



July 17, 2017

Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Initial Review Application  
for 20,30 & 40 Webster Avenue  
(Assessor's Map 49 Lots 13, 13A & 13B)**

Dear Planning Board Members:

On behalf of the Owner and Applicant, Benco LLC, please find enclosed the subject application for residential development of land at 20, 30 & 40 Webster Avenue. 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 Plan
  - C-3: Yield Plan
    - Preliminary Subdivision Plan Sheets C-2 & C-3
  - C-4a: OSRD Concept A
  - C-4b: OSRD Concept B
  - C-4c: OSRD Concept C
  - C-4d: OSRD Concept D

**General Property Description.** The 14-acre site in Beverly Farms is located approximately one-half mile from the MBTA station and 0.3 miles from the Fire Station and central business area. Sheet C-1, the Site Context Map, shows existing development and land uses near the site. The neighborhood immediately surrounding the site is zoned R-45 & R-15. Abutting land uses include two single-family residential properties, an approximately 7-acre open space parcel owned by Essex County Greenbelt that is contiguous to other Greenbelt properties (the "Beverly Commons Conservation Area; approximately 126 acres), the 87-acre Affiliated Managers Group, Inc. site (AMG; 600 Hale Street, the former Loeb Estate), an undeveloped two-acre pork-chop shaped parcel extending from Haskell Street owned by an AMG affiliate, and an approximately 1.7 acre undeveloped residentially-zoned parcel (197 Greenwood

Avenue). Directly across Webster Avenue from the property are nine single-family residences and a portion of the West Beach Condominiums (66 Haskell Street; approximately 14 units). The North Shore Nursery School and the Glen Urquhart School are approximately 300 feet north of the property on Greenwood Avenue.

There are three residential buildings and a wooden barn on the project site. A five-family apartment building and the barn structure are located on the 20 Webster Avenue property. A six-family apartment building is on the 30 Webster Avenue property, a single-family residence is on the 40 Webster Avenue property. According to Assessor records, the multi-family buildings were built around 1900 and the single-family residence was built around 1850.

The existing site boundaries, layout, topography, wetlands and utilities topography are shown on the enclosed Existing Conditions Plan (Sheet C-2). Site topography varies by approximately 80-feet: the low point of the site is along Webster Avenue (elevation 35 feet<sup>1</sup>) and the high point is adjacent to the Greenbelt Property land, approximately 475-feet from Webster Avenue (elevation 114 feet). An approximately 40-foot tall, nearly vertical ledge face exists along the central portion of the Webster Avenue frontage. Approximately one-third of the site slopes east towards Webster Avenue and two-thirds of the site slopes west away from Webster Avenue.

As shown on Sheet C-2, bordering vegetated wetland (BVW) and Inland Bank resource areas exist at four separate areas on the parcel. The Beverly Conservation Commission issued an Order of Resource Area Delineation (ORAD) in April 2017 confirming the boundaries of the wetland resource areas as shown on the plans. There are no flood zones, vernal pools or Riverfront wetland resource areas on the project site. Jurisdictional buffer zones associated with the wetlands also exist as shown on the project plans.

Except for those portions of the site around the buildings and access drives, the majority of the tract is undeveloped woodlands. A paved basketball or tennis court area exists on the 20 Webster Avenue parcel in the center of the site. A few walking trails traverse the rear portion of the site, connecting to trails on the AMG and Greenbelt properties.

The 20 Webster Avenue property has two driveways: The main driveway is a paved and gravel drive along the southerly lot line. A secondary driveway is gravel at the north end of the property; the driveway is also used by the abutting landowner (52 Webster Avenue). The secondary driveway continues into the site

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<sup>1</sup> All elevations described herein are referenced to the NAD 88 datum.

with a stone retaining wall supporting its east side.

Sheet C-2 shows ledge outcrops in various locations and highlights portions of the site that have topography greater than 20 percent. The steep portions of the site occupy approximately 3.75-acres, or about 27% of the project site.

**Yield Plan** (Ref.: OSRD R&R III.G). The previously submitted (May 2017) Preliminary Subdivision plans (Sheet C-2 & C-3) constitute the Yield Plan for this Application. The Yield Plan shows demolition of the existing single-family residence on the 40 Webster Avenue property and construction of two new roadways and nine new single-family residences. After considering the multi-family parcels at 20 & 30 Webster Ave., the plan creates nine new building lots. This is an increase of eight lots in the number of building lots that currently exist at the site.

The proposed building lots are positioned along two new roadways connecting to Webster Avenue at the north and south ends of the project site. All of the proposed lots conform to R-45 dimensional requirements. The dimensional requirements of the proposed streets are consistent in all aspects with the City of Beverly Rules and Regulations Governing the Subdivision of Land. The new roadways are approximately 700 & 800 feet long and intersect in the approximate center of the project site. The longer roadway extends beyond the roadway intersection by approximately 200 feet and terminates in a cul-de-sac turn area. The site layout provides multiple locations for stormwater management along the proposed roadways.

**Conceptual Development Plans** (Ref.: OSRD R&R III.D). Four conceptual development alternatives are shown on Sheets C-4a, 4b, 4c and 4d. 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 the central area of the project site where the terrain is generally flat and partially disturbed by

previous development. Concentrating the proposed development in these locations will isolate the proposed dwelling units from the surrounding residential properties on Webster Avenue and provide a dense buffer of open space and no disturbance zones around the dwelling units. Reusing the existing access driveways will also minimize changes to the Webster Avenue streetscape.

**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, wetland resource areas, tract buffers, and OSRD dimensional setbacks. The house sites were laid out concurrently with the access improvements to ensure reasonable access to each house site and in compliance with applicable 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 with suitable roadway/driveway connections to Webster Avenue. The goal was to aligning the streets and driveway with existing access ways (to the extent practicable) in effort to minimize the visual impact of the proposed development on Webster Avenue.

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

Alternative development schemes for the project site are limited due to site topography, wetland resource areas, and the No-Disturbance Zone and Open Space requirements associated with the OSRD Ordinance. All of the development schemes presented save the two multi-family dwellings and construct eight new dwelling units served by a new access way with a ninth dwelling unit (single-family residence) off of the existing gravel driveway that extends to a level building area immediately west of the ledge along Webster Ave.

The existing single-family residence at 40 Webster Avenue (the former carriage house) requires zoning relief to be maintained as a single-family residence. The Applicant intends to apply for such relief after the Planning Board process is underway.

OSRD Concept A shows a 500-foot long cul-de-sac roadway with common driveways extending beyond the cul-de-sac to new single-family residences. Six homes are clustered together along one common driveway and two homes are clustered along a second common driveway. The ninth single-family home is in the level area immediately west of the Webster Avenue ledge face.

OSRD Concept B similarly shows construction of eight new single-family residences off a dead-end roadway with a ninth single-family house in the level area west of the Webster Avenue ledge. Concept B extends the new dead-end roadway from 500 to 800-feet long. The longer roadway eliminates the common driveways, so that the new houses will be clustered together in a more conventional cul-de-sac layout. This improves access to each building.

OSRD Concept C shows a 725-foot long dead-end roadway with four two-family residences surrounding the cul-de-sac. The two-family units take advantage of the zero lot-line provision in the Beverly OSRD ordinance. A ninth single-family residence is again located immediately west of the Webster Avenue ledge face building.

OSRD Concept D, is the Applicant's preferred alternative. Similar to Concept C, it shows four two-family dwellings with a ninth unit being the single-family dwelling immediately west of the Webster Avenue ledge face. The two-family buildings are located around a hammerhead-style turning area with common motor courts between the buildings. The proposed roadway is 750-feet from Webster Avenue to the back of the hammerhead turn area.

**Site Utilities** (Ref.: OSRD R&R III.D.4.i&j). Public utilities (water, sewer, electric, telephone, cable, and natural gas) exist in Webster Avenue and will be extended within the new roadway to the new building lots. Separate utility services from Webster Avenue will be provided to the stand-alone single-family residence behind the Webster Avenue ledge face. All proposed utilities will be underground.

**Stormwater Drainage** (Ref.: OSRD R&R III.D.4.k). Stormwater runoff from approximately one-third of the site drains east towards Webster Avenue; the remainder generally drains west towards the wetland resource areas at the rear of the lot. These existing drainage patterns will remain the same after development. A modern drainage system is anticipated for the project, with catchbasins, drainage pipes, detention and infiltrations basins, subsurface infiltration structures, all in full conformance with MassDEP Stormwater Management standards. Soil testing has been conducted at the site to determine seasonal high groundwater table elevations in the vicinity of the proposed stormwater infiltration and detention structures. Soil conditions were found to be favorable for such uses. Drywells and similar stormwater management methods will receive runoff from the residential building lots to dampen roof runoff and promote groundwater recharge. A fully detailed drainage design with supporting calculations will be performed for the OSRD Site Plan.

**Open Space** (Ref.: OSRD R&R IV.d). The proposed open space parcel will be approximately 5.0-acres in size, which is greater than 50% of the Buildable Area of the tract (as defined by the OSRD Ordinance; see calculations on Sheets C-4a, 4b 4c, and 4d). The proposed open space includes the existing wetland resource areas and the wooded buffer zones to the extent practicable. Existing trails within the open space parcel currently access the area Greenwood Avenue. Impacted sections of the cut-through trail system will be realigned as necessary to maintain trail access.

**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 to the extent practicable. Encroachments within this buffer are necessary to maintain the use and alignment of the existing access driveways as the primary means of access and for required stormwater management features (basins, ponds, rain gardens, etc.). Reusing the existing driveways minimizes unnecessary disturbance and ledge blasting for a new roadway.

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

*Section VI.3.(b)(ii)* – For the reasons described above and as shown on the Conceptual Development Plans, the Applicant requests a waiver from the requirement for a 25-foot tract buffer area for certain portions of the site.

*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 greater than 50% of land as protected open space and undisturbed, natural terrain. The proposed development consolidates proposed residences in a central portion of the site that is not visible from Webster Avenue. The site plan protects existing wetland resource areas, minimizes potential impacts to abutting properties and the Webster Avenue streetscape. Open Space, No-Disturb Areas, and Tract Buffer Areas are provided around the majority of the perimeter to mitigate impacting abutters from the proposed development.

Beverly Planning Board  
Re: 20, 30 & 40 Webster Ave., Beverly  
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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)  
Benco LLC.

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. Also file an electronic copy (PDF preferred) of all material by application deadline. See attached copy of *Rules and Regulations for Open Space Residential Design Site Plan Ordinance* and Zoning Ordinance Section 300-54 for plan filing requirements and review procedure.

July 17, 2017  
(date)

\_\_\_\_\_, 20\_\_\_\_  
(date received)

Amount paid: \$400.00

Name of owner (*please print*): Benco LLC (Ben Carlson, Managing Partner)

Address of owner: PO Box 2281, Hamilton, MA 01982

Telephone number (H): \_\_\_\_\_ (W): 781-820-5809

Name of applicant (*please print*): Same

Address of applicant: \_\_\_\_\_

Telephone number (H): \_\_\_\_\_ (W): \_\_\_\_\_

Address of property: 20, 30 & 40 Webster Avenue

Assessors' Map #: 49 lot#: 13, 13A & 13B zoning district: R-15 & R-45

Total Area of Land: 13.99 Acres

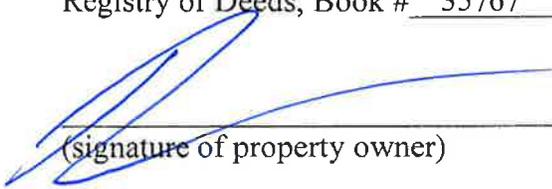
Total Number of Units: 9 New Dwelling Units

Description of project: \_\_\_\_\_

Construction of a new 500 to 800-foot long dead end roadway with 8 new dwelling units and the construction of a 9th dwelling on a stand-alone single-family house lot off of Webster Avenue.

The deed for this property is recorded in Southern Essex

Registry of Deeds, Book # 35767, Page # 31

  
(signature of property owner)

\_\_\_\_\_  
(signature of applicant if not owner)



SO.ESSEX #417 Bk:35767 Pg:031  
03/30/2017 03:10 PM DEED Pg 1/4  
eRecorded

Return to:

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 03/30/2017 03:10 PM  
ID: 1176270 Doc# 20170330004170  
Fee: \$10,141.44 Cons: \$2,223,900.00

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

## QUITCLAIM DEED

We, BEATRICE J. PETERSON a/k/a Beatrice K. Peterson, JOHANNA C.P. RUOFF, and NORVELL L. PETERSON, JR., being all of the Trustees of The Peterson Nominee Trust, established under a Declaration of Trust dated June 26, 1987, and recorded with the Essex South District Registry of Deeds in Book 9058, Page 546 (as said trust may be amended of record, the "Trust"), in full consideration of Two Million Two Hundred Twenty Three Thousand Nine Hundred and 00/100 Dollars (\$2,223,900.00) paid, grant to BENCO LLC of 2 Leather Lane, Beverly Massachusetts 01915,

*with Quitclaim Covenants,*

the land with the buildings thereon situated in Beverly, Essex County, Massachusetts, known as and numbered 20, 30 and 40 Webster Avenue and designated as Lots 1, 2 and 3 on "Plan of Land in Beverly, MA, Property of Beatrice K. Peterson, Trustee, The Peterson Nominee Trust" by Donohue and Parkhurst, Inc., dated August 18, 2004, and recorded with Essex South District Registry of Deeds in Plan Book 381, Plan 33.

For title see deed from Norvell L. Peterson and Beatrice K. Peterson dated June 26, 1987 and recorded with said Registry in Book 9058, Page 553 and deed from Norvell L. Peterson and Beatrice J. Peterson dated June 26, 1987 and recorded with said Registry in Book 9058, Page 554.

[SIGNATURE PAGES FOLLOW]

WITNESS my hand and seal on March 28, 2017.



BEATRICE J. PETERSON a/k/a Beatrice K.  
Peterson, as Trustee

COMMONWEALTH OF MASSACHUSETTS

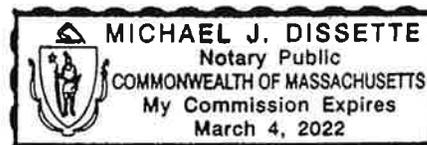
Essex, ss:

On this 28<sup>th</sup> day of March, 2017, before me, the undersigned notary public, personally appeared Beatrice J. Peterson a/k/a Beatrice K. Peterson, Trustee of The Peterson Nominee Trust, proved to me through satisfactory evidence of identification, by showing me a copy of her identification, which was a Military Identification Card, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as said Trustee.



Notary Public

My Commission Expires: 3/4/2022



WITNESS my hand and seal on March 30<sup>th</sup>, 2017.

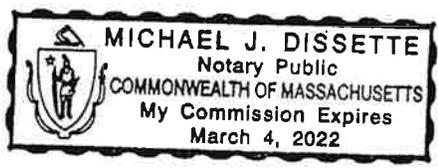
  
JOHANNA C.P. RUOFF, as Trustee

COMMONWEALTH OF MASSACHUSETTS

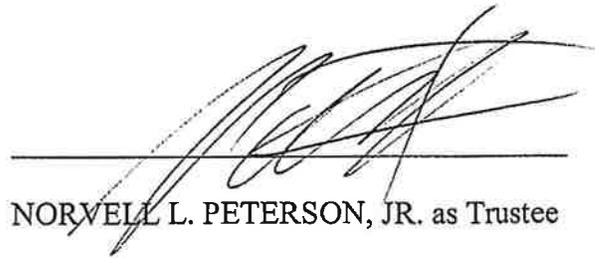
Essex, ss:

On this 30<sup>th</sup> day of March, 2017, before me, the undersigned notary public, personally appeared Johanna C.P. Ruoff, Trustee of The Peterson Nominee Trust, proved to me through satisfactory evidence of identification, by showing me a copy of her identification, which was a Massachusetts Driver's License, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as said Trustee.





WITNESS my hand and seal on March 30<sup>th</sup>, 2017.

  
NORVELL L. PETERSON, JR. as Trustee

COMMONWEALTH OF MASSACHUSETTS

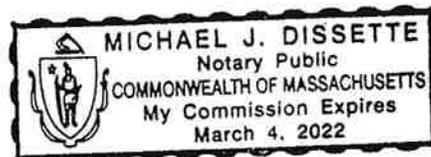
Essex, ss:

On this 30<sup>th</sup> day of March, 2017, before me, the undersigned notary public, personally appeared Norvell L. Peterson, Jr., Trustee of The Peterson Nominee Trust, proved to me through satisfactory evidence of identification, by showing me a copy of his identification, which was a Massachusetts Driver's License, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as said Trustee.



Notary Public

My Commission Expires:



Memorandum

To: Robert Griffin  
Griffin Engineering Group

Date: 7/17/17

From: Laura Rutledge  
Landscape Architect

RE: 20, 30 & 40 Webster Avenue, Beverly, MA  
Site Analysis

An OSRD site assessment was conducted at 20, 30 & 40 Webster Avenue in Beverly, MA on April 26, 2017. The property was assessed by Bob Griffin (Civil Engineer) and Laura Rutledge (Landscape Architect). The purpose of the visit was to evaluate the existing landscape, discuss opportunities for development, and identify site constraints.

**Site Analysis:**

The 14-acre property primarily consists of wooded vegetation with four existing structures; one barn, one single-family residence and two multi-family residences. The wooded vegetation includes mature oaks, maples and white pine, as well as smaller saplings and native shrubs which cover the majority of the property. A mature stand of rhododendron and mountain laurel line the existing driveway to 20 Webster Ave. There are several walking paths throughout the property and a secondary gravel driveway lined with sections of granite stone. There are multiple large rock outcroppings throughout the property with a prominent ledge face fronting on Webster Avenue. The site contains three marked wetland areas; there was water pooling in these areas at the time of the assessment. The site is surrounded by residential properties and the Essex County Green Belt Association borders the northern portion of the site. A steep grade change occurs along the boundary adjacent to Webster Avenue. The general condition of the site is clean, quiet, and well maintained.

**Site Plan:**

Based on the site analysis and review of the existing conditions, I recommend the following:

- Maintain the landscape features that characterize the site - i.e.; open space access, woodland character, quiet and serene atmosphere, consistent with neighboring setting.
- Preserve the existing vegetation where possible.
- Recreate and enhance the walking paths.
- Create continuity with the open space of the Green Belt Association property.
- Improve landscape on the Webster Avenue border by planting rhododendrons, mountain laurels, and evergreen trees.