



February 9, 2016

Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Initial Review Application  
For 122 Cross Lane  
(Assessor's Map 33 Lots 6A & 7)**

Dear Planning Board Members:

On behalf of the Applicant, Benco, LLC, please find enclosed the following documents in support of their OSRD Initial Review Application for the development of land at 122 Cross Lane (Assessor's Map 33, Lots 6A & 7):

1. Site Assessment Memo by Ms. Laura Rutledge, PLA.
2. 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

Benco, LLC submitted the following was previously submitted to the Board on February 2, 2016:

3. OSRD Initial Review Application (1 original & 12 copies);
4. Deed (12 copies)
5. Filing Fee (\$400)

**General Property Description.** The 4.2-acre site consists of two parcels located at the intersection of Boyles Street and Cross Lane. The land is adjacent to a City of Beverly youth soccer field on Cross Lane and Sally Milligan Park. The larger parcel of the two (Map 33, Lot 6A) is presently developed with a single-family residence (122 Cross Lane) and associated garage, storage shed, driveway, and utilities. The smaller parcel (Map 33 Lot 7), is undeveloped. Sheet C-1, the Site Context Map, shows existing development and land uses near the site. The neighborhood surrounding the site is zoned R-22. Land abutting the site consists of the soccer field, Sally Milligan Park, and a single-family residential lot at 82 Boyles Street.

Site topography varies by approximately 30-feet with the highest terrain in the northern portion of the undeveloped lot. The lowest terrain exists along Cross Lane. Sheet C-2 shows the site topography.

As shown on Sheet C-2, wetland resources exist within the undeveloped lot. Most of the site drains to this area. The wetland resource areas are Bordering Vegetated Wetland (BVW) and Inland Bank; a vernal pool was documented in the western portion of the undeveloped parcel. The BVW drains towards Cross Lane where it ponds in the easterly corner of the lot and eventually flows into a municipal drain located at the intersection of Cross Lane and Boyles Street.

The Beverly Conservation Commission issued an Order of Resource Area Delineation (ORAD) in January 2016 confirming the boundaries of the wetland resource areas shown on Sheet C-2. There are no flood zones or Riverfront resource areas on the site. Evidence of vernal pool activity was observed in the A and D series Bordering Vegetated Wetlands. Sheet C-2 shows the 100-foot no-disturbance zones associated with these vernal pools.

As shown on sheet C-2, approximately 1.23 acres of the site has slopes greater than 20 percent. These areas are mainly ledge outcrops. The on-site wetlands with its associated 25-ft No-Disturbance Zones occupy approximately 0.90 acres of the site.

**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 single-family residence at the site and construction of four new residences and a cul-de-sac roadway. Based on this design, the Basic Maximum Number of dwelling units under the OSRD Ordinance for this application is four.

The proposed building lots are positioned along the new cul-de-sac roadway connecting to Cross Lane. All of the proposed lots conform to R-22 dimensional requirements. The proposed street is short (200') and conforms in all respects with the City of Beverly Rules and Regulations Governing the Subdivision of Land. The Yield Plan layout provides ample land for stormwater management as shown on Sheet C-3.

**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. 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 in the vicinity of the existing residence where the terrain is relatively flat. Concentrating the proposed development in this location and towards Cross Lane will leave the north end of the site, which contains the wetland resource areas and much of the steep terrain, in its natural wooded condition.

**Step 2: Locate Housing Sites.** The house sites were positioned 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 and compliance with the minimum dimensional standards.

**Step 3: Aligning Streets and Ways.** The street layout was done concurrently with house site layout. Each alternative was designed to minimize impacts to the nearby wetland resource areas.

**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. Concept Plan A consists of a development containing three single-family house lots. All three lots will have frontage on Cross Lane. Two of the lots will be dimensionally conforming. The middle lot will be a "pork-chop lot" and will therefore require a Special Permit from the Planning Board. The existing driveway under this alternative will be a common driveway providing access to all three building lots. An open space parcel will be created, approximately 1.02 acres in size. The developer is prepared to convey the Open Space land to the City of Beverly at no cost.

Concept Plan B involves constructing a 250-foot roadway with associated cul-de-sac and utilities. Four new residences are proposed along the roadway. New utilities will be installed within the roadway to serve the new residences. An

approximately 1.02 acre Open Space parcel is proposed, similar to Concept Plan A.

Similar to the second concept, Concept Plan C shows construction of four single-family residences. Plan C proposes a smaller roadway (100-ft) and cul-de-sac turn-around and creates more space for larger lots, while still maintaining the required Open Space and No-Disturbance Zone areas.

**Site Utilities** (Ref.: OSRD R&R III.D.4.i&j). Public utilities (water, sewer, electric, telephone and cable) exist in Cross Lane and will be extended to the new building lots as required.

**Stormwater Drainage** (Ref.: OSRD R&R III.D.4.k). Stormwater runoff from the tract generally drains east towards the BVW resource areas and Cross Lane and west towards the IVW resource area located on the City of Beverly property. Existing drainage patterns will generally remain the same. For Concept Plans B and C, a conventional detention basin with stormwater infiltration 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 stormwater infiltration bed and detention pond to promote groundwater recharge and dampen peak flows before being conveyed to the existing municipal stormwater management system in Cross Lane.

For all three concepts, drywells and other stormwater management methods are anticipated for the residential building lots to dampen roof runoff and promote groundwater recharge. A detailed drainage design with supporting calculations will be prepared for the finalized plan.

**Open Space** (Ref.: OSRD R&R IV.d). The proposed open space parcel is 1.02 acres in size which is 50.2% 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 areas include the wetland resource areas and wooded upland buffer; the wooded uplands are a well-established mixture of mature deciduous and conifer trees. The open space parcel has access to Cross Lane via an approximately 37'-wide strip of land. The open space parcel abuts the existing conservation land owned by the City of Beverly directly to the west (Sally Milligan Park).

**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 tract buffer (or wider) is provided along the perimeter, except along the Cross Lane right-of-way. No disturbance or impervious surfaces are proposed within the 25-foot tract buffer.

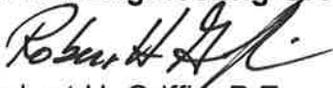
**Requested Waivers** (Ref: OSRD R&R IV.g). The following waivers are requested for this project:

*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.

**Summary.** This OSRD application enables the Applicant to develop the land in a clustered configuration while maintaining approximately 50% of land as protected open space and undisturbed, natural terrain. The proposed development will protect wetland resource areas and the land surrounding the wetland resource areas in its natural state. Tract Buffer areas are provided around the majority of the perimeter provide additional separation to abutting land owners.

We believe the proposed application is consistent with the intent and 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)  
Benco, LLC

Enclosures as listed on Page 1.

MEMORANDUM

To: Robert Griffin  
Griffin Engineering Group

Date: 2/1/16

From: Laura Rutledge  
Landscape Architect

RE: 122 Cross Lane, Beverly MA  
OSRD Site Analysis

A site visit to the 122 Cross Lane property was conducted on Thursday January 28, 2016. In attendance were; Robert Griffin 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 landscape development.

Following are the observations;

1. Site Analysis – The project area consist of two parcels of land along Cross Lane for a total of 4.2 acres. The character of the existing property is a quiet woodland setting. The vegetation consists of mature hardwood (oak and maples) and mature pine trees. The understory vegetation is mostly deciduous scrub vegetation and there are no significant shrubs or trees. There are minimal areas with steep slopes that are indicated on the existing condition plan. There is significant evidence of wildlife on the site including raccoon, rabbits and deer tracks. There are rock outcroppings throughout the site. There are no significant views on the site. An unoccupied single family house exists on the site. It is my understanding that the house will be demolished. Conservation land owned by the City of Beverly abuts the site to the Northwest and it is indicated on the existing condition plan provided by Griffin Engineers. There are wetlands to the east of the site which have been flagged and are indicated on the plan.
2. Site plan and landscape development – Based on the site visit and review of the existing conditions plan I recommend that the following items be addressed in the concept plans for development.
  - a. Minimize disturbance to the existing topography and vegetation where possible. Maintain groupings of mature trees in setbacks and buffer zones. Consider cluster layout of houses in order to preserve larger areas of wooded vegetation. Integrate rock outcroppings into site development.
  - b. Protect wetlands.
  - c. Provide contiguous open space between the site and the City of Beverly conservation land along the northwest boundary.