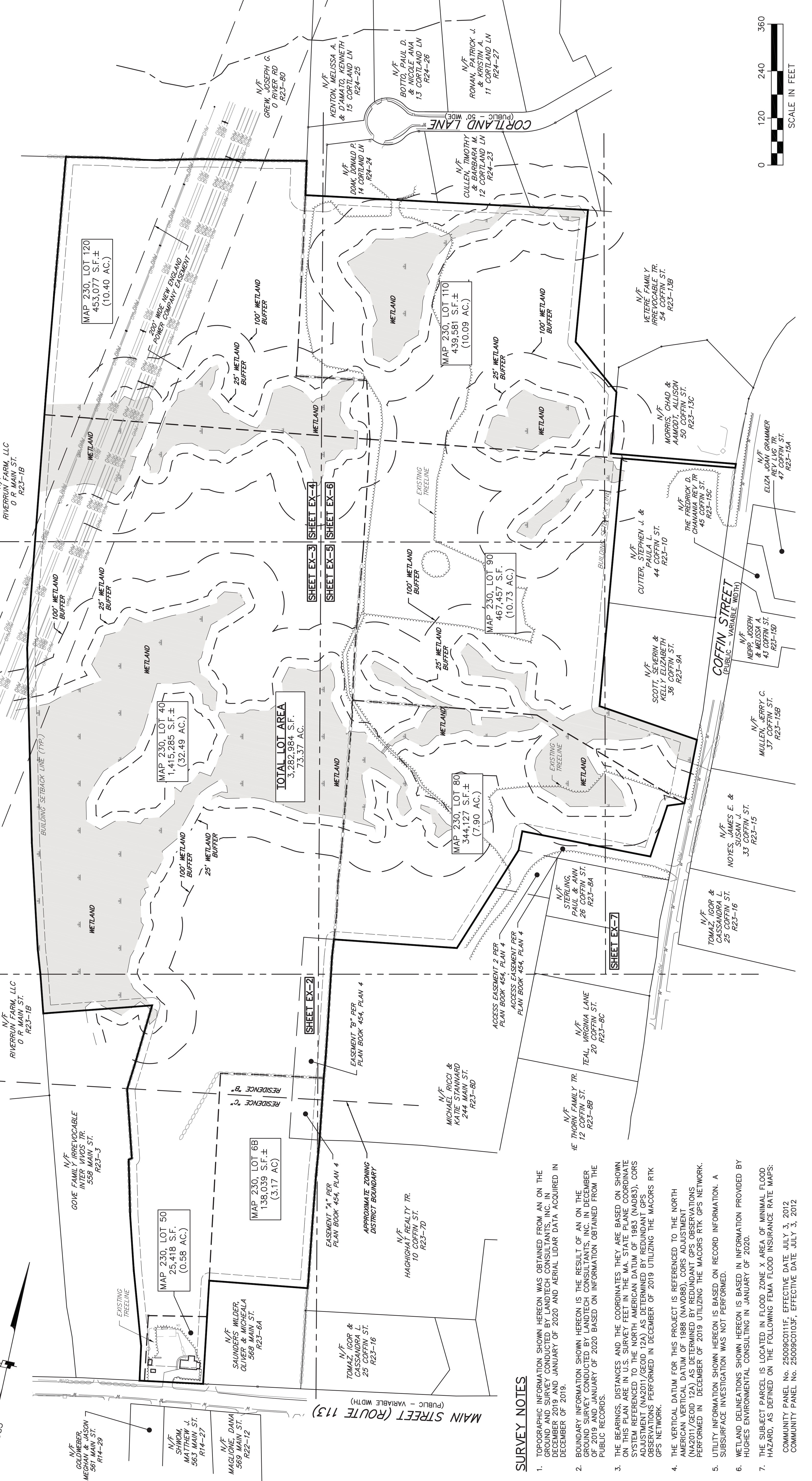
RES-B	RES-C
MINIMUM LOT AREA (S.F.): 40,000	MINIMUM LOT AREA (S.F.): 20,000
MINIMUM LOT FRONTAGE (FT.): 200	MINIMUM LOT FRONTAGE (FT.): 150
MINIMUM FRONT YARD SETBACK (FT.): 20	MINIMUM FRONT YARD SETBACK (FT.): 40
MINIMUM REAR YARD SETBACK (FT.): 20	MINIMUM REAR YARD SETBACK (FT.): 20

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

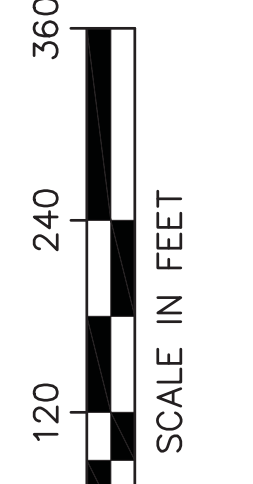
DRILL HOLE (FOUND)
IRON PIPE (FOUND)
STONE BOUND W/ DRILL HOLE (FOUND)
UTILITY POLE
MAIL BOX
TREE AND TREE TOP ELEVATION (TREE HEIGHT)
CATCH BASIN
DRAIN MANHOLE
HYDRANT
SIGN
WATER VALVE
WELL
WETLAND FLAG

● DH (Fnd.)
○ IP (Fnd.)
□ SBDH (Fnd.)
▭ UP
▭ MB
▭ MB (H=XX)
□ CB
⊙ DMH
⊙ W
⊙ W
⊙ W



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





DATE	REVISION	BY



DATE	REVISION	BY



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 MARCH 25, 2020

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

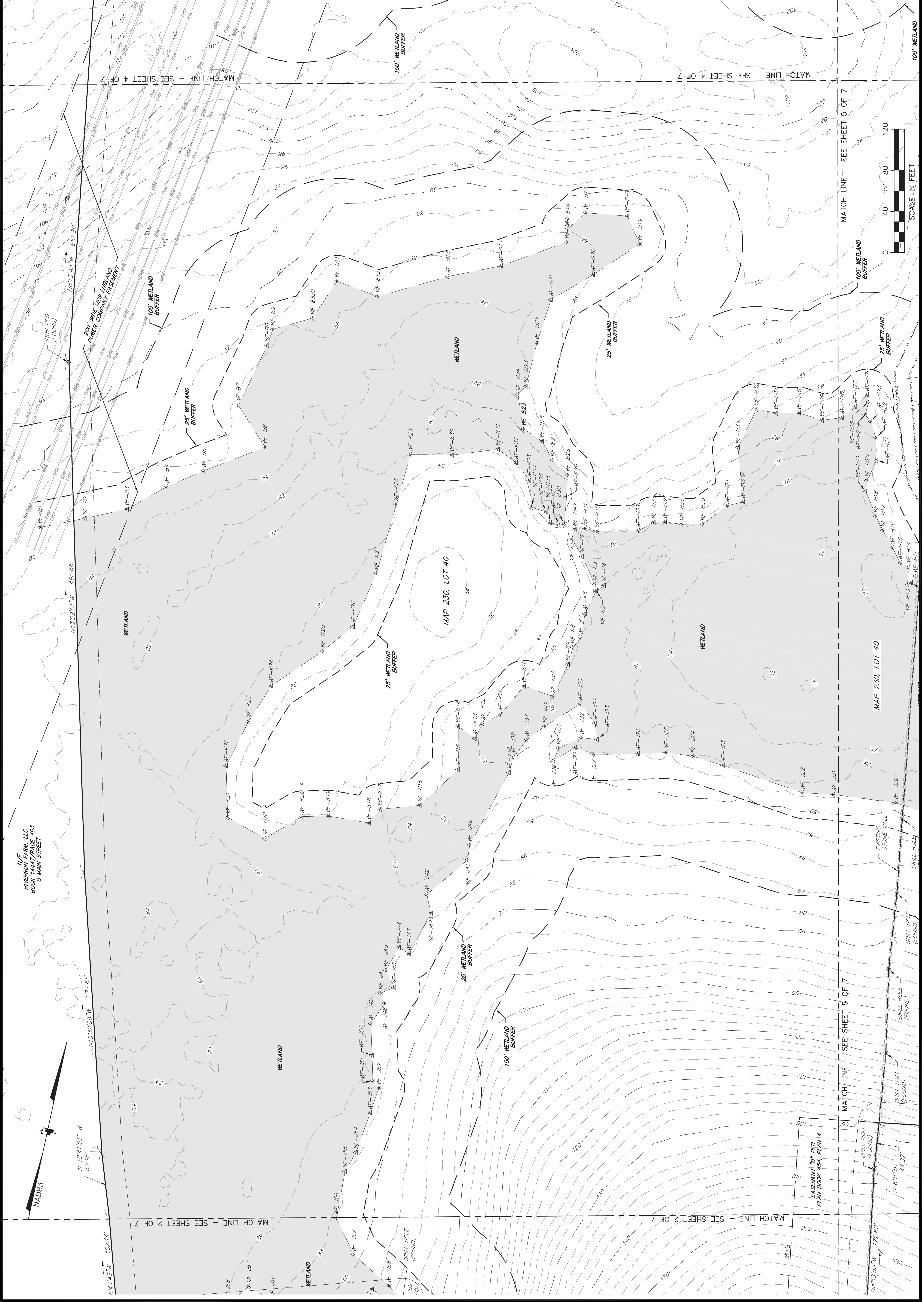
THE COTTAGES AT ROLLING HILLS
 WEST NEWBURY
 MASSACHUSETTS

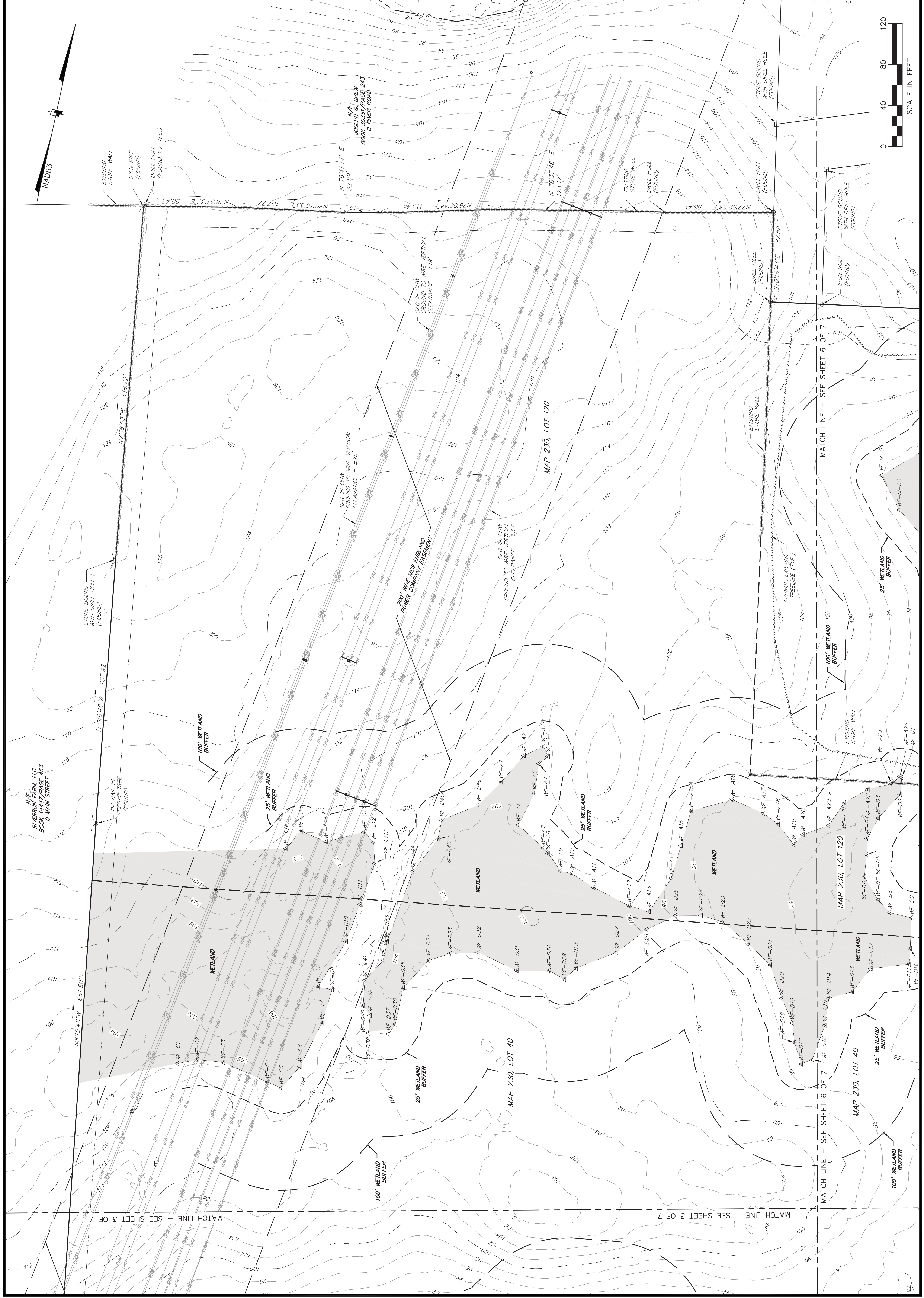
SCALE: 1"=40'
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EXISTING CONDITIONS PLAN
THE COTTAGES AT ROLLING HILLS
WEST NEWBURY
MASSACHUSETTS

SCALE: 1" = 40'
MARCH 25, 2020

DESIGN	---	CHECK	---
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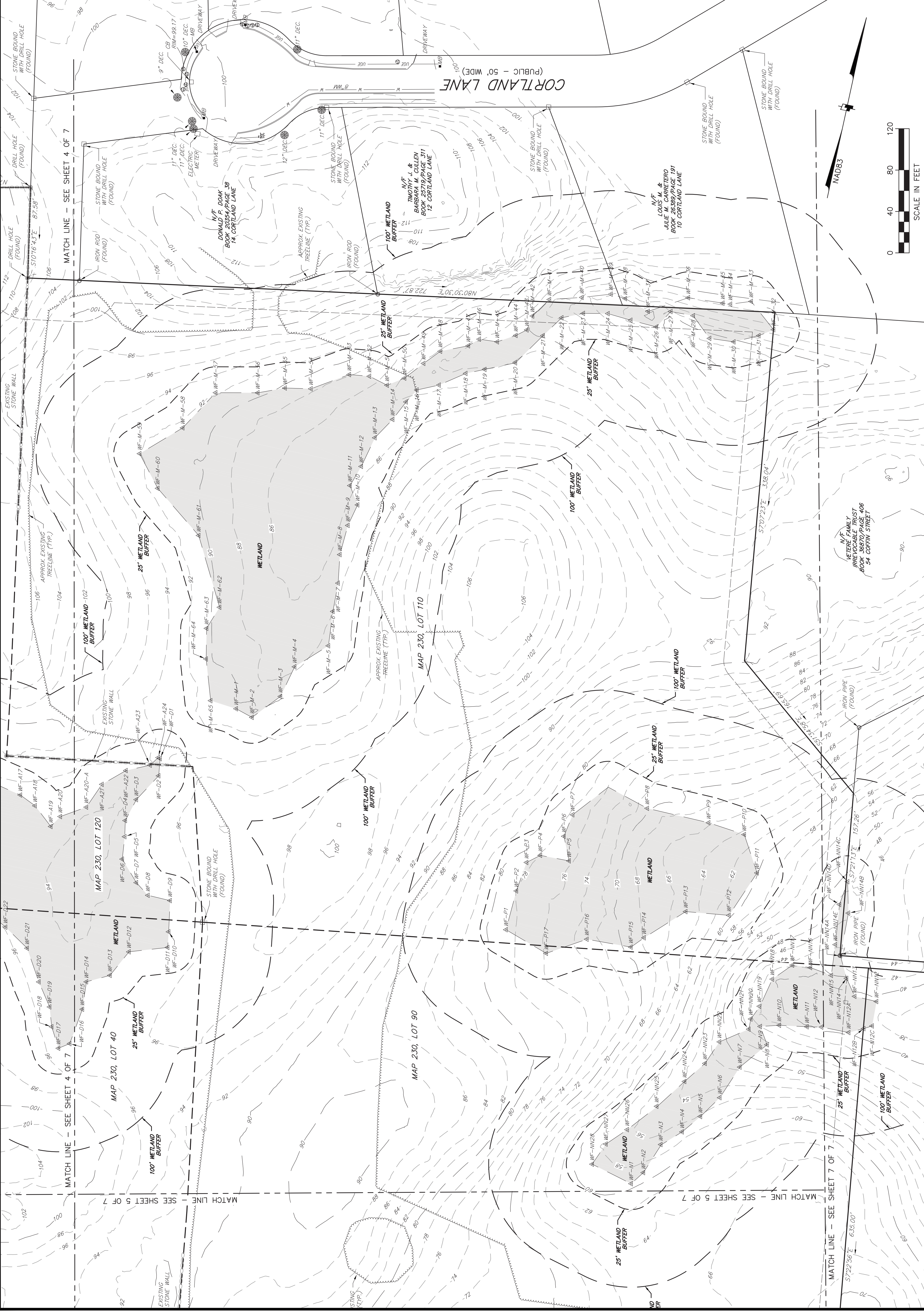
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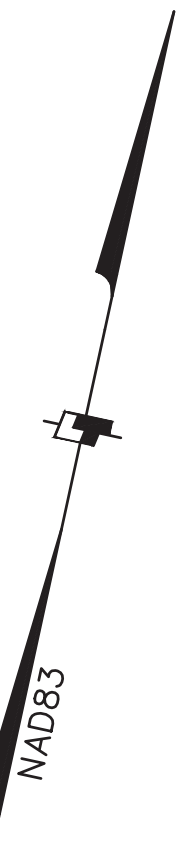
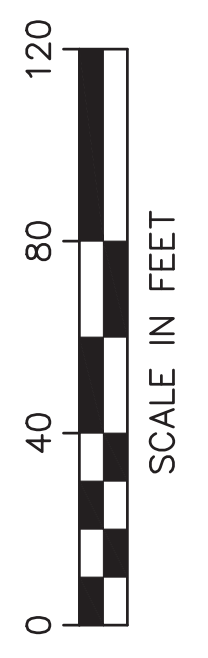


DATE	REVISION	BY





DATE	REVISION	BY



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 PLANIMETRIC 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 25090C0103F; EFFECTIVE DATE JULY 3, 2012 AND 25090C0103F; 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.
- THIS DEVELOPMENT IS TO BE SERVICED BY PUBLIC WATER SUPPLY WITH CONNECTIONS TO EXISTING WATER MAINS FOUND ON COFFIN STREET, MAIN STREET, AND CORTLAND CIRCLE.
- GAS SERVICE WILL BE PROVIDED TO EACH DWELLING BY PROPANE TANKS LOCATED AT EACH BUILDING.

LEGEND

- LOT LINE
- ABUTTER LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- TREELINE
- STONE WALL
- UNDERGROUND ELECTRIC TELEPHONE & CABLE
- OVERHEAD WIRES
- USE
- WATER MAIN
- STORM DRAIN
- EDGE OF WETLAND
- WETLAND SYMBOL
- 25 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

APPLICANT

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

RECORD OWNER

BEAUCHER, JOHN E. TRUSTEE
BEACHER FAMILY IRREVOCABLE TR.
56 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 6B DEED BOOK 32886, PAGE 364
- LOT 8 DEED BOOK 34958, PAGE 496
- 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 8B
- TAX MAP R23, LOT 9
- TAX MAP R23, LOT 11
- TAX MAP R23, LOT 12

SITE PLAN
THE COTTAGES AT ROLLING HILLS
WEST NEWBURY
COFFIN STREET & MAIN STREET
MASSACHUSETTS

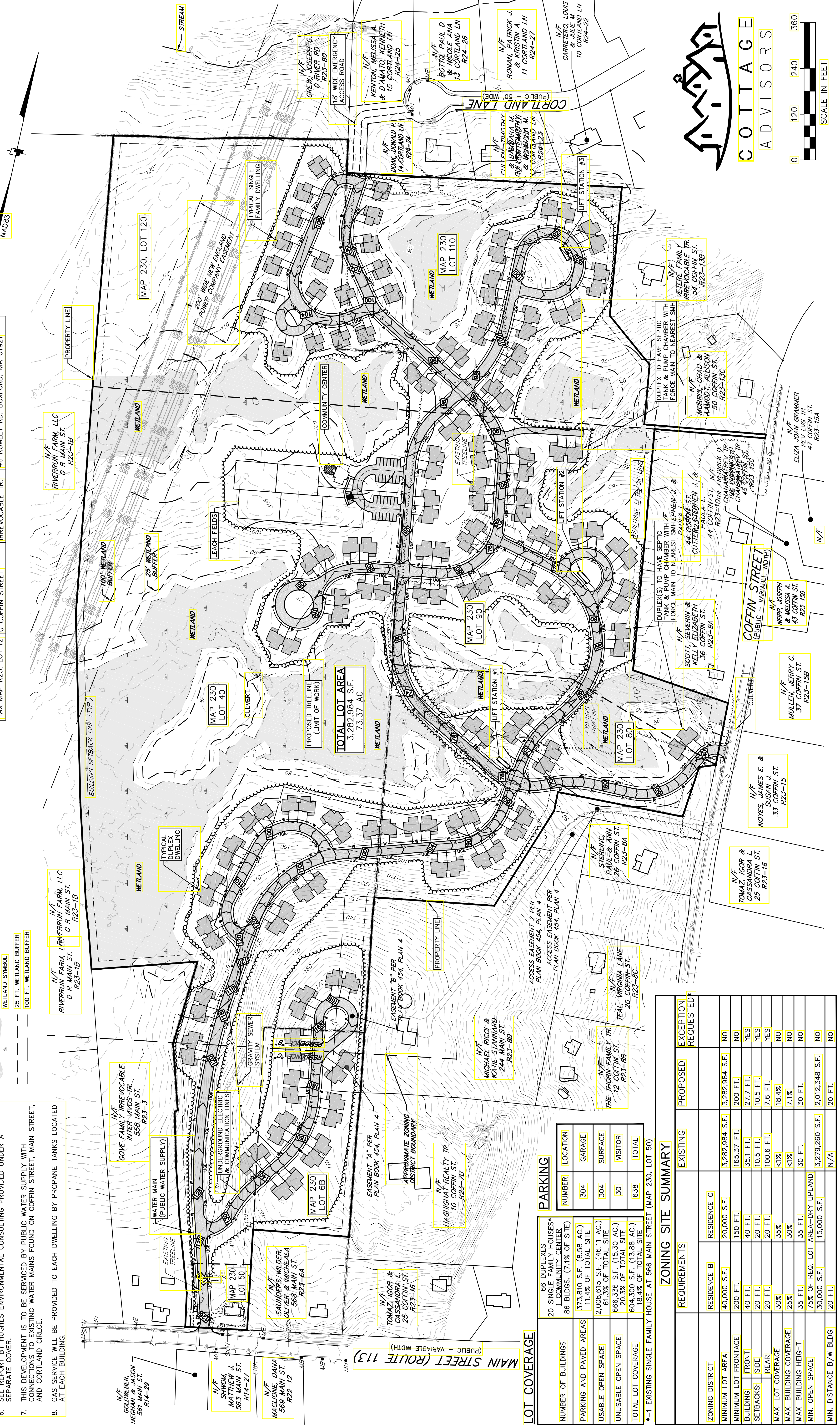
SCALE: 1" = 120'
MARCH 23, 2020

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

DESIGN: MAM
DRAFT: MJS
CHECK: CML

LANDTECH CONSULTANTS
515 CORON ROAD - WESTFORD, MA 01886
PH: (978) 692-6100 - landtechinc.com
Engineering/Design/Surveying/Permitting

JOB NO. 19-284
DWG. NO. 10699
SHEET C-1



LOT COVERAGE

NUMBER OF BUILDINGS	LOCATION	NUMBER	TYPE
66	DUPLEXES		
20	SINGLE FAMILY HOUSES*		
1	COMMUNITY CENTER		
86	BLDGS. (7.1% OF SITE)		
373,510 S.F.	(5.58 AC.)		
11.4% OF TOTAL SITE			
304	GARAGE		
304	SURFACE		
30	VISITOR		
638	TOTAL		

PARKING

REQUIREMENTS	EXISTING	PROPOSED	EXCEPTION REQUESTED
ZONING DISTRICT	RESIDENCE B	RESIDENCE C	
MINIMUM LOT AREA	40,000 S.F.	20,000 S.F.	3,282,984 S.F.
MINIMUM LOT FRONTAGE	200 FT.	150 FT.	200 FT.
FRONT SETBACKS	40 FT.	40 FT.	27.2 FT.
SIDE SETBACKS	20 FT.	20 FT.	10.5 FT.
REAR SETBACKS	20 FT.	20 FT.	7.6 FT.
MAX. LOT COVERAGE	30%	<1%	18.4%
MAX. BUILDING COVERAGE	25%	30%	7.1%
MAX. BUILDING HEIGHT	35 FT.	30 FT.	30 FT.
MIN. OPEN SPACE	75% OF REQ. LOT AREA-DRY UPLAND	3,279,260 S.F.	2,012,348 S.F.
MIN. DISTANCE B/W BLDG.	30,000 S.F.	15,000 S.F.	N/A
	20 FT.	20 FT.	NO

ZONING SITE SUMMARY

*-1 EXISTING SINGLE FAMILY HOUSE AT 566 MAIN STREET (MAP 230, LOT 50)

COTTAGE
ADVISORS

SCALE IN FEET
0 120 240 360

NOTES:

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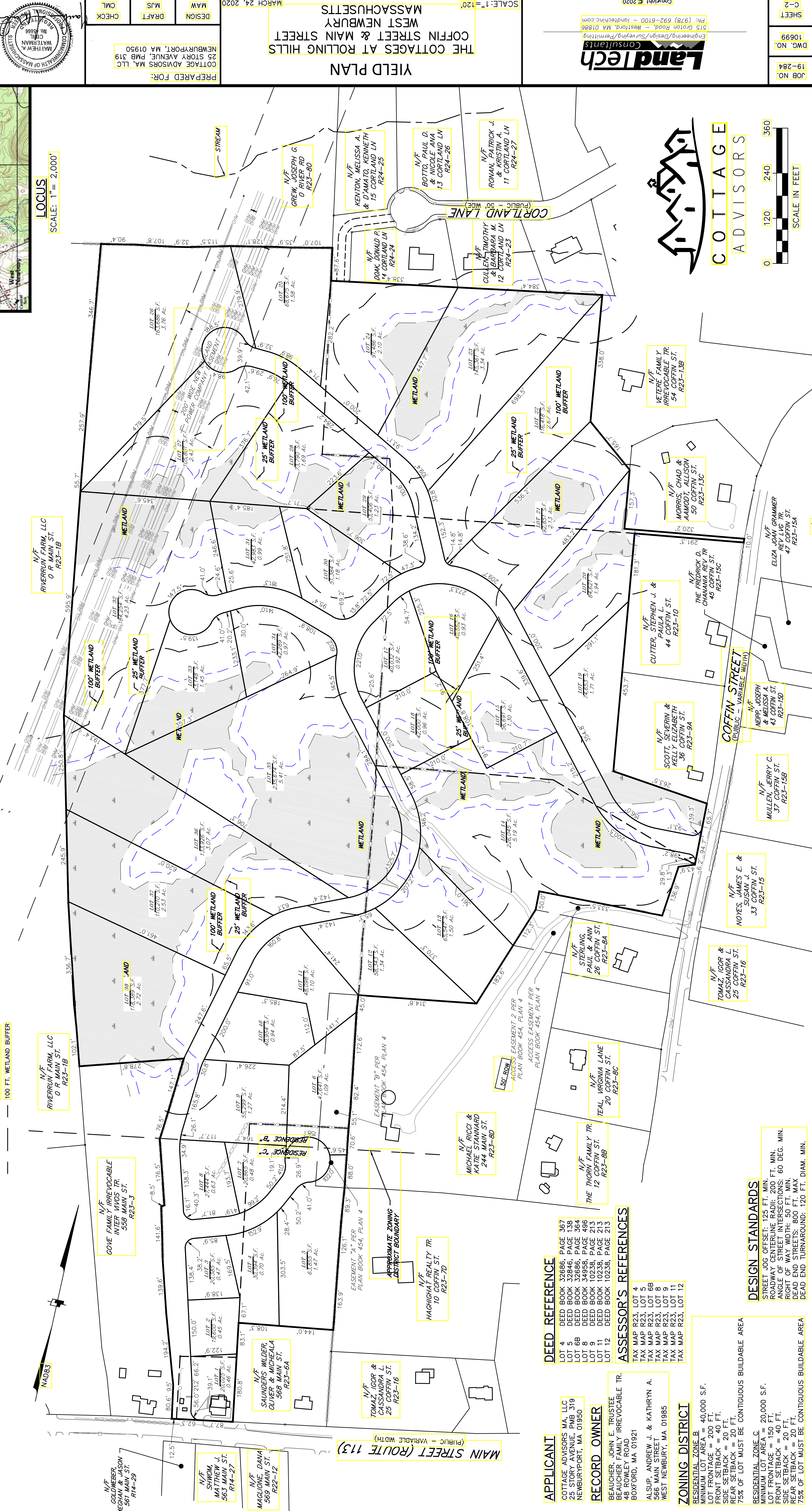
- LOT LINE
- ABUTTING LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- STREELINE
- STONE WALL
- UNDERGROUND ELECTRIC; TELEPHONE & CABLE
- OVERHEAD WIRES
- WATER MAIN
- STORM DRAIN
- EDGE OF WETLAND
- WETLAND SYMBOL
- 25 FT. WETLAND BUFFER
- 100 FT. WETLAND BUFFER

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: _____



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

DESIGN: _____
DRAFT: _____
CHECK: _____
CML: _____

DATE: MARCH 24, 2020

SCALE: 1" = 120'

TITLE: THE COTTAGES AT ROLLING HILLS
WEST NEWBURY
COFFIN STREET & MAIN STREET
YIELD PLAN

LANDTECH CONSULTANTS
Engineering/Design/Surveying/Permitting
515 Corbin Road - Westford, MA 01886
Ph: (978) 692-6100 - landtechinc.com

JOB NO.: 19-284
DWG. NO.: 10699
SHEET: C-2

COTTAGE ADVISORS

SCALE IN FEET:
0 120 240 360

DEED REFERENCE:
LOT 11 DEED BOOK 454, PLAN 4
LOT 12 DEED BOOK 454, PLAN 4
LOT 13 DEED BOOK 454, PLAN 4
LOT 14 DEED BOOK 454, PLAN 4
LOT 15 DEED BOOK 454, PLAN 4
LOT 16 DEED BOOK 454, PLAN 4
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LOT 99 DEED BOOK 454, PLAN 4
LOT 100 DEED BOOK 454, PLAN 4

Section 3.2

Floor Plans



FRONT ELEVATION- OPTION A



SIDE ELEVATION- OPTION A



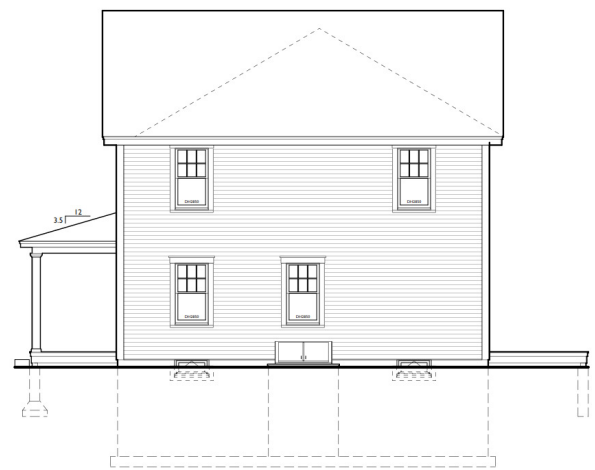
FRONT ELEVATION- OPTION B



SIDE ELEVATION- OPTION B



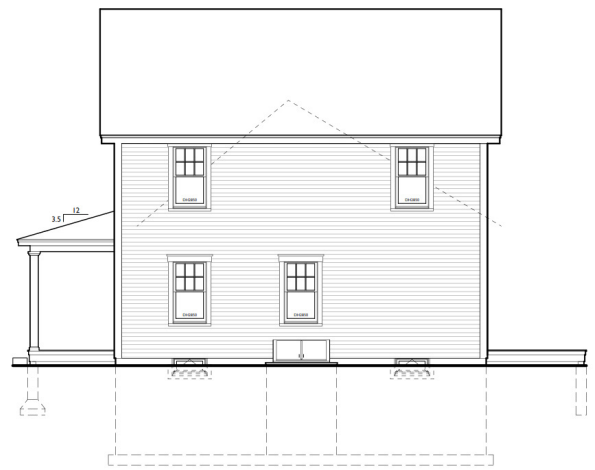
FRONT ELEVATION- OPTION D



SIDE ELEVATION- OPTION D



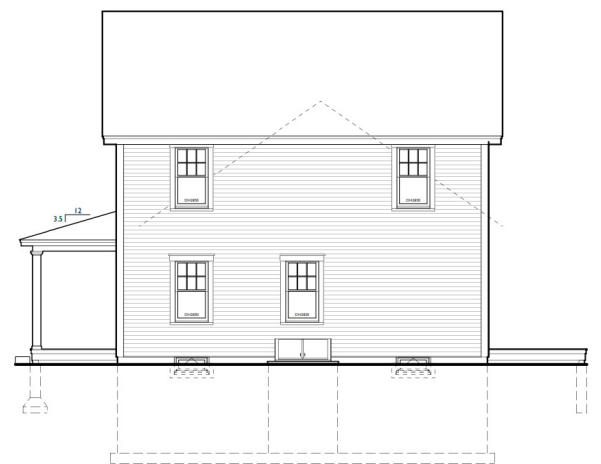
FRONT ELEVATION- OPTION E



SIDE ELEVATION- OPTION E



FRONT ELEVATION- OPTION M



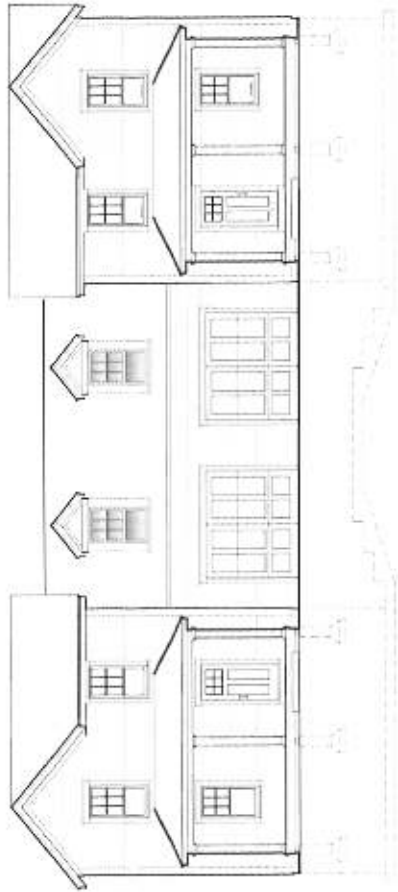
SIDE ELEVATION- OPTION M



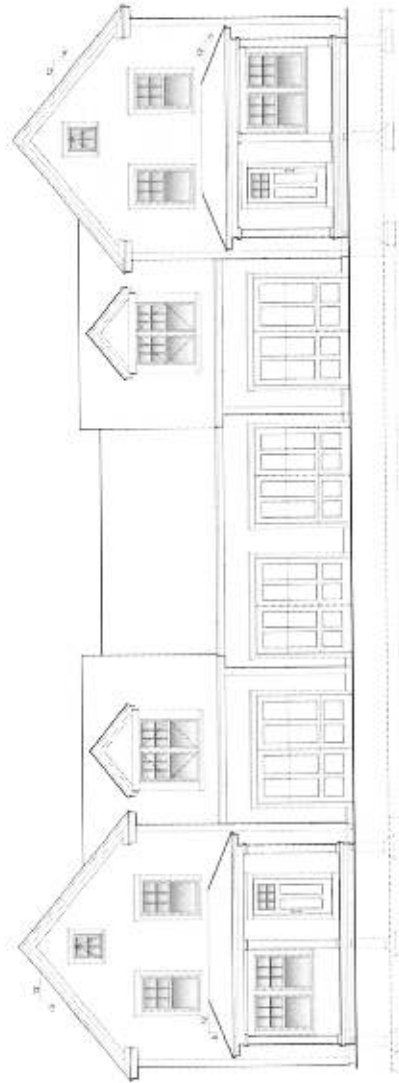
SIDE ELEVATION - OPTION A



SIDE ELEVATION - OPTION B



FRONT ELEVATION - OPTION A



FRONT ELEVATION - OPTION B



FIRST FLOOR



SECOND FLOOR



BEACON WITH OFFICE

SECOND FLOOR 2 BEDROOM

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

FIRST FLOOR



SECOND FLOOR



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FIRST FLOOR

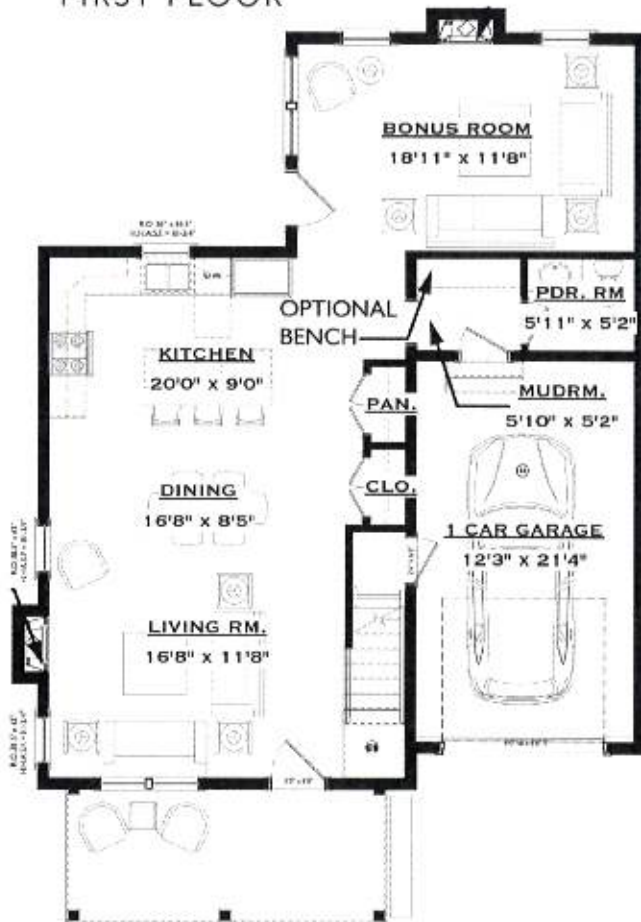


SECOND FLOOR



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FIRST FLOOR

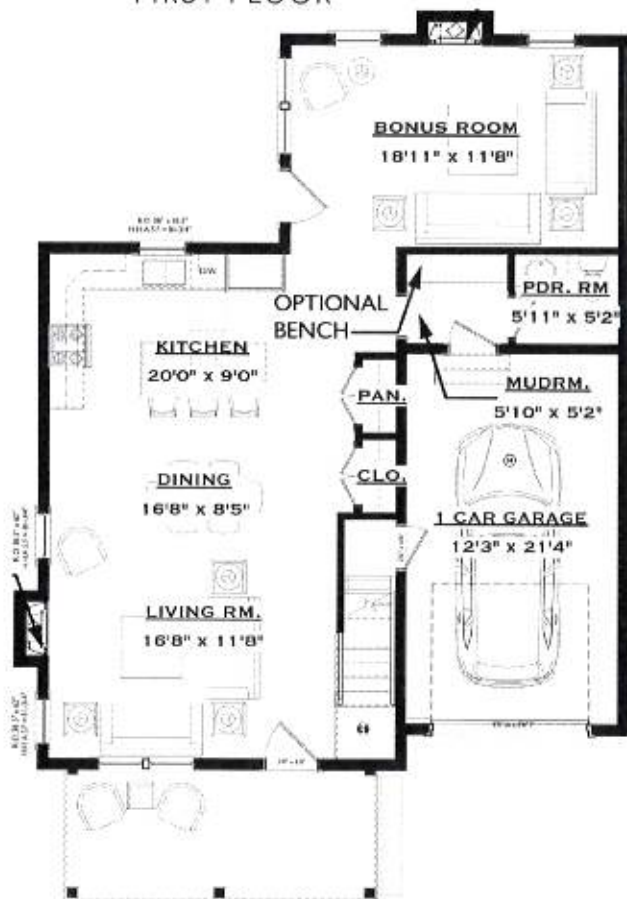


SECOND FLOOR



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FIRST FLOOR



SECOND FLOOR



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FIRST FLOOR PLAN

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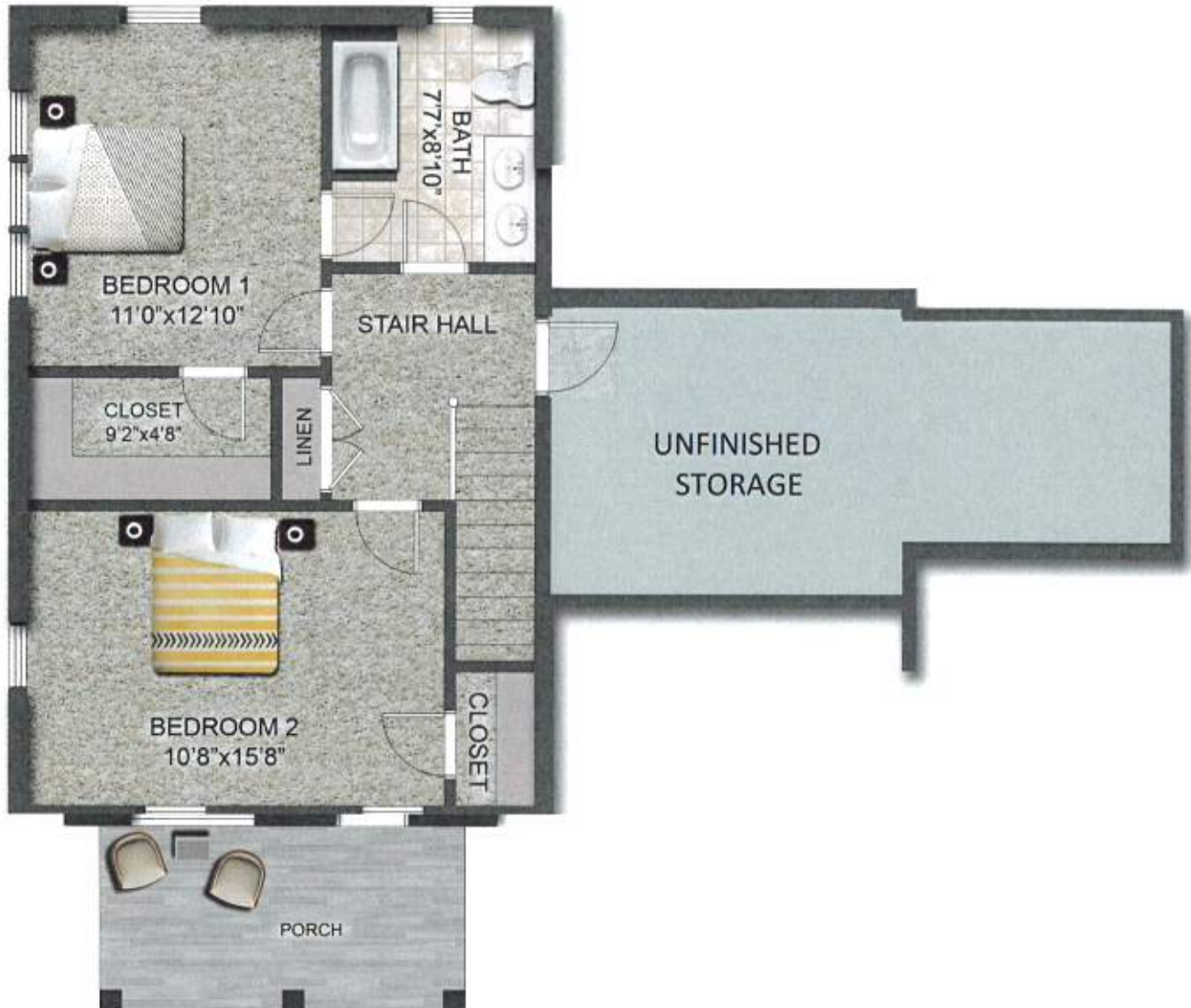
SECOND FLOOR 2 BEDROOM

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FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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FIRST FLOOR

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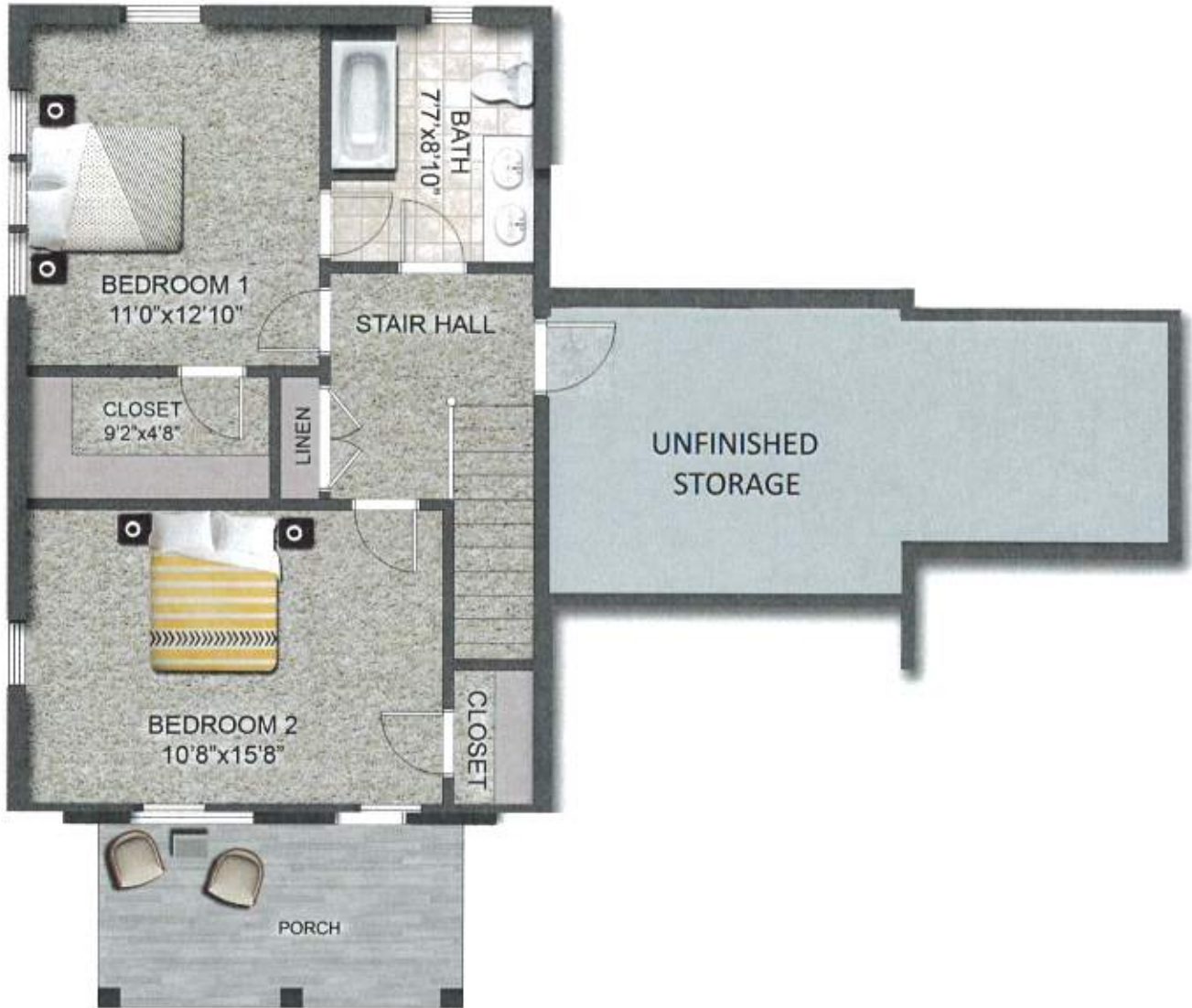
SECOND FLOOR 2 BEDROOM

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SECOND FLOOR 2 BEDROOM

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Section 3.3

Narrative

The development is following the residential design principals of open space clustering as instituted by most of the progressive communities throughout the Commonwealth of Massachusetts. The goal of these type of these residential developments is to minimize the disruption of the existing land therefore minimizing the impact to wetlands and preserving as many trees as possible. We also create open space areas called "pocket parks," which are green areas with plantings and outdoor sitting areas with the goal to create inviting neighborhood gathering spaces. We will also have homes facing the pocket parks and preserved open space areas enhancing all of the home homeowners living experience. The other key elements are walking trails and sidewalks, connecting the various neighborhoods, which enhances the community experience and promotes healthy living.

Specific to the home architecture, Cottage Advisors uses Cottage style and living guidelines, with the hallmark including large front porches for all of the homes. This feature, coupled with having homes closer to the street, and our site design, is all part of the goal to create a community. Cottage Advisors' elevations have a cottage feel and look with wide outside trim and larger windows. The materials are also long lasting, allowing for maintenance free living. Inside, we offer a variety of open space flexible floor plans including first floor as well as second floor master bedrooms. Cottage Advisors philosophy is to be attractive to a variety of homeowners, with varying income and age levels, including single and dual households, active adults, and households with up to three children.

Cottage Advisors also believes in "Right Sizing" of homes and takes significant time in space utilization and house efficiency, which integrates well with the Cottage style architecture. As such, the homes we plan to build will range from 1,600 to 2,300 square feet on average. Cottage Advisors is also an Energy Star builder and along with our efficient designs, we consistently achieve HERS energy ratings of below 50, resulting in a lower carbon footprint and significantly lower heating and cooling costs to our homeowners.

Cottage Advisors understands and promotes the goals of affordable housing and has successfully integrated affordable housing at two other West Newbury developments, River Hill and Drakes Landing. These homes architecturally look just like the market rate homes and the homeowners have access to all of the same amenities and condominium services. Both of these communities had a high demand for the affordable units, including waiting lists

Section 3.4

Tabular Zoning Analysis

ZONING SITE SUMMARY

		REQUIREMENTS		EXISTING	PROPOSED	EXCEPTION REQUESTED
ZONING DISTRICT	RESIDENCE B	RESIDENCE C				
MINIMUM LOT AREA	40,000 S.F.	20,000 S.F.		3,282,984 S.F.	3,282,984 S.F.	NO
MINIMUM LOT FRONTAGE	200 FT.	150 FT.		165.37 FT.	200 FT.	NO
BUILDING FRONT	40 FT.	40 FT.		35.1 FT.	27.7 FT.	YES
SETBACKS: SIDE	20 FT.	20 FT.		10.5 FT.	10.5 FT.	YES
REAR	20 FT.	20 FT.		100.6 FT.	7.6 FT.	YES
MAX. LOT COVERAGE	30%	35%		<1%	18.4%	NO
MAX. BUILDING COVERAGE	25%	30%		<1%	7.1%	NO
MAX. BUILDING HEIGHT	35 FT.	35 FT.		30 FT.	30 FT.	NO
MIN. OPEN SPACE	75% OF REQ. LOT AREA - DRY UPLAND					
	30,000 S.F.	15,000 S.F.		3,279,260 S.F.	2,012,348 S.F.	NO
MIN. DISTANCE B/W BLDG.	20 FT.			N/A	20 FT.	NO

Section 3.5

Sustainable Development Principles Form

The Villages at Rolling Hills, West Newbury, Massachusetts Sustainable Development Principles

Sustainable Development Principles

The Commonwealth of Massachusetts shall care for the built and natural environment by promoting sustainable development through integrated energy and environment, housing and economic development, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority to investments that will deliver good jobs and good wages, transit access, housing, and open space, in accordance with the following sustainable development principles.

1. Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, education, and recreational activities with open spaces and homes.

The proposed development is at higher density than the surrounding area and is based on the "village" concept. The village concept housing will allow for the site to retain 66% of the site as Open Space. It is a pedestrian friendly neighborhood with sidewalks that is within a mile from the Town Hall, Open Space and Trails, Playgrounds, and Schools. The development will utilize existing water by connecting to existing municipal water infrastructure that is readily available in the abutting road and is more than adequate to handle the services necessary for the proposed project. The neighborhood area within the mile proximity is made up of residential uses; this development will promote new affordable housing in the area. The development will rehabilitate the existing home located at 566 Main Street.

2. Advance Equity

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

The Project creates affordable housing in a community which has not reached their goal of 10%. The Project also expands the tax base.

3. Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

The site will cluster development and post development will allow the site to remain as 66% of the site as Open Space, and will protect resource areas including wetlands.

4. Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

The proposed Project will be very energy efficient. The units will exceed the EPA Energy 5 Star guidelines.

The Project will also use recycled materials where possible in the construction such as plywood, vinyl siding and deck material, insulation, flooring and cabinets. When available, gravel subbase used below pavement shall be recycled concrete and asphalt from local suppliers.

Construction waste shall be recycled as much as possible and forwarded to a recycling processing center for further breakdown and distribution.

5. Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

The Project is designed with smaller single family two-bedroom and three-bedroom units for families in the Commonwealth as well as duplex style units. The Project is located near jobs, transit, and where municipal services are available.

6. Provide Transportation Choices

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared vehicle and shared ride services, bicycling, and walking.

The Project is located only 3 miles from a ride share location and 6 miles from the Newburyport MBTA station. The Project site is also located within the Town of West Newbury's town center, with easy access to the Town Hall, school and parks within a mile of the Project site. A bicycle stand will be provided to encourage bicycle use.

7. Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses.

The proposed Project will require permanent maintenance and repair including snow removal, lawn care, landscape maintenance, waste water treatment maintenance, community center employees and building maintenance which will create local jobs and/or an increase need for established local businesses.

8. Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

The proposed Project will be very energy efficient. The units will exceed the EPA Energy 5 Star guidelines.

9. Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit.

The Project is consistent with the Town of West Newbury's Housing Production Plan and is listed as a "Potential Housing Development" Site. The Project will also Encourage development of housing that is affordable to both low- and moderate-income households (i.e., those who earn between 60 to 120% area median income). This development will also allow for the Housing Production Plan to become certified for two years, allowing the community to be consistent with public needs during that time frame, which is a goal of the Town of West Newbury's Housing Production Plan.

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: Cottages at Rolling Hills
Project Number: _____
Program Name: Cottages at Rolling Hills
Date: 3/27/2020

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

If New Construction:

- Contributes to revitalization of town center or neighborhood
- Walkable to:
 - (a) transit
 - (b) downtown or village center
 - (c) school
 - (d) library
 - (e) retail, services or employment center
- Located in municipally-approved growth center

Explanation (Required)

Optional – Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Check "X" below if applicable

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

Explanation (Required)

The proposed development is at higher density than the surrounding area and is based on the "village" concept. The village concept housing will allow for the site to retain 66% of the site as Open Space. It is a pedestrian friendly neighborhood with sidewalks that is within a mile from the Town Hall, Open Space and Trails, Playgrounds, and Schools. The development will utilize existing water by connecting to existing municipal water infrastructure that is readily available in the abutting road and is more than adequate to handle the services necessary for the proposed project. The neighborhood area within the mile proximity is made up of residential uses; this development will promote new affordable housing in the area. The development will rehabilitate the existing home located at 566 Main Street.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings)
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Creates affordable housing in middle to upper income area and/or meets regional need
- Creates affordable housing in high poverty area
- Promotes diversity and social equity and improves the neighborhood
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Explanation (Required)

The Project creates affordable housing in a community which has not reached their goal of 10% or any of their housing goals. The Project also expands the tax base.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands
- Environmental remediation or clean up
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)
- Eliminates or reduces neighborhood blight
- Addresses public health and safety risk
- Cultural or Historic landscape/existing neighborhood enhancement
- Other (discuss below)

Explanation (Required)

The site will cluster development and post development will allow the site to remain as 66% of the site as Open Space, and will protect resource areas including wetlands.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

Check "X" below *if applicable*

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

Explanation (Required)

The proposed Project will be very energy efficient. The units will exceed the EPA Energy 5 Star guidelines.

The Project will also use recycled materials where possible in the construction such as plywood, vinyl siding and deck material, insulation, flooring and cabinets. When available, gravel subbase used below pavement shall be recycled concrete and asphalt from local suppliers.

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" below *if applicable*

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit and other services
- Other (discuss below)

Explanation (Required)

The Project is designed with smaller single family two-bedroom and three-bedroom units for families in the Commonwealth as well as duplex style units. The Project is located near jobs, transit, and where municipal services are available.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike and ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Explanation (Required)

The Project is located only 3 miles from a ride share location and 6 miles from the Newburyport MBTA station. The Project site is also located within the Town of West Newbury's town center, with easy access to the Town Hall, school and parks within a mile of the Project site. A bicycle stand will be provided to encourage bicycle use.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

Check "X" below if applicable

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Explanation (Required)

The proposed Project will require permanent maintenance and repair including snow removal, lawn care, landscape maintenance, waste water treatment maintenance, community center employees and building maintenance which will create local jobs and/or an increase need for established local businesses.

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

Check "X" below if applicable

- Energy Star or equivalent*
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Other (discuss below)

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

The proposed Project will be very energy efficient. The units will exceed the EPA Energy 5 Star guidelines.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

Check "X" below if applicable

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

Explanation (Required)

The Project is consistent with the Town of West Newbury's Housing Production Plan and is listed as a "Potential Housing Development" Site. The Project will also Encourage development of housing that is affordable to both low- and moderate-income households (i.e., those who earn between 60 to 120% area median income). This development will also allow for the Housing Production Plan to become certified for two years, allowing the comm

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854.1880 or gwatson@masshousing.com