

LOCUS MAP
SCALE: 1"=1500' +/-

ZONING DISTRICT R-2

AREA = 43,560 S.F.
FRONTAGE=150'

ASSESSORS REFERENCE

MAP 38 LOT 35

REFERENCE PLANS

N.E.R.D. PLAN 11090

REFERENCE DEEDS

N.E.R.D. BK.1901 PG.154

LEGEND

- STONE WALL
- DRILL HOLE FOUND
- DRILL HOLE SET
- IRON ROD FOUND

SPECIAL PERMIT APPROVAL

NORTH ANDOVER PLANNING BOARD

DATE: _____

**TOWN OF NO. ANDOVER
OFFICE OF THE TOWN CLERK**

THIS IS TO CERTIFY THAT ON
I RECEIVED FROM THE NO. ANDOVER
PLANNING BOARD CERTIFICATION OF ITS
APPROVAL OF THIS PLAN AND THAT DURING
THE (20) TWENTY DAYS NEXT FOLLOWING
I HAVE RECEIVED NO NOTICE OF ANY APPEAL
FROM SAID DECISION.

CLERK DATE

APPROVED _____
SUBJECT TO COVENANT,
CONDITIONS SET FORTH IN
A COVENANT EXECUTED
BY: _____
DATED: _____
AND TO BE RECORDED
HEREWITH

APPLICATION FILED _____
FINAL PLAN FILED _____
HEARING DATE _____
PLAN APPROVED _____
BOARD OF HEALTH _____
APPROVAL _____

***APPROVED UNDER THE SUBDIVISION
CONTROL LAW**

NO. ANDOVER PLANNING BOARD

Alison A. Kessner

RSB

DATE: 7/6/99

REA STREET

WIDTH VARIES ~ PRIVATE

N/F
DIRESTA
BOOK 2710 PAGE 109
MAP 38 LOT 121

N/F
AVERKA
BOOK 978 PAGE 381
MAP 38 LOT 37

N/F
KENDRICK
BOOK 1783 PAGE 19
MAP 38 LOT 120

N/F
GUSTAFSON
BOOK 3723 PAGE 108
MAP 38 LOT 119

N/F
NORBEDO
BOOK 1265 PAGE 182
MAP 38 LOT 34

N/F
GILBERT
BOOK 1287 PAGE 382
MAP 38 LOT 118

N/F
AVERKA
BOOK 994 PAGE 241
MAP 38 LOT 36

N/F
TOWN OF NORTH ANDOVER
BOOK 1189 PAGE 313
MAP 38 LOT 98

N/F
TOWN OF NORTH ANDOVER
BOOK 1189 PAGE 313
MAP 38 LOT 98

LOT 1

AREA=93,142±S.F.
AREA=2.1383 ±ACRES
C.B.A. GREATER THAN 75%
C.B.A.=46,695 ± S.F.
TOTAL FRONTAGE = 41.48'

LOT 2

AREA=142,804 ±S.F.
AREA=3.2783 ±ACRES
C.B.A. GREATER THAN 75%
C.B.A.=59,982 ± S.F.
TOTAL FRONTAGE = 41.47'

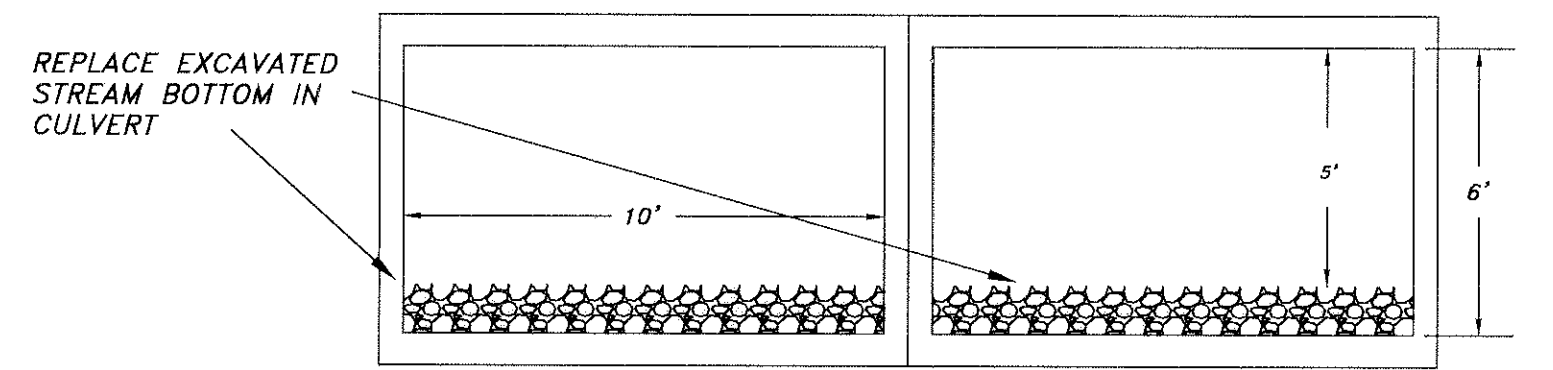
OPEN SPACE

AREA=58,839±S.F.
AREA=1.3508 ±ACRES

NOTES:

- THE WETLAND DELINEATION LINE SHOWN HEREON WAS FLAGGED BY WETLANDS PRESERVATION, INC., 47 NEWTON RD., PLAINSTOW, NH 03865
- THE PLANNING BOARD APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW (M.G.L. CHAP. 41 SECS. 81R&U) AS WELL AS A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS (PETITION 040-98) APPROVE LOTS WITH LESS THAN THE MINIMUM FRONTAGE AS REQUIRED BY THE APPLICABLE ZONING BY-LAW.
- THE DRIVEWAY BEING UTILIZED FOR ACCESS TO LOTS 1 & 2 DOES NOT CONFORM TO THE TOWN'S STANDARDS FOR PURPOSES OF UTILIZATION AS A STREET, NOR WILL THE DRIVEWAY BE ACCEPTED BY THE TOWN AS A STREET UNLESS SAID DRIVEWAY IS UPGRADED AND THEN CONFORMS TO THE REQUIREMENTS OF A STREET AS DEFINED IN THE TOWN OF NORTH ANDOVER RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

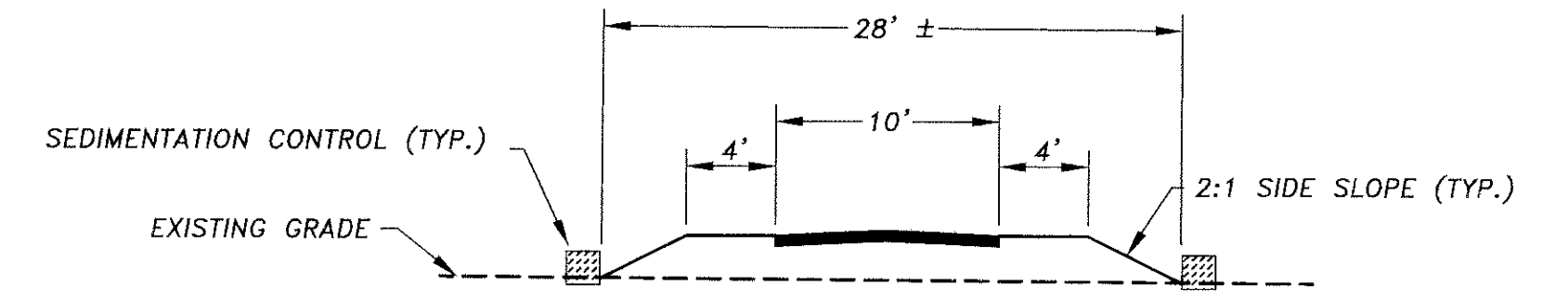
THE SITE LIES WITHIN THE RARE AND ENDANGERED SPECIES HABITAT WH7202



TWIN CULVERT CROSS SECTION

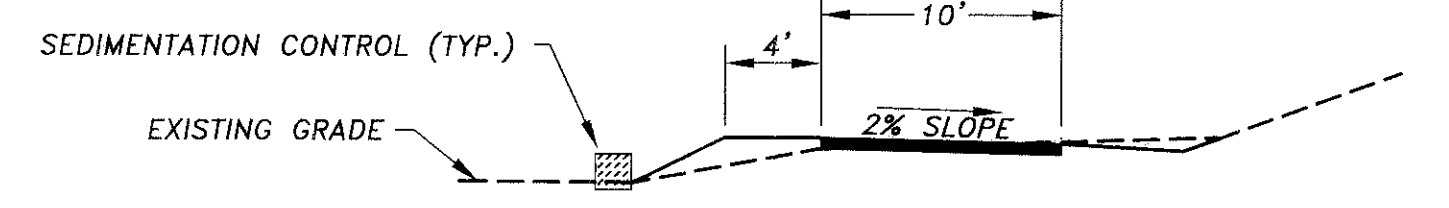
MOSQUITO BROOK 100 YR STORM FLOW

	AREA	VEL	CFS
SEC K	23	5.3	121.9
SEC J	81	2.2	178.9



**TYPICAL DRIVEWAY CROSS-SECTION
AT WETLAND CROSSING**

SCALE: 1" = 8'



**TYPICAL DRIVEWAY CROSS-SECTION
BETWEEN EXISTING HOUSE AND BRIDGE**

SCALE: 1" = 8'

**SUBDIVISION OF CALF PASTURE &
COMMON DRIVEWAY PLAN**

LOCATED IN

NO. ANDOVER, MA

PREPARED FOR

MAUREEN J. JOYCE

DATE: 6/30/98

SCALE: 1"=40'

REV.: 7/9/98, 7/13/98, 8/19/98
10/22/98, 3/3/99, 4/5/99



CHRISTIANSEN & SERGI PROFESSIONAL ENGINEERS
160 SUMMER ST. HAVERHILL, MA. 01830 TEL. 508-373-0310
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2.25

13518

Calf Pasture Definitive Subdivision Conditional Approval

The Planning Board herein APPROVES the Definitive Subdivision for a two (2) lot Subdivision with one new home and one existing home known as Calf Pasture. Maureen Joyce, 95 Main Street, North Andover, MA 0 1845, submitted this application on April 6, 1999. The area affected is on Rea Street and is located in the R-2 Zoning District.

The Planning Board makes the following findings as required by the Rules and Regulations Governing the Subdivision of Land:

A- The Definitive Plan, dated June 30, 1998, last revised on 3/3/99 and 4/5/99, includes all of the information indicated in Section 3 of the Rules and Regulations concerning the procedure for the submission of plans.

B. The Definitive Plan is in conformance with the purpose and intent of the Subdivision Control Law.

C. The Definitive Plan complies with all of the review comments submitted by various town departments in order to comply with state law, town by-laws and insure the public health, safety, and welfare of the town.

Finally, the Planning Board finds that the Definitive Subdivision complies with Town Bylaw requirements so long as the following conditions are complied with:

1) Environmental Monitor: The applicant shall designate an independent environmental monitor who shall be chosen in consultant with the Planning Department. The Environmental Monitor must be available upon four- (4) hour's notice to inspect the site with the Planning Board designated official. The Environmental Monitor shall make weekly inspections of the project and file monthly reports to the Planning Board throughout the duration of the project. The monthly reports shall detail area of non-compliance, if any and actions taken to resolve these issues.

2) Prior to endorsement of the plans by the Planning Board the applicant shall adhere to the following:

a) A Development Schedule must be submitted for signature by the Planning Board, which conforms to both Sections 4.2, and Section 8.7 of the North Andover Zoning Bylaw. The schedule must show building permit eligibility by quarter for all lots.
b) A Site Opening Bond in the amount of five thousand (\$5,000) dollars to be held by the Town of North Andover. The Site Opening Bond shall be in the form of a check made out to the Town of North Andover that will be placed into an interest bearing escrow account.

This amount shall cover any contingencies that might affect the public welfare such as site- opening, clearing, erosion control and performance of any other condition contained herein, prior to the posting of the Roadway Bond as described in Condition 4(d). This Site Opening Bond may at the discretion of the Planning Board be rolled over to cover other bonding considerations, be released in full, or partially retained in accordance with the recommendation of the Planning Staff as directed by a vote of the NAPB.

c) A covenant (FORM 1) securing all lots within the subdivision for the construction of ways and municipal services must be submitted to the Planning Board. Said lots may be released from the covenant upon posting of security as requested in Condition 4(d).

d) The applicant must submit to the Town Planner a FORM M for all utilities and easements placed on the subdivision.

e) All application fees must be paid in full and verified by the Town Planner.

f) The applicant must meet with the Town Planner in order to ensure that the plans conform to the Board's decision. A full set of final plans reflecting the changes outlined above, must be submitted to the Town Planner for review endorsement by the Planning Board, within ninety (90) days of filing the decision with the Town Clerk.

g) The Subdivision Decision for this project must appear on the mylars.

h) All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land.

3) Prior to any lots being released from the statutory covenants:

a) Three (3) complete copies of the endorsed and recorded subdivision plans and one (1) certified copy of the following documents: recorded subdivision approval, recorded

Covenant (FORM 1), recorded Growth Management Development Schedule, recorded conveyance of open space to the Town of North Andover, recorded common driveway maintenance agreement, recorded easement to the Town of North Andover for private Way and Pedestrian Access to the land noted as Open Space, and recorded FORM M must be submitted to the Town Planner as proof of recording.

b) All site erosion control measures required to protect off site properties from the effects of work on the lot proposed to be released must be in place. The Town Planning Staff shall determine whether the applicant has satisfied the requirements of this provision prior to each lot release and shall report to the Planning Board prior to a vote to release said lot.

c) The applicant must submit a lot release FORM J to the Planning Board for signature.

d) A Performance Security in an amount to be determined by the Planning Board, upon the recommendation of the Department of Public Works, shall be posted to ensure completion of the work in accordance with the Plans approved as part of this conditional approval. The bond must be in the form of a check made out to the Town of North Andover. This check will then be placed in an interest bearing escrow account held by the Town. Items covered by the Bond may include, but shall not be limited to:

- i) as-built drawings
 - ii) sewers and utilities
 - iii) roadway construction and maintenance
 - iv) lot and site erosion control
 - v) site screening and street trees
 - vi) drainage facilities
 - vii) site restoration
 - viii) final site cleanup
- A Performance Security may be established for each phase individually.

4) Prior to a FORM U verification for an individual lot, the following information is required by the Planning Department:

a) The applicant must submit a certified copy of the recorded FORM J referred to in Condition 4(c) above.

b) A plot plan for the lot in question must be submitted, which includes all of the following:

- i) location of the structure,
 - ii) location of the driveways,
 - iii) location of the septic systems if applicable, iv) location of all water and sewer lines,
 - v) location of wetlands and any site improvements required under a NACC order of condition,
 - vi) any grading called for on the lot, vii) all required zoning setbacks,
 - viii) Location of any drainage, utility and other easements.
- c) All appropriate erosion control measures for the lot shall be in place. The Planning Board or Staff shall make final determination of appropriate measures.
d) Lot numbers, visible from the roadways must be posted on all lots.

5) Prior to a Certificate of Occupancy being requested for an individual lot, the following shall be required:

- a) Sprinkler systems must be installed in all homes per NAFD requirements.
- c) The common driveway must be constructed and paved to properly access the lot in question. d) All necessary permits and approvals for the lot in question shall be obtained from the North Andover Board of Health, and Conservation Commission.
- e) Permanent house numbers must be posted on dwellings and be visible from the road.
- f) There shall be no driveways placed where stone bound monuments and/or catch basins are to be set. It shall be the developer's responsibility to assure the proper placement of the driveways regardless of whether individual lots are sold. The Planning Board requires any driveway to be moved at the owner's expense if such driveway is at a catch basin or stone bound position.

6) Prior to the final release of security retained for the site by the Town, the following shall be completed by the applicant:

- a) An as-built plan and profile of the site shall be submitted to the DPW and Planning Department for review and approval.
- b) The Applicant shall ensure that all Planning, Conservation Commission, Board of Health and Division of Public Works requirements are satisfied and that construction was in strict compliance with all approved plans and conditions.

7) There shall be no burying or dumping of construction material on site.

8) The location of any stump dumps on site must be pre-approved by the Planning Board.

9) The contractor shall contact Dig Safe at least 72 hours prior to commencing any excavation. 10) Any action by a Town Board, Commission, or Department which requires changes in the driveway alignment, placement of any easements or utilities, drainage facilities, grading or no cut lines, may be subject to modification by the Planning Board.

11) The following waivers from the Rules and Regulations Governing the Subdivision of Land, North Andover, Massachusetts, revised February, 1989 have been granted by the Planning Board:

- a) Request for waiver of Rules and Regulations Section 30(k)(k) to permit a subdivision plan without topography is GRANTED.
- b) Request for waiver of Rules and Regulations Section 3C3(k)(1) to permit a subdivision plan without foliage line and existing forested areas is GRANTED.
- c) Request for waiver of Rules and Regulations Section 30(k)(m) to permit a subdivision plan without the location of observation holes and percolation tests is GRANTED.
- d) Request for waiver of Rules and Regulations Section 3C4 to permit a subdivision plan without a statement of environmental impact if GRANTED.
- e) Request for waiver of Rules and Regulations Section 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7FL 7L, 7M, 7O and 7P is GRANTED. The rationale for granting the above waivers is that although the submission is technically a definitive subdivision plan, the proposal does not involve the creation of a street, rather it proposes the creation of a driveway. The above granted waivers refer specifically to the construction of a street, and therefore would not apply to this proposal.

12) The applicant will ensure that the deeds for lots 1 and 2 in the Calf Pasture Subdivision has language stating "the driveway being utilized for access to lots 1 and 2 does not conform to the Town's standards for purposes of utilization as a street, nor will the driveway be accepted by the Town as a street unless said driveway is upgraded and then conforms to the requirements of a street as defined in the Town of North Andover Rules and Regulations Governing the Subdivision of Land". In addition, the applicant will also place a note on the plan that states the above which is to be recorded in the Essex North Registry of Deeds.

13) This Definitive Subdivision Plan approval is based upon the following information which is incorporated into this decision by reference:

a) Plans Entitled:

- i) "Subdivision of Calf Pasture and Common Driveway Plan located in No. Andover, MA, prepared for Maureen J. Joyce", Definitive Plan of Land, Walnut Ridge? prepared by Christiansen and Sergi, 160 Summer Street, Haverhill, MA, dated 6/30/98, revised 7/9/98, 7/13/98, 8/19/98, 10/22/98, 3/3/99 and 4/5/99.
- b) Reports entitled:
 - i) "Drainage Analysis", Calf Pasture Rea Street, North Andover, dated April 20, 1998, prepared by Christiansen & Sergi.

SUBDIVISION OF CALF PASTURE & COMMON DRIVEWAY PLAN

LOCATED IN

NO. ANDOVER, MA

PREPARED FOR

MAUREEN J. JOYCE

DATE: 6/30/98

SCALE: 1"=40'

REV.: 7/9/98, 7/13/98, 8/19/98

10/22/98, 3/3/99, 4/5/99

40 0 40 80 FT

CHRISTIENSEN & SERGI

PROFESSIONAL ENGINEERS
LAND SURVEYORS

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OFFICE OF THE TOWN CLERK

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APPROVAL

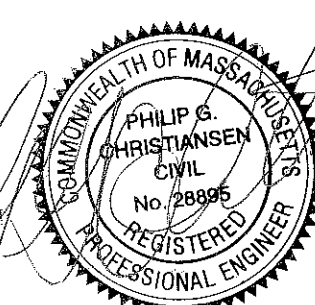
*APPROVED UNDER THE SUBDIVISION
CONTROL LAW

NO. ANDOVER PLANNING BOARD

Maureen J. Joyce
Alfred A. F.
RSP

DATE:

7/6/99



2.25