



July 13, 2015

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Initial Review Application
for 11-15 Sunnycrest Avenue
(Assessor's Map 17 Lots 136, 136A & 137)**

Dear Planning Board Members:

On behalf of the Applicant, PD Building, LLC of Andover, please find enclosed their OSRD Initial Review Application for the development of land at 11-15 Sunnycrest Avenue (Assessor's Map 17, Lots 136, 136A & 137). The Application includes the following:

1. OSRD Initial Review Application (1 original & 12 copies);
2. Deed (12 copies)
3. Filing Fee (\$400)
4. Site Assessment Memo by Ms. Laura Rutledge, PLA.
5. Site Plans (12 copies full size; 10 copies half size);

- C-1: Site Context Map
- C-2: Existing Conditions/ Site Analysis Map
- C-3: Yield Plan
- C-4a: Concept Plan A
- C-4b: Concept Plan B
- C-4c: Concept Plan C

General Property Description. The 6.1 acre site is located in the Ryal Side neighborhood, on the south side of Bridge Street a short distance from the Danvers town line. Sheet C-1, the Site Context Map shows existing development and land uses near the site. The neighborhood surrounding the site is zoned R-10 and includes many non-conforming single-family residential properties (non-conforming due to frontage and area deficiencies as compared to current R-10 requirements). Land abutting the site is almost exclusively residential properties. The Sunnycrest and Netherton Avenue public right-of-ways abut the site at the northeast corner; a 50'-wide strip of land connects the site to the Hayes Avenue public right-of-way at the south. An approximately 2-acre parcel of undeveloped land (Assessor Map 17 Parcel 152) abuts the site along its western boundary.

There are two residential buildings on the property – 11 and 15 Sunnycrest

Avenue. Eleven Sunnycrest is a single-family, single-story ranch building constructed in approximately 1973. Fifteen Sunnycrest is a two-family, two-story colonial style building constructed in approximately 1900.

Site topography varies by approximately 50-feet with the highest terrain surrounding the existing residences in the northern portion of the tract. The lowest terrain exists near south end of the site, behind existing residences along Hayes Avenue. Sheet C-2 shows the site topography.

As shown on Sheet C-2, wetland resources exist near the south end of the property. The site receives stormwater runoff from an off-site wetland directly east of the site. This stormwater runoff enters an approximately 170-foot long, 15-inch drainage pipe and flows west within the site, discharging at a drainage ditch that parallels Hayes Avenue. On-site bordering vegetated wetlands surround the drainage ditch, which also receives overland flow from the subject property. The drainage ditch carries flow to a municipal drain located between 27 and 29 Hayes Ave. that conveys flows to Hayes Avenue and then west towards Danvers.

The Beverly Conservation Commission issued an Order of Resource Area Delineation (ORAD) in June 2015 confirming the boundaries of the wetland resource areas shown on Sheet C-2. There are no flood zones, vernal pools or Riverfront resource areas on the site. As shown on Sheet C-2, most of the site is outside the jurisdiction of the Conservation Commission.

The remainder of the tract mostly consists of densely wooded areas with exception for the portion of the tract around the existing residences along Sunnycrest Avenue which contains lawn and areas of saplings. The sapling areas were likely once cleared land that was allowed to naturally revegetate. The remaining densely wooded areas contain mature hardwoods and a few pine trees.

Sheet C-2 shows that there are a few ledge outcrops in the northern portion of the property, and highlights the portions of the site that have topography greater than 20 percent. The steep portions of the site occupy approximately 19,000 square feet, or about 7% of the property.

Yield Plan (Ref.: OSRD R&R III.G). Sheet C-3 provides the Yield Plan for this application. The Yield Plan shows demolition of the existing two-family residence at the site and construction of eight new residences. Combined with the existing single-family residence at 11 Sunnycrest Ave., this yields a total of nine single-family housing units at the site, an increase of six units as compared to the current use of the property. In other words, the Basic Maximum Number of dwelling units under the OSRD Ordinance for this application is nine.

The proposed building lots are positioned along two new streets connecting to Sunnycrest and Netherton Avenues. All of the proposed lots conform to R-10 dimensional requirements. The proposed streets are short (165' & 230') dead-end streets and contain cul-de-sac turn areas. The dimensional requirements of the proposed streets are consistent in all respects with the City of Beverly Rules and Regulations Governing the Subdivision of Land. The site layout provides ample land for stormwater management at two locations uphill of the wetlands along Hayes Avenue.

Conceptual Development Plans (Ref.: OSRD R&R III.D). Three conceptual development alternatives are shown on Sheets 4-Ca, b and C. The four step design process described in Section V of the OSRD Site Plan Ordinance was the basis for the conceptual plans, as described below.

Step 1: Identify Primary Conservation Areas - The primary conservation areas were identified through detailed on-site inspection; mapping of wetland resources, topography and existing structures; and review of existing documentation regarding the property, such as maps of flood zones and endangered species habitat, and deeds of the property and abutting parcels. An on-site inspection was made with the project landscape architect, Laura Rutledge, Registered Landscape Architect of Beverly. Because initial assessments were partially obscured by snowpack, additional inspections were made in March and April 2015 with clear groundcover and emergent vegetation apparent. A site assessment memorandum from Ms. Rutledge is enclosed.

The "Potentially Developable Areas" were identified in collaboration with Ms. Rutledge. The area best suited for development is along the northerly portion of the site where the elevated terrain is generally flat and partially disturbed by the development of the existing residences. Concentrating the proposed development in this location will leave the south end of the site, which contains the wetland resource areas and an associated densely vegetated buffer, in its natural wooded condition.

Step 2: Locate Housing Sites. The house sites were clustered within the previously determined "potentially developable area". The house sites were selected with consideration of topographic constraints, tract buffers, and OSRD dimensional setbacks. The house sites were laid out concurrently with the street to ensure reasonable access to the house sites is feasible and in compliance with the minimum dimensional standards.

Step 3: Aligning Streets and Ways. The street layout was done

concurrently with house site layout. The development of each alternative was clustered to the northerly end of the site with suitable roadway connection to Sunnycrest and Netherton Avenue.

Step 4: Lot Lines. The lot lines were drawn considering minimum applicable dimensional setbacks.

Alternative development schemes for the property were limited due to the site topography, location and extent of wetland resources, and the Open Space requirements associated with the OSRD ordinance. The first concept (Concept Plan A) consists of a development containing seven (six new dwellings) single-family house lots. The house lots are clustered together with reduced roadway frontage and minimized setbacks between dwellings. The existing residence at 11 Sunnycrest Avenue remains and the residence at 15 Sunnycrest Avenue is removed to provide suitable access to the flat, elevated "potential developable area".

Similar to the first concept, the second concept (Concept Plan B) anticipates saving the existing residence at 11 Sunnycrest Avenue and removing the residence at 15 Sunnycrest Avenue for a proposed roadway. In addition to the existing single-family residence, Concept Plan B anticipates constructing four new town-house style, two-family dwellings with a dividing lot line located at the common interior wall. A total of 9 dwelling units is proposed under Concept Plan B.

Concept Plan C shows construction of six single-family residences, similar to Plan A. Plan C creates more space between the structures, and a one-way common driveway loop to provide access to the residences. The one-way loop creates a common open space area in the middle of the loop which could be used for stormwater management or landscaping. The more distributed layout provided by Plan C provides more opportunities for landscaping around the dwelling units and greater privacy between the units as compared to Plans A and B.

Site Utilities (Ref.: OSRD R&R III.D.4.i&j). Public utilities (water, sewer, electric, telephone and cable) exist in Sunnycrest and Netherton Avenue and will be extended within the new roadway and to the new building lots. All proposed utilities will be underground.

Stormwater Drainage (Ref.: OSRD R&R III.D.4.k). Stormwater runoff from the tract generally drains south (approx. 80%) towards the wetland resource areas and north (approx. 20%) towards residential properties and the Sunnycrest Avenue roadway. Existing drainage patterns will generally remain the same. A conventional pipe and detention basin system is anticipated within the new

roadway to collect stormwater from the proposed paved roadway, driveways, and a portion of the residences. The stormwater will be piped to a detention pond, within the open space area, to promote groundwater recharge and dampen peak flows before being conveyed to the southerly wetland resource areas. Drywells and other stormwater management methods are anticipated for the residential building lots to dampen roof runoff and promote groundwater recharge. A fully detailed drainage design and calculations will be performed for the finalized plan.

Open Space (Ref.: OSRD R&R IV.d). The proposed open space parcel is 3.29 acres in size (including an approximately 6,800 square foot detention pond easement), which is 77% of the Buildable Area of the tract (as defined by the OSRD Ordinance; see calculations on Sheets C-4a, b and c). The proposed open space includes the wetland resource areas and the wooded buffer which is a mixture of mature deciduous and conifer trees. The open space parcel has access to Hayes Avenue via a 50-foot wide strip of land.

Buffered Areas (Ref.: OSRD R&R IV.B.3.e). The OSRD Site Plan Ordinance requires a 25-foot wide buffer around the entire tract perimeter. In the area of the proposed development, a 25-foot wide track buffer is provided except for existing lot at 11 Sunnycrest Avenue and the proposed lot adjacent to 1 Netherton Avenue. The existing disturbance on the 11 Sunnycrest Avenue lot is to remain and to be maintained. No additional disturbance or impervious surface is proposed within the 25-foot zone. On the proposed lot adjacent to 1 Netherton Avenue, no impervious surfaces are proposed however temporary disturbance is proposed for the construction of the residence. Permanent disturbance for detention pond access is proposed. The area is currently lawn with a few trees and will generally be restored to the same upon completion.

Requested Waivers (Ref: OSRD R&R IV.g). The following waivers are requested for this project:

Section VI.3.(b)(ii) – For reasons described above and as shown on the Conceptual Development Plans, the Applicant requests a waiver from the requirement for a 25-foot buffer area for certain portions of the site. The waiver would apply to buffer areas that are currently disturbed and will be maintained as such. No new impervious surfaces are proposed within the 25-foot buffer areas.

Section VI.3.b.viii. The Applicant requests relief from this section of the OSRD Ordinance, which requires mapping trees greater than 10" DBH within areas to be disturbed. The densely vegetated nature of the site makes this requirement impracticable.

Beverly Planning Board
Re: 11-15 Sunnycrest Ave., Beverly
July 13, 2015

Page 6

Summary. This OSRD application enables the Applicant to develop the land in a clustered configuration while maintaining greater than 50% of land as protected open space and undisturbed, natural terrain. The proposed development will consolidate the residences on the northerly end of the site while protecting the wetland resource areas and the land surrounding the wetland resource areas in its natural state. Tract Buffers Areas are provided around the majority of the perimeter to mitigate impacting abutters from the proposed development.

We believe the proposed application is consistent with the goals of the OSRD Ordinance. We look forward to meeting with the Board at its convenience to further describe the project and respond to questions or comments.

Very truly yours,
Griffin Engineering Group, LLC



Robert H. Griffin, P.E.

Cc: City Clerk (Application Only)
Patch Development Co.

Enclosures as listed on Page 1.

CITY OF BEVERLY PLANNING BOARD

OPEN SPACE RESIDENTIAL DESIGN
INITIAL REVIEW APPLICATION

(please type or print clearly)

File one (1) original and twelve (12) copies of completed form and \$400 filing fee with the Beverly Planning Board. One (1) completed form will be filed with the City Clerk. See attached copy of *Rules and Regulations for Open Space Residential Design Site Plan Ordinance* and Zoning Ordinance Section 29-24.B. for plan filing requirements and review procedure.

_____ July 13 _____, 2014 _____, 20_____
(date) (date received)

Amount paid: \$400

Name of owner *(please print)*: PD Building, LLC

Address of owner: 8 Christian Way, Andover, MA 01810

Telephone number (H): _____ (W): _____

Name of applicant *(please print)*: SAME

Address of applicant: _____

Telephone number (H): _____ (W): _____

Address of property: 11-15 Sunnycrest Ave.

Assessors' Map #: 17 lot#: 136, 136A, 137 zoning district: R-10

Total Area of Land: 6.1 ac

Total Number of Units: 3 existing; 7 proposed

Description of project:
Demolish existing 2-family residence at 15 Sunnycrest Ave.,
construct new roadway (approx. 150') and six new single-family
residences. Existing single family residence at 11 Sunnycrest
to remain.

The deed for this property is recorded in Essex South

Registry of Deeds, Book # LC Doc 559768, Page # _____.

(signature of property owner)

(signature of applicant if not owner)

49A



559768 (88255+) Btch:317615
Southern Essex District Registry
3/06/2015 02:51 PM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 3/06/2015 02:51 PM
ID: 317615 Doc# 559768
Fee: \$4,788.00 Cons: \$1,050,000.00

DEED

I, Stephen J. Hanna, as duly appointed Personal Representative under the Compromise Last Will and Testament of Nathalie Rothblatt, late of Beverly, Essex County, Massachusetts on file and allowed in Essex County Probate and Family Court # ES13P1055EA ("Will"), said decedent also known as Nathalie D. Rothblatt, by power of sale conferred by said Will, for consideration paid of One Million Fifty Thousand Dollars (\$ 1,050,000.00) grant to PD BUILDING, LLC , doing business at 8 Christian Way, Andover, MA, land with buildings thereupon situated in BEVERLY, Essex County, Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Hayes Avenue, fifty (50) feet;
NORTHWESTERLY by land now or formerly of Arnold P. Iverson et al, ninety four and 78/100 (94.78) feet;
SOUTHWESTERLY by said land now or formerly of Arnold P. Iverson et al and by land now or formerly of Ronald R. Labonte et al, two hundred three and 71/100 (203.71) feet;
WESTERLY by lands of sundry adjoining owners, six hundred eighty three and 65/100 (683.65) feet;
NORTHERLY four and 98/100 (4.98) feet, and
NORTHEASTERLY eleven and 26/100 (11.26) feet by land now or formerly of Curtis E. Jones, Jr.;

NORTHERLY by said land now or formerly of Curtis E. Jones, Jr. and by land now or formerly of Charles B. Palm et al, one hundred three and 38/100 (103.38) feet;
NORTHEASTERLY one hundred ten and 14/100 (110.14) feet, and
EASTERLY fifteen and 77/100 (15.77) feet by land now or formerly of Arthur T. Synodinos:

NORTHEASTERLY by said land now or formerly of Arthur T. Synodinos and by land now or formerly of Willamina R. Dale, one hundred forty three and 31/100 (143.31) feet;
EASTERLY by Sunnycrest Avenue, one hundred fifty and 03/100 (150.03) feet;
NORTHEASTERLY by the end of said Sunnycrest Avenue, fifty four and 46/100 (54.46) feet;
NORTHEASTERLY by Netherton Avenue, four and 72/100 (4.72) feet;
SOUTHEASTERLY by land now or formerly of Catherine Norbaka, one hundred (100) feet;
NORTHEASTERLY by said land now or formerly of Catherine Norbaka and by land now or formerly of Ernest E. Flynn, one hundred (100) feet;
SOUTHEASTERLY by lands now or formerly of Roy L. Smith, Jr. et al and of David W. Smith et al, two hundred nine and 78/100 (209.78) feet;
EASTERLY by said land now or formerly of David W. Smith et al, one hundred eighty two and 83/100 (182.83) feet;
SOUTHWESTERLY by lands of sundry adjoining owners, one hundred eighty and 60/100 (180.60) feet; and
SOUTHEASTERLY by land now or formerly of Donald D. Brann et al, ninety nine and 88/100 (99.88) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Hancock Survey Associates, Inc., Surveyors, dated October 22, 1980, as modified and approved by the Court, filed in the Land Registration Office as Land Court Plan No. 40688-A, a copy of which is on file with Certificate of Title No. 51948.

So much of the land hereby registered as is included within the limits of that part of said Sunnycrest Avenue marked "Private" is subject to the rights of all persons lawfully entitled thereto in and over the same.

The land hereby registered is subject to the right to have the existing encroaching building, as shown on said plan, maintained as it exists at the date of the original decree, so long as said building continues to stand.

The land hereby registered is subject to such rights as may exist in the Way, approximately shown on said plan.

Said land is conveyed subject to real estate taxes for fiscal year ending on June 30, 2015, which the grantee herein by its acceptance hereof assumes and agrees to pay.

For grantor's title see Land Court Title Certificate No. 51948.

Address of Property: 11 & 15 Sunnycrest Avenue and Rear Bridge Street,
Beverly, MA

WITNESS the execution hereof under seal this 26th day of February, 2015.

Stephen J. Hanna, PR
Stephen J. Hanna in his capacity as duly
appointed Personal Representative of
the Estate of Nathalie Rothblatt, Essex
Probate and Family Court # ES13P1055EA

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

Feb. 26, 2015

On this 26th day of February, 2015, before me, the undersigned notary public,
personally appeared Stephen J. Hanna, proved to me through satisfactory evidence of
identification, which was their Driver's License, to be the person(s) whose name is
signed on the preceding or attached document, and acknowledged to me that he/she
signed it voluntarily for its stated purpose.



Hazel K. Mach
Notary Public
My commission expires: 11/10/2017

as to fiduciary authority
APPROVED FOR REGISTRATION
BY THE COURT.
Sherila R. Gundzell
TITLE EXAMINER
Land Court 3/3/2015

MEMORANDUM

To: Robert Griffin
Griffin Engineering Group

Date: 3/9/15

From: Laura Rutledge
Landscape Architect

RE: 11-15 Sunnycrest Avenue Beverly MA
Site Analysis

A site visit of the property at 11-15 Sunnycrest Avenue was conducted on March 3, 2015. In attendance were; Jesse Blanchette from Griffin Engineering Group and Laura Rutledge, Landscape Architect. The purpose of the visit was to review the property and discuss the opportunities and constraints for site planning and open space preservation.

Following are the observations;

1. Site Analysis – The site was viewed from Sunnycrest Avenue adjacent to the existing house structure, # 15 Sunnycrest Avenue. The site was snow covered. Two existing mature trees stand on the house property worth noting. An existing mature deciduous maple tree located behind the house is in poor health and shows signs of decay. A mature ornamental tree along the eastern property line may be in declining health due to its age and branching structure. Surrounding the house is sapling trees and scrub understory plantings. A more extensive review of the entire site should be conducted after the snow melts.
2. The existing conditions plan prepared by Griffin Engineers, dated 2/25/15, indicates the remainder of the property to the south consists of wetlands and woodland area surrounded by existing residences. There are minimal areas with steep slopes that are indicated on the existing condition plan.
3. Site Plans – I have reviewed the draft development plans, Concept Layout Plans A and B dated 2/25/15 prepared by Griffin Engineers and have the following comments. Both proposed development plans show the layout of houses clustered on the northern half of the site with contiguous open space on the southern half of the property. This type of development would encourage preservation of the existing wetlands and open space and protect existing wildlife habitat on the site.

In conclusion, I find that given the existing condition of the site and the proposed concept designs, there is ample opportunity for open space preservation and housing development that will be responsible to both the site and the neighborhood.