

**Archived Documents for
Essex Planning Board Public Meeting
February 7, 2024**

PDF includes posted agenda, meeting minutes, and reference documents for the Public Meeting.

The minutes for this meeting were approved February 28, 2024.

A hard copy is available for viewing in the Planning Board office.

TOWN OF ESSEX PLANNING BOARD AGENDA — WEDNESDAY, FEBRUARY 7, 2024

**The Public Meeting of the Planning Board will be held at the Essex Town Hall,
2nd Floor Conference Room, 30 Martin Street at 7:00 pm**

Remote access will be available through the following Zoom link:

<https://us06web.zoom.us/j/84928884797>

Meeting ID: 849 2888 4797

One tap mobile

+13052241968,,84928884797# US

+13092053325,,84928884797# US

Please note that while an option for remote attendance is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or its quality, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person versus virtual attendance accordingly.

BUILDING INSPECTOR'S REPORT:

- **75R Wood Drive** – Determination requested about whether replacement shed increases non-conformity in comparison to existing shed

BOARD REVIEW: no items

BOARD DISCUSSION:

- MAPC Bylaw Update
 - Update from MAPC check-in meeting (Thursday, January 25, 2024)
 - Special Permit categories and general guidance language
 - Residential district types
 - Permitted uses – expanding/detailing use categories and definitions
- Rules and Regulations Format
 - Possible compilation of Rules and Regulations
- PB Webpage on Town website layout
 - Update on change to required posting location for agendas and minutes
 - Review possible layout for PB page update

BOARD MEMBERS' COMMITTEE UPDATES:

- Community Preservation Committee – Peter Levasseur
- Strategic Planning Committee Update – Peter Levasseur
- Affordable Housing Trust - Shelly Bradbury

BOARD REVIEW OF MEETING MINUTES:

- Minutes of January 17, 2024
- Review of additional prior meeting minutes

MEETING TO ADJOURN

The Agenda Items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items may be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.

The next regular meeting of the Town of Essex Planning Board will be held at 7pm on February 21, 2024 at the Essex Town Hall 3rd floor Auditorium, 30 Martin Street, Essex, MA 01929.

TOWN OF ESSEX PLANNING BOARD MEETING MINUTES — WEDNESDAY, FEBRUARY 7, 2024

The regular Public Meeting was held at the Town Hall 2nd floor meeting room.
The meeting was called to order by Chair Lisa O'Donnell at 7:01pm.
Public access for listening and/or observing was available through Zoom.

BOARD ATTENDANCE

In-person: Shelly Bradbury, Matt Greco, Jud Lane, Peter Levasseur, Lisa O'Donnell, Jay Tetzloff

Remote: Simone Early

Administrative Assistant: Theresa Whitman

In-person public attendance: Bill Sanborn, Building Inspector; Ruth Pereen, Chair, Board of Selectmen; Erik Doyon, 75R Wood Drive

Remote public attendance: Courtney Lewis, MAPC

BUILDING INSPECTOR'S REPORT: 75R Wood Drive – Building Inspector Bill Sanborn requested a determination from the Planning Board about whether the proposed replacement shed increases non-conformity in comparison to the existing shed. The shed is being replaced after being destroyed by fire in February 2023, and while the proposed setbacks are less non-conforming, the shed is slightly larger than the original, increasing the length of the non-conformity. Chair Lisa O'Donnell noted that historically, the Planning Board has interpreted that such a situation does not increase the non-conformity. Board members reviewed the site plan, and homeowner Erik Doyon was in attendance. Shelly Bradbury moved that the Board determine that the proposed shed does not increase the non-conformity and may be erected as shown on the site plan. The motion was seconded by Jay Tetzloff and passed unanimously by roll call vote.

BOARD DISCUSSION:

- **Rules and Regulations format** – Lisa shared that a project to consolidate and update the various Planning Board Rules and Regulations documents similar to the Zoning Board of Appeals' format is now underway. Theresa is working with Lisa and Vice-Chair Simone Early to compile the current Rules and Regulations into a single searchable document with consistent formatting, and with additional sections to clarify the Planning Board organization and functions. This project will consider the Metropolitan Area Planning Council (MAPC)-assisted study of bylaw section 6-10 and will help the Board more easily determine which information should be included in the bylaw to increase enforceability, and which information should remain in Rules and Regulations to allow timely adjustment. This project is underway, and the Board will receive updates as it progresses.
- **MAPC bylaw update** – Courtney Lewis of MAPC joined the meeting virtually and began with an update on the place type mapping exercise. He shared engagement statistics and noted that the next step will be to add context and detail to place type descriptions

based on feedback from this exercise. The place type mapping exercise closes this Friday, February 9. He also shared the status of his work with Bylaw section 6-10.6, Special Permit Regulations, including a revised proposed outline based on input from Lisa from the last Planning Board meeting.

Courtney then walked the Board through the work he has done with Bylaw section 6-4.3, Uses Requiring Special Permit, shared by email earlier in the day. He suggested that naming the section Special Use Regulations and Standards would more accurately reflect the content, then shared a template for creating special permit use sections using the following structure:

1. Special Permit Granting Authority (SPGA) – to clarify which board(s) may grant special permits for that particular use. Right now the only SPGA in Essex is the Planning Board, but this could change in the future, and having the structure in place will help.
2. Applicability – to clarify which districts allow this use by special permit.
3. Purpose and Intent – to clarify why the Town deems it necessary to require a special permit for that particular use, and what the Town intends to accomplish by doing so. This is particularly relevant for uses that are protected by state law (e.g., adult use).
4. Definitions – to clarify what exactly is meant by terms used within the regulation. State definitions may be used when applicable.
5. Special Conditions – to clarify the unique requirements for that particular use. State-determined special conditions may be used when applicable (e.g., adult use setbacks from religious establishments).

Courtney shared the work done to create Bylaw language options for the special uses identified by the Board. Each special use contained language examples from other communities and followed the structure outlined above. He pointed out that the document contains a list of links to the bylaws/ordinances of communities use for reference. Courtney also noted that this is still a work in progress and that the Board can expect further updates.

Board members were able to ask questions throughout the presentation and it was noted that the Board would continue discussion on the special permit work later in the meeting. Next steps include a check-in with Lisa and Simone the next day (February 8, 2024) to review revised parking regulations and share Board feedback on the special permit work, and the public forum on February 21.

- **Planning Board webpage on Town website** – Lisa notified Board members of the recent decision made by the Board of Selectmen to discontinue use of the My Town Government platform for posting official meeting notices as of March 1, 2024. With this change taking place, it is an ideal time to update the Planning Board page on the Town website. Theresa shared a mockup of a proposed layout for feedback. After discussion,

it was agreed that a broader Planning Board Projects block would take the place of the MAPC Updates block per Shelly's suggestion, and that Theresa will send members an explanation about where items currently included will be found within the new layout, per Simone's suggestion. Theresa requested that Board members send additional feedback by Wednesday, February 14.

- **MAPC bylaw update, continued** – Board members reviewed version #7 of the tracking table for the Bylaw update project that Lisa has kept for past and potential Town Meeting articles. She noted that revisions to Bylaw section 6-10 will not be put forth at the upcoming Annual Town Meeting this spring, and the Board agreed that it would also be premature to introduce mapped residential districts. Matt Greco noted that with the Downtown Zoning District in place, the Village Residential District (MAPC Neighborhood #3) might not be necessary; however, type 3 will still be part of the MAPC online mapping exercise. After discussion, it was agreed that two place types – Suburban Residential and Rural Residential – appear sufficient for the Town's needs at this time. Simone asked about the purpose of including industrial place types in the mapping exercise if the Board is not considering creating those districts, as the uses are permitted by right within the General Use District. Lisa responded that inclusion of those place types in the mapping exercise can help identify areas residential districts would likely not be appropriate.

BOARD MEMBERS' COMMITTEE UPDATES:

- **Community Preservation Committee** – no update
- **Strategic Planning Committee Update** – no update
- **Affordable Housing Trust - Shelly Bradbury** – no update

Shelly Bradbury shared information from a Town document confirming that members of the Planning Board are considered "special municipal employees" under state regulations, which allows for more latitude when considering certain issues surrounding ethics law and conflict of interest. Members are directed to <https://www.mass.gov/info-details/special-municipal-employees> for further details.

BOARD REVIEW OF MEETING MINUTES: Minutes from the January 17, 2023 were provided for review. A motion to approve was made by Jud Lane and seconded by Shelly Bradbury. The minutes were approved unanimously by roll call vote.

MEETING TO ADJOURN: A motion to adjourn was made by Jud Lane, seconded by Shelly Bradbury, and the roll call vote to approve was unanimous. The meeting adjourned at 9:37pm.

Reference Documents: 75 Wood Drive Site Plan; ToE Special Classification Vote

EXISTING NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON APRIL 12, 2023.
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 17 ON MAP 157, ON TOWN OF ESSEX PATRIOT PROPERTIES WEBSITE.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST. THE ELEVATIONS DEPICTED HEREON WERE ASSUMED.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS, PLANS OF RECORD AND AN ON THE GROUND INSTRUMENT SURVEY TO LOCATE PHYSICAL EVIDENCE OF PROPERTY BOUNDARIES. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED DWELLING, PROPOSED DRIVEWAY, PROPOSED GRADING, PROPOSED UTILITIES AND OTHER ASSOCIATED APPURTENANCES REQUIRED FOR FILING OF A NOTICE OF INTENT.
- THE OWNER IS RESPONSIBLE TO COMPLY WITH THE ZONING BY LAWS AND TO OBTAIN VARIANCES IF NEEDED.
- REFER TO ARCHITECTURAL PLANS FOR ADDITION DIMENSIONS AND DETAILS.
- EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO ANY SITE WORK OR CONSTRUCTION ACTIVITIES.

LAYOUT NOTES:

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE ARCHITECT OR ENGINEER FOR RESOLUTION.
- DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.

GRADING NOTES:

- ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND ENGINEER.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONTINUING WORK.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND WATER, SEPTIC/SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED GRADES MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

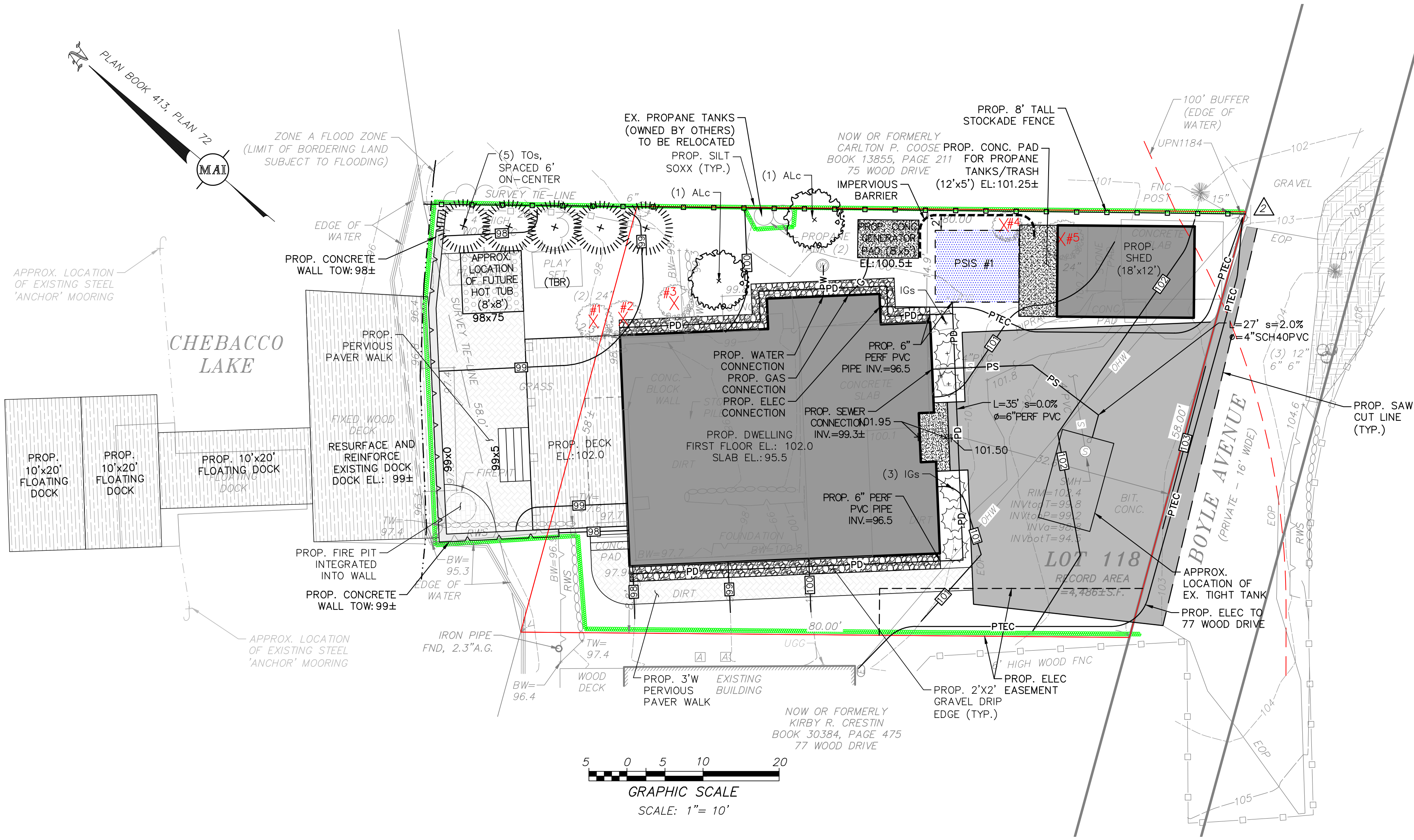
EROSION CONTROL NOTES:

- LIMITS OF CONSTRUCTION ARE TO BE STAKED OUT AS THE FIRST STEP. NO CONSTRUCTION EQUIPMENT IS ALLOWED BEYOND THE LIMITS AS STAKED. THE AREA BEYOND THE LIMITS OF CONSTRUCTION IS TO REMAIN UNDISTURBED.
- PLACE EROSION CONTROL SOCK AT LIMITS OF CONSTRUCTION AND AT THE TOE OF FUTURE SLOPES AS DIRECTED ON THE SITE PLANS. SEE APPROPRIATE DETAILS SHOWING HOW TO PLACE THE EROSION CONTROL SOCK.
- AREAS OF DISTURBANCE TO BE KEPT TO A MINIMUM. THE AMOUNT OF TIME AN AREA IS LEFT UNSTABILIZED WILL BE KEPT TO A MINIMUM.
- STABILIZE ALL DISTURBED AREAS WITH A MINIMUM OF 4" LOAM AND SEED.
- LEAVE TEMPORARY EROSION CONTROL IN PLACE UNTIL ALL DISTURBED AREAS ARE REVEGETATED.
- IF THE SITE IS TO BE LEFT OPEN AFTER OCTOBER 15, ALL DISTURBED AREAS ARE TO BE TEMPORARILY STABILIZED BY COVERING WITH MULCH HAY.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ARE TO BE PERIODICALLY INSPECTED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT THE PROJECT CONSTRUCTION.
- COMMON FILL (SITE GRADING AREAS) SHALL CONSIST OF MINERAL SOIL SUBSTANTIALLY FREE FROM ORGANIC MATERIALS, LOAM, WOOD TRASH AND OTHER OBJECTIONABLE MATERIALS WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. SELECT COMMON FILL SHALL NOT CONTAIN STONES LARGER THAN 2-IN. IN LARGEST DIAMETER AND SHALL HAVE A MAXIMUM OF 75% PASSING THE NO. 40 SIEVE AND A MAXIMUM OF 20% PASSING THE NO. 200 SIEVE. SELECT COMMON FILL SHALL NOT CONTAIN GRANITE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL WILL NOT BE PERMITTED. SOIL EXCAVATED FROM THE STRUCTURE AREAS AND WHICH MEETS THE ABOVE REQUIREMENTS MAY BE USED.
- ORDINARY FILL SHALL BE WELL GRADED, NATURAL INORGANIC SOIL, FREE OF ORGANIC OR OTHER WEAK OR COMPRESSIBLE MATERIALS, FROZEN MATERIALS, AND OF STONES LARGER THAN TWO THIRDS (2/3) THE LIFT THICKNESS. IT SHALL BE OF SUCH NATURE AND CHARACTER THAT IT CAN BE COMPACTED TO THE SPECIFIED DENSITIES IN A REASONABLE LENGTH OF TIME. IT SHALL BE FREE OF PLASTIC CLAY, OF ALL MATERIALS SUBJECT TO DECAY, DECOMPOSITION, OR DISSOLUTION, AND OF CINDERS OR OTHER MATERIALS THAT WILL CORRODE PIPING OR OTHER METAL. IT SHALL HAVE A MINIMUM DRY DENSITY OF NOT LESS THAN 120 POUNDS PER CUBIC FOOT. MATERIAL FROM EXCAVATION ON THE SITE MAY BE USED AS ORDINARY FILL IF IT MEETS THE ABOVE REQUIREMENTS. ORDINARY FILL SHALL HAVE A MAXIMUM OF 60% PASSING THE #40 SIEVE, AND A MAXIMUM OF 20% PASSING THE #200 SIEVE. IT SHOULD NOT CONTAIN BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS, AND SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL SHALL NOT BE PERMITTED.
- SITE PREPARATION SHALL INCLUDE CLEARING, GRUBBING, DELETERIOUS SOILS, VEGETATION AND DEBRIS. ALL TREES, STUMPS, BRUSH, SHRUBS, ROOTS, GRASS, WEEDS, RUBBISH, STONES LARGER THAN 2-IN. IN THE LARGEST DIAMETER AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF FROM AREAS TO BE FILLED AND COMPACTED. AREAS OUTSIDE OF THE LIMITS OF WORK SHALL BE PROTECTED FROM DAMAGE AND NO EQUIPMENT OR MATERIALS SHALL BE STORED IN THESE AREAS. NO STUMPS, TREES, LIMBS, OR BRUSH SHALL BE BURIED IN ANY FILLS OR EMBANKMENTS.
- EROSION AND SEDIMENT CONTROL, BOTH DURING AND AFTER CONSTRUCTION, SHALL BE PROVIDED AS REQUIRED TO RETAIN SEDIMENT ONSITE, AND TO CONTROL EROSION OF EMBANKMENTS, TEMPORARY AND FINAL EXPOSED SLOPES, AND TEMPORARY MATERIAL STOCKPILE(S). SILT FENCES, CHECK DAMS, DRAINAGE DITCHES OR SWALES, TEMPORARY SEEDING, AND PRE-MANUFACTURED TEXTILES, GEOTUBES, GEOGRID, CELLULAR GEOWEB, ETC., SHALL BE UTILIZED AS APPROPRIATE. EROSION AND SETTLEMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL PERMITS AND CODES AND THIS SPECIFICATION. DURING THE EXCAVATION OF THE WORK AT THE SITE, OPERATIONS SHALL BE CONTINUOUSLY MONITORED TO AVOID THE CREATION OF CONDITIONS THAT COULD LEAD TO EXCESSIVE EROSION OF SOIL WITH SURFACE RUNOFF FROM THE WORK AREAS. CONTROLS SHALL BE PROVIDED TO PROTECT THE WATER QUALITY AND SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS AND ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO REDUCE EROSION OF SLOPES AND SILTATION OF OFF-SITE OUTFALLS AND TRIBUTARIES.
- UPON SIGNS OF CONCENTRATED FLOW BY EVIDENCE OF GULLYING OR RILLING IN DISTURBED AREAS, HAYBALES AND/OR STONE CHECK DAMS SHALL BE PLACED IN THESE AREAS, SPACED EVERY 50' IN THE UPGRADIENT SLOPE.

HOT TUB DRAIN DOWN NOTES:

- THE HOT TUB SHALL NOT BE DRAINED DOWN UNTIL THE CHLORINE LEVELS IN THE HOT TUB WATER DROP BELOW 1 PPM. AT THAT TIME THE POOL WATER MAY BE DRAINED BY PUMPING THE HOT TUB WATER TO THE SURFACE.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION



SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: RESIDENTIAL SINGLE FAMILY

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 SF	4,486±S.F.*	4,486±S.F.*
FRONTAGE:	150 FT.	58± FT.*	58± FT.*
LOT WIDTH:	150 FT.	56± FT.*	56± FT.*
LOT DEPTH:	100 FT.	80± FT.*	80± FT.*
FRONT YARD:	25 FT.	33± FT.**	27± FT.
SIDE YARD:	20 FT.	9± FT.**	9± FT.***
REAR YARD:	30 FT.	2± FT.**	2± FT.***
BUILDING HEIGHT:	2 1/2 STORIES	<2 1/2 STORIES	<2 1/2 STORIES
LOT COVERAGE:	25%	52± FT.**	57%

- * PRE-EXISTING NON-CONFORMING LOT DIMENSION;
** APPROXIMATE VALUE BASED ON THE LOCATION OF THE EXISTING DWELLING BEFORE IT WAS DESTROYED BY AN 'ACT OF GOD';
*** PROPOSED DIMENSION IS THE SAME AS PRE-EXISTING DWELLING AND IS NOT MORE NON-CONFORMING;

PLANT SCHEDULE

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
TREES					
2	Als	Amelanchier laevis 'Cumulus'	Cumulus Serviceberry	6'-8' Ht. B&B	N ST White Birds Showy Edible Fruit Fall Color April-May
5	TOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' Ht. B&B	N DT Evergreen Screening Winter Interest
SHRUBS					
6	IGs	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B	BR DR DT N ST 36" OC Greenish-White Birds Evergreen May-June

RECORD OWNER:

ERIK DOYON
75R WOOD DRIVE ESSEX,
MASSACHUSETTS

REFERENCES:

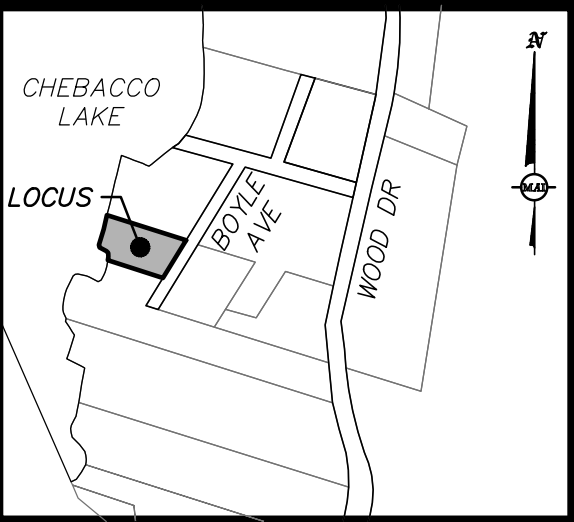
-DEED BOOK 34892 PAGE 188*
-PLAN BOOK 413, PLAN 72*

*DOCUMENTS ON RECORD AT THE
ESSEX DISTRICT REGISTRY OF DEEDS.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
01	10/03/23	CONSERVATION COMMISSION	DSK	DSK
02	11/15/23	BUILDING SETBACKS	DSK	DSK
03	11/21/23	BUILDING DIMENSIONS	DSK	DSK

DWG. No. 6512_SITE.dwg



LOCUS MAP:

(NOT TO SCALE)

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	SPIKE ON UTILITY POLE No 1184	103.93

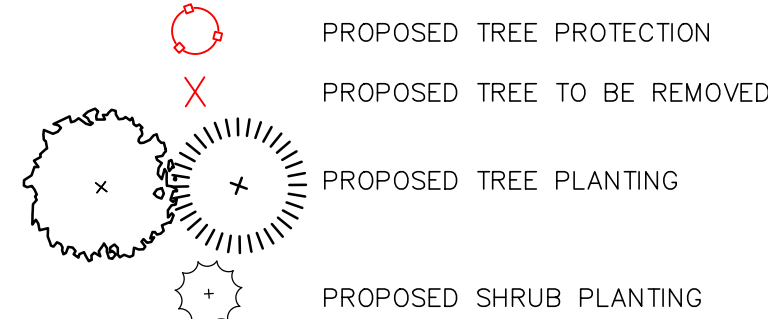
(SEE EXISTING NOTE 5)

EXISTING LEGEND:

A.G.	ABOVE GROUND
CONC.	CONCRETE
FNC	FENCE
FND	FOUND
INV	INVERT
PVC	POLYVINYL CHLORIDE
RWS	STONE RETAINING WALL
top T	TOP OF TANK
top P	TOP OF PIPE
bot T	BOTTOM OF TANK
-----	TREELINE
-----	EXPOSED ROCK OUTCROP
-----	DECIDUOUS TREE
-----	CONIFEROUS TREE
+ UGG	UNDERGROUND GAS PAINT MARKING
-----	UTILITY POLE
-----	ELECTRIC METER
-----	AIR CONDITIONER
-----	WELL
-----	SEWER MANHOLE
-----	CLEANOUT
-----	OVERHEAD WIRES
-----	OBSERVED SEWER LINE
-----	TERMINUS UNKNOWN

PROPOSED LEGEND

-----	PROPOSED CONTOUR
-----	PROPOSED SPOT ELEVATION
-----	PROPOSED BUILDING
-----	PROPOSED EDGE OF PAVEMENT
-----	PROPOSED TREELINE
-----	PROPOSED FENCE
-----	PROPOSED WALL
-----	PROPOSED SEWER LINE
-----	PROPOSED TEL-DATA-ELEC
-----	PROPOSED WATER LINE
-----	PROPOSED FILTERMITT
-----	PROPOSED PERVIOUS PAVERS
-----	PROPOSED GRAVEL DRIP EDGE
-----	PROPOSED PAVED DRIVE
-----	PROPOSED CONCRETE
-----	PROPOSED BUILDING
-----	PROPOSED DECK
-----	PROPOSED TREE PROTECTION
-----	PROPOSED TREE TO BE REMOVED
-----	PROPOSED TREE PLANTING
-----	PROPOSED SHRUB PLANTING



75R WOOD DRIVE

PROPOSED SITE PLAN

LOCATED IN
ESSEX, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR
ERIK DOYON

SCALE: 1" = 10' DATE: AUGUST 31, 2023



MERIDIAN ASSOCIATES

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WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 2

PROJECT No. 6512

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Town Clerk

TOWN HALL
ESSEX, MASSACHUSETTS 01929-1219
508 768-7111

March 3, 1994

State Ethics Commission
McCormack Building, Room 619
One Ashburton Pl.
Boston, MA 02108

Gentlemen:

At the February 14, 1994 meeting of the Board of Selectmen of the Town of Essex the following action was taken:

Selectman Madsen made a motion that in accordance with the Conflict of Interest Law, Chapter 268A, to classify the following municipal positions as falling within the "Special Classification"

- Moderator
- Assessors
- Constables
- School Committee
- Trustees of Library Funds
- Board of Registrars
- Appeals Board to Planning Board
- Surveyors of Wood & Bark
- Building Inspector
- D.P.W. Commissioners
- Board of Health
- Conservation Commission
- Electrical Inspector
- Plumbing Inspector
- Personnel Board
- Assistant Harbormaster
- Civil Defense Director
- Auxiliary Police
- Auxiliary Firemen
- Conomo Point Commissioners
- Planning Board
- Finance Committee
- Fire Department Engineers
- Forest Fire Warden
- Fire Department
- Surveyors of Lumber
- Pound Keeper
- Inspector of Animals
- Burial Agent
- Committee for Economic Development

The motion was seconded and unanimously voted.

A true copy.

Attest:

Sally A. Soucy
Town Clerk