



August 10, 2018

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Initial Review Application for
6-Acre Parcel off Thaxton Road and Grover Street
(Assessor's Map 95 Lot 8)**

Dear Planning Board Members:

On behalf of the Applicant, Hickory Street Realty Trust, please find enclosed the subject application for residential development of land along Grover Street and Thaxton Road. 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
 - C-3: Yield Plan
 - C-4a: OSRD Concept A (Preferred Plan)
 - C-4b: OSRD Concept B
 - C-4c: OSRD Concept C

General Property Description. The 5.86-acre site is located along the Wenham-Beverly line, approximately 250-feet from the intersection of Grover Street and Dodges Row in Wenham. The undeveloped parcel has approximately 650 feet of frontage along Grover Street and 50 feet of frontage along Thaxton Road.

The Site Context Map (Sheet C-1) shows the subject tract and land uses near the site. The Longham Reservoir (a city water supply) is located approximately 450 feet from the project site. A tributary stream with associated wetlands extends onto the subject property. The Beverly neighborhood adjacent to the site is zoned R-22 and is developed with single-family residences. The Wenham neighborhood adjacent to the site is a single-family residential subdivision currently under construction and also owned by the Applicant, Spring Hill Ventures, LLC.

The existing site boundaries, topography, and wetlands are shown on the enclosed Existing Conditions plan (Sheet C-2). Site topography varies by approximately 70-feet; approximately 6% of the parcel has slopes greater than 20%. The site high point is adjacent to Thaxton Road; the low point is the stream flowing along Grover

Street. Since the stream is tributary to Longham Reservoir a 200-foot wide area on each site (the "Zone A") is regulated by the Massachusetts Drinking Water Regulations. Approximately 60% of the site is located within the Zone A.

As shown on Sheet C-2, bordering vegetated wetland (BVW) and Inland Bank wetland resource areas exist along Grover Street. The Beverly Conservation Commission issued an Order of Resource Area Delineation (Mass DEP File No. 5-1238) in May 2018 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 plans.

Yield Plan (Ref.: OSRD R&R 350-3.G). Sheet C-3 provides the Yield Plan for this application. The Yield Plan shows an extension of the right-of-way stub from Thaxton Road towards Angus Circle in Wenham. Angus Circle, as approved by the Town of Wenham, includes emergency access to Thaxton Road. A crash gate is required so that routine cut-through traffic cannot occur on Angus Circle.

The Yield Plan shows a new 300-foot long cul-de-sac with three new single-family residences. A fourth single-family residence is proposed off Grover Street. The total Basic Maximum Number of dwelling units under the OSRD Ordinance for this application is four.

The proposed lots conform to R-22 dimensional requirements. The road dimensions are consistent with the City of Beverly Rules and Regulations Governing the Subdivision of Land. The site layout provides ample land for stormwater management outside of the Zone A area and complies with state and local wetland regulations.

Conceptual Development Plans (Ref.: OSRD R&R 350-3.D). Three conceptual development alternatives are shown on Sheets C-4a, 4b, and 4c. 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. Ms. Rutledge's site assessment memorandum is enclosed.

The “Potentially Developable Areas” were identified in collaboration with Ms. Rutledge. The area best suited for development is along the easterly portion of the site where there is elevated terrain. Concentrating the proposed development in this location minimizes disturbance along Grover Street, which contains wetland resource areas, buffer zones, and the Zone A area.

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, existing disturbance, wetland resource areas, tract buffers, and OSRD dimensional setbacks. The house sites were laid out concurrently with access way improvements to ensure reasonable access to each house site.

Step 3: Aligning Streets and Ways. Each alternative includes suitable roadway and driveway connections to existing public ways (Thaxton Road & Grover Street). The goal was to generally minimize new roadway and driveway construction so as to minimize the impacts associated with the proposed development.

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

Alternative development schemes for the project site were limited due to the Zone A drinking water protection area, stormwater management needs, site topography, wetland resource areas, and their associated No-Disturbance and No-Build Zones.

The first concept (OSRD Concept A) creates four single-family house lots clustered along a dead-end private roadway. The 425-foot long, 20-foot wide roadway will extend from Thaxton Road and terminate in a National Fire Protection Association (NFPA) compliant hammerhead turn area. The house lots are clustered together with reduced lot area, frontage, and setbacks. The plan proposes approximately 3.25-acres (55% of the tract) as open space to protect the wetland resource areas and most of the Zone A on the tract.

The second concept (OSRD Concept B) shows two new houses along the 15-foot wide emergency egress approved for the Wenham subdivision from the end of Angus Circle to the existing Thaxton Road access. Two additional houses will be constructed along a common driveway. A limited wetland crossing is proposed with a gravel driveway leading to building sites positioned on the outer edge of the Zone A area.

Similar to Concept A, OSRD Concept C shows the construction of four single-family residences with access from Thaxton Road. Concept C creates a short road with a

NFPA-compliant hammerhead turn area connecting with the Angus Circle emergency egress. Three houses are positioned around the hammerhead and a fourth house is located at the end of a long driveway extending to an existing clearing partially located within the Zone A area.

Site Utilities (Ref.: OSRD R&R 350-3.D.4.i&j). Public utilities (water, sewer, electric, telephone, and cable) exist in Thaxton Road and will be extended for each concept within proposed right-of-ways and easements to the building sites. Utilities will be underground.

Stormwater Drainage (Ref.: OSRD 350-3.D.4.k). Stormwater runoff from the tract currently drains westerly towards the wetland resource areas. Proposed drainage patterns will generally be the same. A conventional drainage system is anticipated within the new roadways to collect stormwater from the proposed roadways, driveways, and portions of the residences. A infiltration basin will dampen peak flow rates to pre-development rates. Drywells and other stormwater management methods on the residential building lots will also dampen roof runoff and recharge groundwater. All stormwater management treatment devices (BMPs) will be located outside of the Zone A as required by MassDEP stormwater management guidelines. Detailed drainage design plans with supporting calculations will be prepared for the preferred plan.

Open Space (Ref.: OSRD R&R 350-4.B.3.d). The proposed open space parcel will be approximately 3.25-acres in size, which is approximately 55% of the tract area and approximately 100% of the buildable area. The area dedicated to Open Space for each concept plan significantly exceeds the amount required under the OSRD regulations (See calculations on Sheets C-4a, 4b and 4c). The proposed open space includes as much of wetland resource areas, Zone A, and wooded buffer zones as practicable. The open space parcel will abut Grover Street. The Applicant anticipates offering the parcel to the Beverly Water Supply Board or Conservation Commission.

Buffered Areas (Ref.: OSRD R&R 350-4.B.3.e). The OSRD Site Plan Ordinance requires a 25-foot wide buffer around the entire tract perimeter and within 100-feet of a wetland. At this site, approximately 77% of the tract is located within a buffer area or wetland. Encroachments within the OSRD buffer areas are necessary to allow tract development on the easterly portion of the site while preserving the wetland resource areas and Zone A on the westerly portion of the site. Approximately 55% of the tract will be preserved as open space and protected from disturbance.

Requested Waivers (Ref: OSRD R&R 350-4. B.3.g). The following waivers are requested for this project:

Section 300-54.F(3)(b)[2] – For the reasons described above, in the areas shown on the Concept Plans, the Applicant requests waivers from the OSRD requirements for a 25-foot tract buffer area and 100-foot primary conservation area buffer. Landscaping, buildings, and roadways are proposed within portions of the tract buffer. The northerly tract buffer is adjacent to other land owned by the Applicant. Work within the 100-foot buffer zone will be minimized to the maximum extent practicable.

Section 300-54.F(3)(b)[8] – 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.

Section 300-54.G(5) – Reduce Pavement Width to from 24' to 18'.

Summary. This OSRD application enables the Applicant to develop the land in a clustered configuration while conserving greater than 50% of the tract as protected open space and undisturbed, natural terrain. Several conceptual development plans were presented, each of which protects sensitive areas and minimizes site disturbance. The Applicant's preferred plan (OSRD Concept A) places the new residences adjacent to homes that will be constructed in the Wenham Spring Hill subdivision project, conserves the most open space, requires no wetland disturbance, and minimizes site work. The Open Space parcel in OSRD Concept A will occupy approximately 55% of the tract, which is more than double the required amount.

The Application presents a modest residential development scheme that 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 and comments.

Very truly yours,
Griffin Engineering Group, LLC


Robert H. Griffin, P.E.

Cc: City Clerk (Application Only)
Hickory Street Realty Trust
Spring Hill Ventures, 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.

August 10, 2018 _____, 20_____
(date) (date received)

Amount paid: \$400

Name of owner (*please print*): Spring Hill Ventures, LLC (Jeffrey Krugman)

Address of owner: 410 Boston Post Road, Suite 28, Sudbury, MA 01776

Telephone number (H): _____ (W): 978-927-1195

Name of applicant (*please print*): Hickory Street Realty Trust; Jeffrey Krugman, Trustee

Address of applicant: 900 Cummings Center, Suite 412S, Beverly, MA 01915

Telephone number (H): _____ (W): 978-927-1195

Address of property: Grover Street (79 Dodge's Row, Wenham)

Assessors' Map #: 95 lot#: 8 zoning district: R22

Total Area of Land: 5.86-Acres

Total Number of Units: Four

Description of project: Construction of a new private way (or common driveway)
off of Thaxton Road or Grover Street with four, single-family
residential dwelling units.

The deed for this property is recorded in Southern Essex Registry of Deeds

Registry of Deeds, Book # 36297, Page # 298.


(signature of property owner)


(signature of applicant if not owner)



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/31/2017 01:33 PM
ID: 1210745 Doc# 20171031005270
Fee: \$15,948.60 Cons: \$3,497,141.91

QUITCLAIM DEED

R. Angus West and Gifford S. West, not individually but as Trustees of West 1997 Realty Trust (the "West 1997 Realty Trust") under a Declaration of Trust dated as of December 10, 1997 that has been recorded with the Essex South District Registry of Deeds at Book 14517, Page 324;

R. Angus West and Gifford S. West, not individually but as Trustees of 79 Dodges Row Trust (the "79 Dodges Row Trust") under a Declaration of Trust dated as of December 31, 1997 that has been recorded with the Essex South District Registry of Deeds at Book 14538, Page 141; and

R. Angus West and Gifford S. West, not individually but as Trustees of Beverly Wenham Land Trust (the "Beverly Wenham Land Trust") under a Declaration of Trust dated as of December 31, 1997 that has been recorded with the Essex South District Registry of Deeds at Book 14538, Page 146 (the West 1997 Realty Trust, the 79 Dodges Row Trust and the Beverly Wenham Land Trust, hereinafter collectively referred to as the "Grantor"),

for consideration paid and in full consideration of Three Million Four Hundred Ninety Seven Thousand One Hundred Forty One and 91/100 (\$3,497,141.91) Dollars,

grant to **Spring Hill Ventures, LLC**, a Massachusetts limited liability company having an address of c/o CD Katz, LLC, 410 Boston Post Road, Suite 28, Sudbury, Massachusetts 01776 (the "Grantee"),

with *Quitclaim Covenants*,

the land with the buildings thereon commonly known as and numbered 77 Dodges Row, Wenham, Massachusetts, 79 Dodges Road, Wenham, Massachusetts and 83 Dodges Row, Wenham and Beverly, Massachusetts (hereinafter the "Premises"), consisting of approximately 32.241 acres in total, and more particularly described as follows:

Property Address: 77 Dodges Row, Wenham; 79 Dodges Row, Wenham,
and 83 Dodges Row, Wenham and Beverly, MA

Parcel I: 77 Dodges Row, Wenham, Massachusetts

A certain parcel of land with the buildings and improvements thereon in Wenham, Essex County, Massachusetts, shown on a plan entitled "Plan of Land Owned by Ruth S. West, Wenham, Mass", dated June 8, 1957, by Kenneth W. Richardson, recorded with the Essex South District Registry of Deeds in Book 4463, Page 600, as Plan No. 264 of 1958, bounded and described as follows:

Commencing at the northerly corner of the premises on the southeasterly side of Dodges Row in the Town of Wenham, thence

- SOUTHEASTERLY two hundred seventy six and 25/100 (276.25) feet;
- SOUTHWESTERLY one hundred eight and 92/100 (108.92) feet;
- NORTHWESTERLY three hundred twenty five and 00/100 (325.00) feet; and
- NORTHEASTERLY one hundred seventy and 00/100 (170.00) feet to the point of beginning.

Said parcel contains approximately 40,122.8 square feet.

Said parcel is also shown as Lot 8A on Wenham Assessor's sheet 39.

Being the same premises conveyed by Deed to the West 1997 Realty Trust dated December 10, 1997 and recorded with Essex South District Registry of Deeds at Book 14517, Page 327.

Parcel II: 79 Dodges Row, Wenham, Massachusetts

A certain parcel of land with the buildings and improvements thereon being shown as Lot 2 on a plan entitled "Plan of Land at 79 Dodges Row in Wenham, Massachusetts, dated December 29, 1997 by Atlantic Engineering & Survey Consultants, Inc." and recorded with the Essex South District Registry of Deeds in Plan Book 322, Plan 92.

Said Lot 2 contains approximately 6.906 acres, more ore less, according to said plan.

Being the same premises conveyed by Deed to the 79 Dodges Row Trust dated December 31, 1997 and recorded with the Essex South District Registry of Deeds at Book 14538, Page 144.

Parcel III: 83 Dodges Row, Wenham and Beverly, Massachusetts

A certain parcel of land with the buildings and improvements thereon being shown as Lots 1 and 3 on a plan entitled "Plan of Land at 79 Dodge's Row in Wenham, Massachusetts, dated December 29, 1997 by Atlantic Engineering & Survey Consultants, Inc." and recorded with the Essex Southern District Registry of Deeds in Plan Book 322, Plan 92.

Said Lot 1 contains approximately 8.921 acres and said Lot 3 contains approximately 15.505 acres according to said plan.

Being the same premises conveyed by Deed to the Beverly Wenham Land Trust dated December 10, 1997 and recorded with Essex South District Registry of Deeds at book 14517, Page 327.

The Grantor hereby releases all rights of homestead in said Premises and hereby declares under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the Premises.

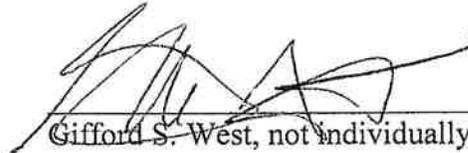
The undersigned hereby certifies that (a) we are all of the currently serving Trustees of the Beverly Wenham Land Trust, the West 1997 Realty Trust and the 79 Dodges Row Trust (hereinafter, the "Trusts"); (b) the Declarations of Trusts establishing each of said Trusts have not been terminated and said Trusts are in full force and effect and the Declarations of Trusts establishing each of said Trusts have not been amended except through those documents recorded with the Essex South Registry District of Deeds; and (c) all of the beneficiaries of said Trusts have authorized and directed the execution and delivery of this deed by the undersigned.

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Signed under the penalties of perjury this 31st day of October, 2017.



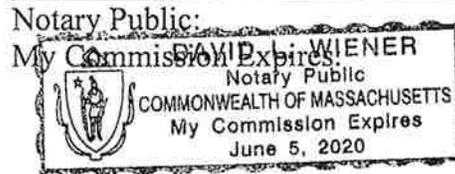
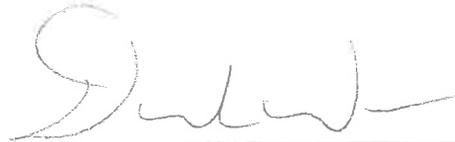
R. Angus West, not individually but as
Trustee of Beverly Wenham Land Trust,
Trustee of West 1997 Realty Trust and
Trustee of 79 Dodges Row Trust



Gifford S. West, not individually but as
Trustee of Beverly Wenham Land Trust,
Trustee of West 1997 Realty Trust and
Trustee of 79 Dodges Row Trust

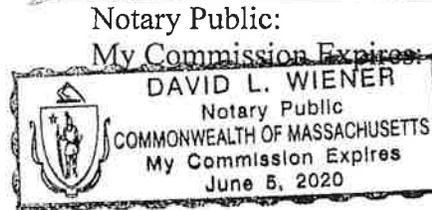
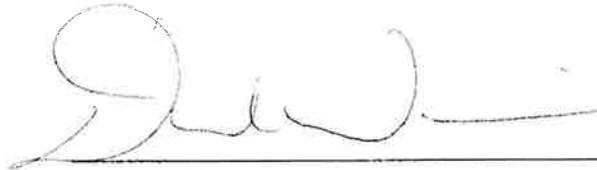
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 31st day of October, 2017, before me, the undersigned notary public, personally appeared R. Angus West, not individually but as Trustee of Beverly Wenham Land Trust, Trustee of West 1997 Realty Trust and Trustee of 79 Dodges Row Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 31st day of October, 2017, before me, the undersigned notary public, personally appeared Gifford S. West, not individually but as Trustee of Beverly Wenham Land Trust, Trustee of West 1997 Realty Trust and Trustee of 79 Dodges Row Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



Laura S. Rutledge, Landscape Architect

Memorandum

To: Robert Griffin
Griffin Engineering Group

Date: 5/15/18

From: Laura Rutledge
Landscape Architect

RE: Spring Hill Ventures, LLC
Grover Street, Beverly, MA
Site Analysis

An OSRD site assessment was conducted at Grover Street in Beverly, MA on May 8, 2018. The property was assessed by Laura Rutledge (landscape architect) and Jesse Blanchette (civil engineer). The purpose of the visit was to evaluate the existing landscape, discuss opportunities for development, and identify constraints.

Site Analysis:

The 5.9 acre property primarily consists of wooded vegetation, wetlands and a narrow stream. The wooded vegetation includes mature oaks and maples and white pine, as well as smaller saplings and native shrubs which cover the majority of the property. Wetland shrubs and groundcover were evident on the western portion of the site and along the stream. The narrow stream parallels Grover Street. The topography consists of gentle slopes and minimal areas with slopes that are greater than 20%. The land generally slopes from the high point at the eastern corner of the site to the lower elevations along the stream and Grover Street. A small open flat grassy area exists midway along the northern property line. The property is primarily used for wildlife habitat and as a buffer along Grover Street and the existing residential properties.

Site Plan:

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

- Preserve the wetlands, stream and associated buffer areas for wildlife habitat
- Preserve the existing vegetation where possible.
- Maintain the existing open space along Grover Street without disruption (ie. driveways, paths, etc.)
- Provide vegetated buffer zones around the perimeter of proposed development parcels.
- Based on the site visit and existing conditions plan I recommend that the site development plans include the layout of houses clustered in the upland/ eastern portion of the site while maintaining the open space associated with the wetlands and the stream and the buffer zones. This type of development would encourage preservation of the existing wetlands and open space and protect existing wildlife habitat in the area.