

15 HIGH STREET

Mixed Income Community High Street

Norwell, Massachusetts

– Norwell Zoning Board of Appeals – August 4, 2021–



NORTHLAND
— RESIDENTIAL —

Freeman Law Group, LLC • Union Studio Architecture and Community Design • Merrill Engineers and Land Surveyors, Inc.
Ryan Associates Landscape Architects and Planners • Vanasse & Associates, Inc • Dale Associates, LLC

The Property

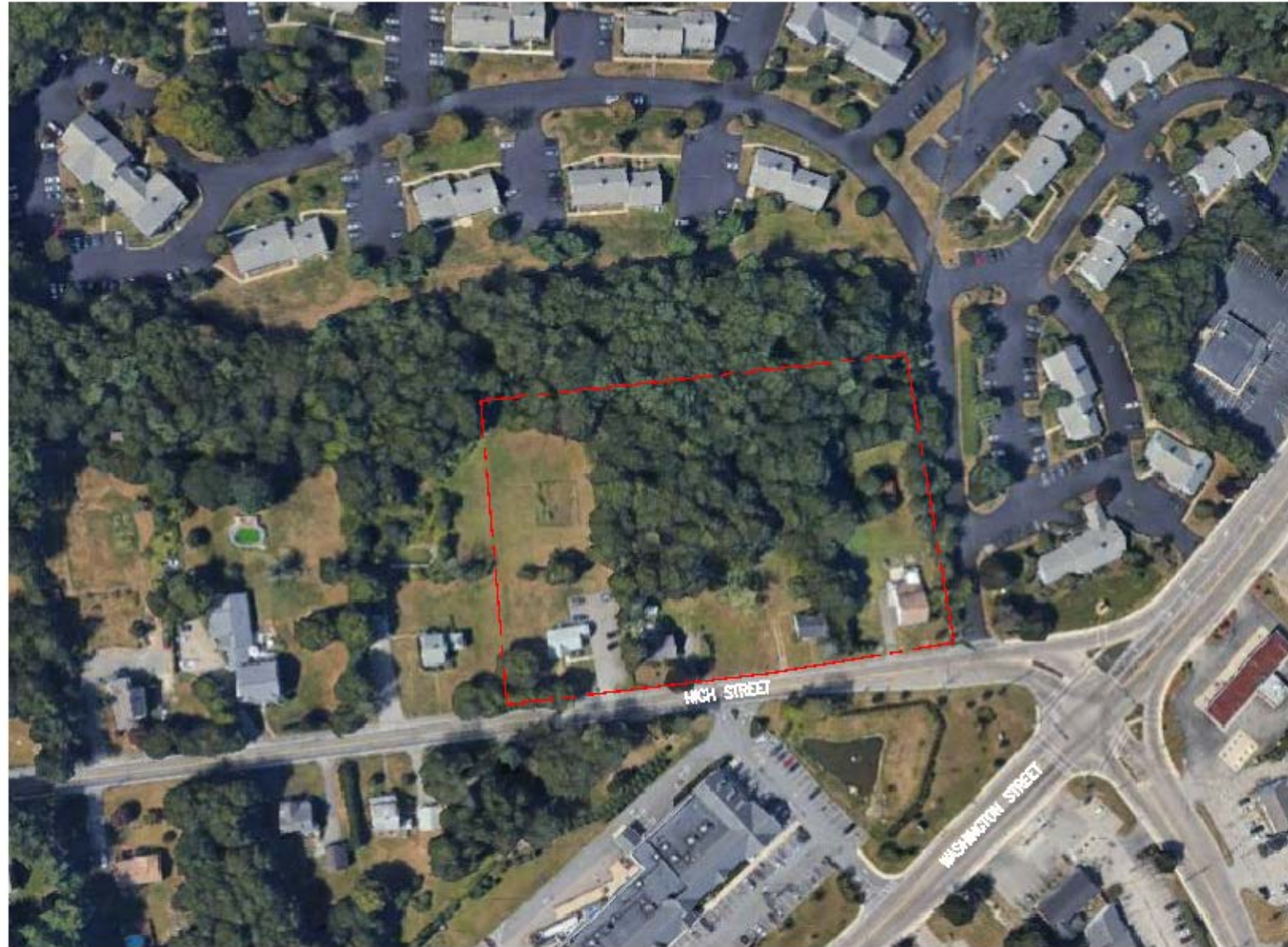
- 3.9 +/- acres
- Bordered by:
North & West: Washington Square Office Condominium
East: High Street
South: High Street Residential Neighborhood
- 511.4 LF +/- Frontage
Along High Street

High Street
Neighborhood

Property Line:



Washington Square Office Condominium



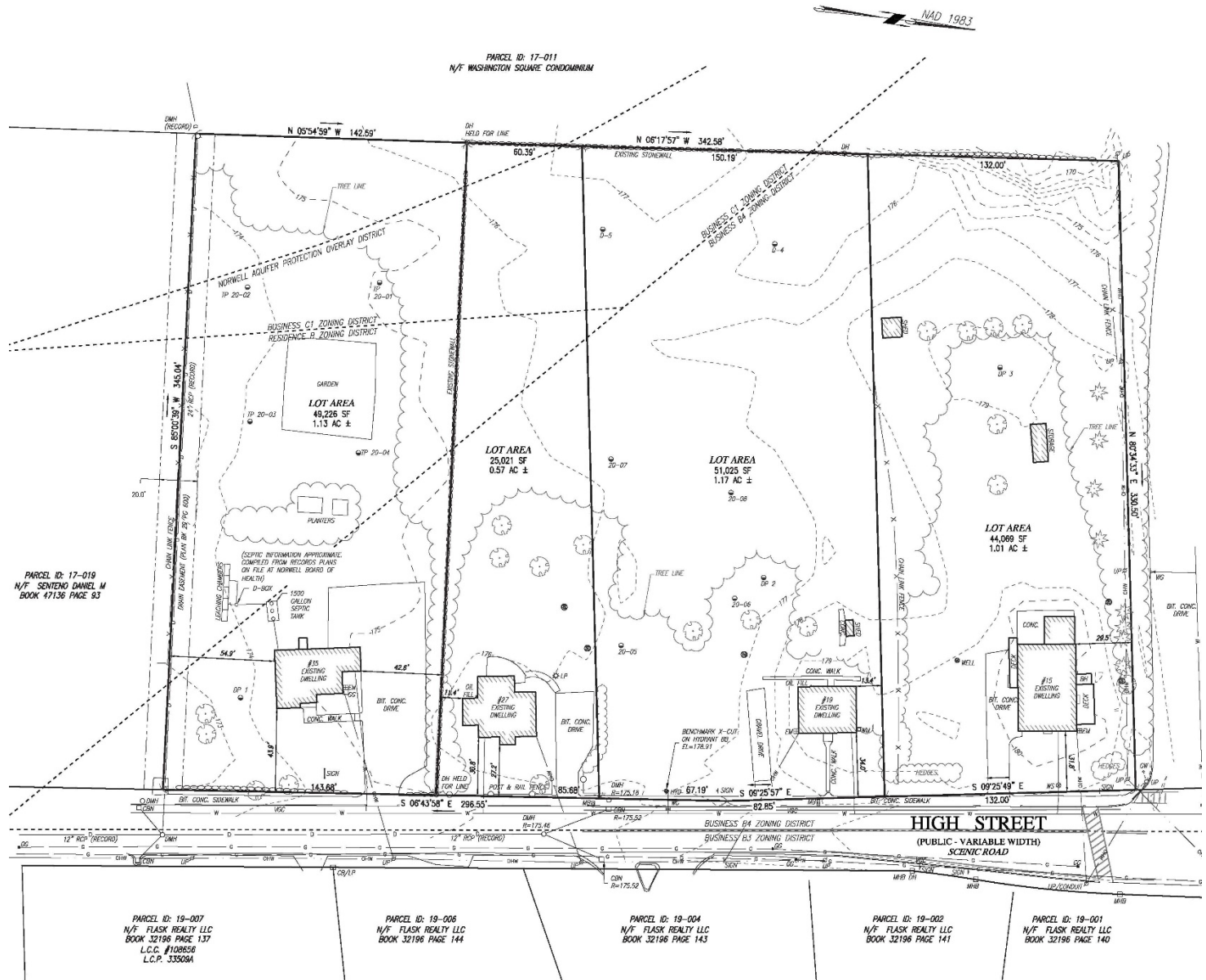
North
→

Washington
Square Office
Condominium

High Street

Existing Conditions

- 3.9 +/- acres located within multiple zoning districts:
 - Residential B
 - Business C1
 - Business B4
- 4 single family homes with associated driveways, open yard areas and woods along the rear property line
- Gentle to moderate (0-8%) topography sloping towards the southwest off site
- On site soil investigations were completed in June and December of 2020 – overall site was found to have sandy soils (HSG A) with denser loamy sand in the northern portion of the property



Overall Site Plan - Proposed

Residential Use

Building Setbacks

- Front - 15'
- Side – 20'
- Rear – 20'

Building Coverage

23.1%

Site Coverage

54.1%

Open Space

45.9%



15 HIGH STREET, NORWELL, MA

ILLUSTRATIVE SITE PLAN

JANUARY 29, 2021

SCALE: 1"=50'-0"

0 25' 50' 75' 100'

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UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

15 High Street– Northland Residential – August 4, 2021

ZONING DATA

Site Layout Plan

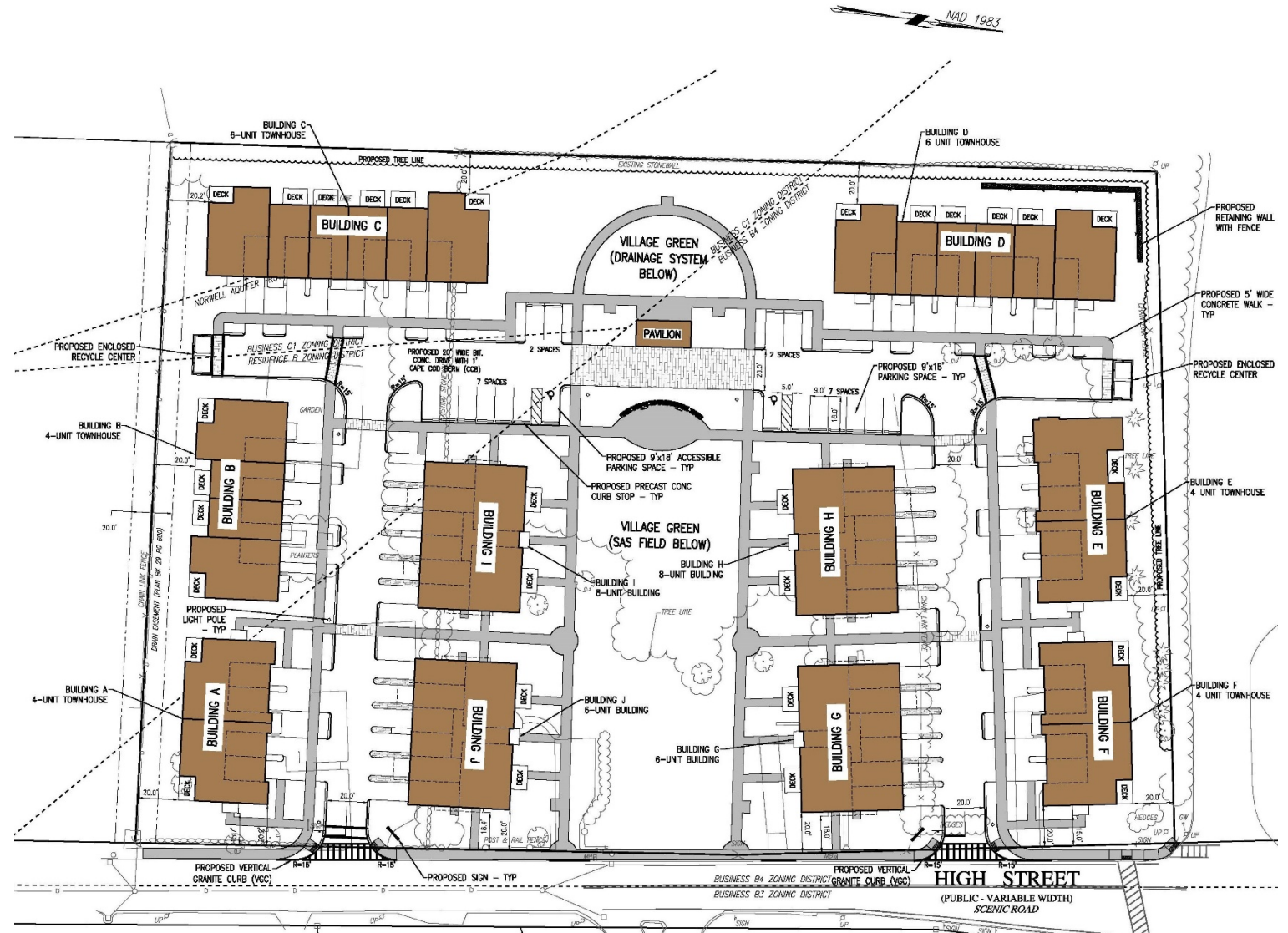
1. **TOTAL PARCEL SIZE:** 3.88± ACRES (169,341± S.F.) (ALL UPLAND)
2. **ZONE:** RESIDENCE B, BUSINESS B4 AND C1; AQUIFER PROTECTION OVERLAY
3. **USE:** EXISTING: RESIDENTIAL
PROPOSED: (NO CHANGE)
4. **BUILDING COVERAGE:** MAX. ALLOWED: 30,481± S.F. (18%)
BUSINESS DISTRICTS B & C
EXISTING: 4,792± S.F. (2.8%)
PROPOSED: 39,139± S.F. (23.1%)
5. **SITE COVERAGE:** AQUIFER PROTECTION DISTRICT:
MAXIMUM ALLOWED: 84,670± S.F. (50% OF UPLAND)
EXISTING: 12,741± S.F. (7.5% OF UPLAND)
PROPOSED: 91,668± S.F. (54.1% OF UPLAND)
- BUSINESS DISTRICTS B & C:
MIN OPEN SPACE ALLOWED: 56,447± S.F. (33% OF UPLAND)
EXISTING: 156,601± S.F. (92.5% OF UPLAND)
PROPOSED: 77,673± S.F. (45.9% OF UPLAND)

6. **DIMENSIONAL REQUIREMENTS:**
- | DISTRICT: RESIDENCE B/BUSINESS B4 & C1 | EXISTING: | PROPOSED: |
|--|--------------------|----------------|
| MIN. LOT AREA | 43,560 S.F. | 169,341± S.F. |
| MIN. LOT FRONTAGE | 80' | 511.4' |
| MIN. LOT WIDTH | 150'(*) | 485.4' |
| MIN. FRONT YARD | | |
| RESIDENCE B | 35' | 15.0' |
| BUSINESS B-4 & C-1 | 50' | 27.2' |
| MIN. SIDE & REAR YARD | | |
| RESIDENCE B SIDE & REAR | 20' | 20.0' |
| BUSINESS B-4 & C-1 | 10' | 20.0' |
| SIDE | 10' | 20.0' |
| REAR | 20' | 20.0' |
| MAX. BUILDING HEIGHT | | |
| RESIDENCE B | 34'±/2 STORIES | 43'±/3 STORIES |
| BUSINESS B-4 & C-1 | 34'±/2 STORIES(**) | 2½ STORIES |

(*) MIN LOT WIDTH IN BUSINESS DISTRICTS A AND B SHALL BE 125 FT.
(**) MIN HEIGHT FOR DWELLING UNITS WITHIN A BUSINESS DISTRICT

7. **PARKING:**
- EXISTING BUILDING:
RESIDENTIAL - NO MARKED SPACES
- REQUIRED (SECTION 201-12.6):
DWELLING UNIT HAVING 2 OR MORE BEDROOMS - 2 SPACES
DWELLING UNIT HAVING FEWER THAN 2 BEDROOMS - 1 SPACE
- ONE BEDROOM UNITS - 28 = 28 SPACES
TWO OR MORE BEDROOM UNITS - 28 = 56 SPACES
TOTAL = 84 SPACES

PROPOSED:
UNIT GARAGE SPACES 52
UNIT DRIVEWAY SPACES 52
SURFACE SPACES 18
TOTAL PARKING SPACES 112

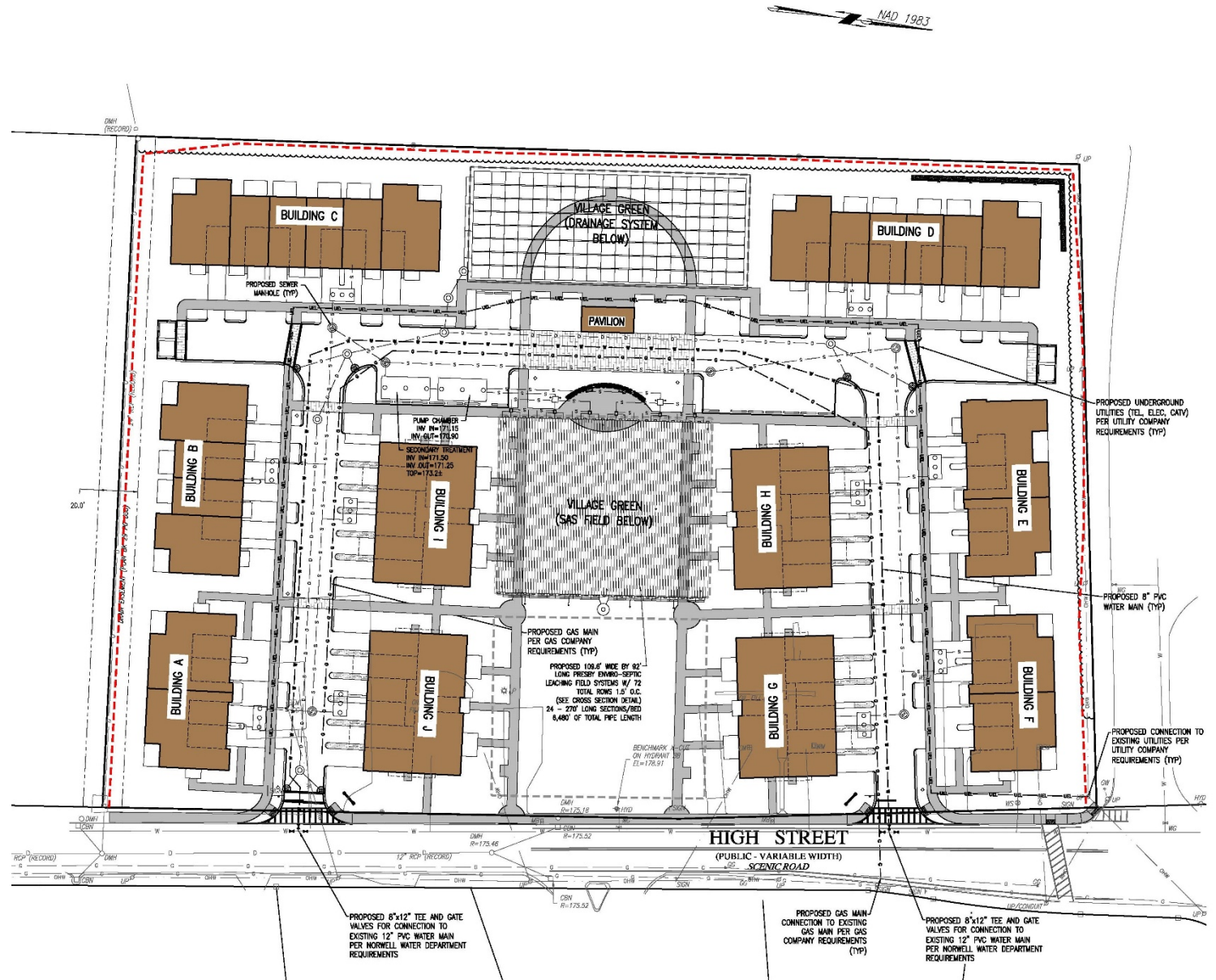


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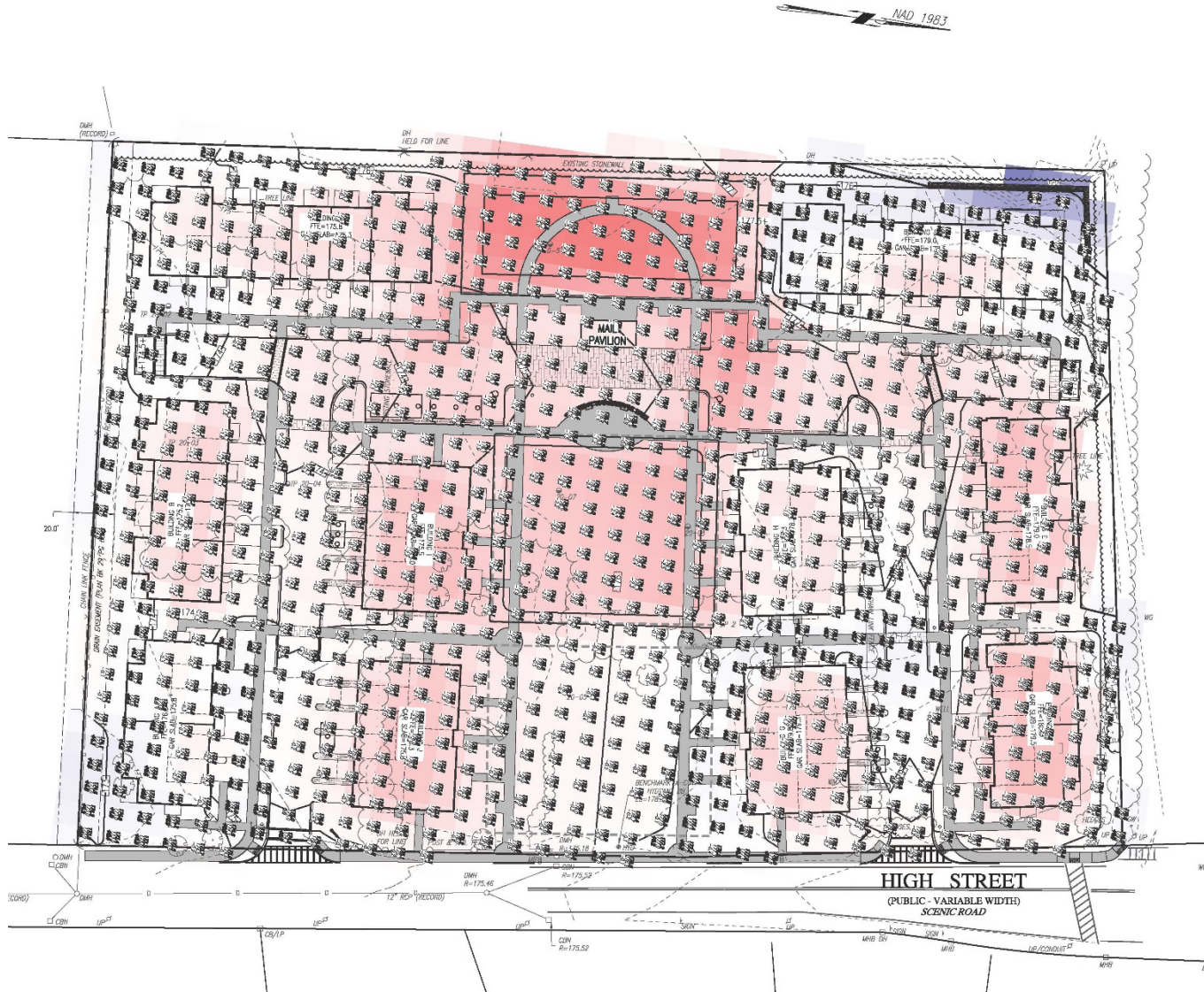
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Utility Plan - Overview

- Water – 8” PVC water main looped through property connected to existing 12” PVC municipal water main within High Street per Norwell Water Department requirements
- Sewer – On site Septic System
- Gas – Gas main looped through property connected to existing gas main within High Street per Gas Company requirements
- Electric – Electric utility connection to existing utility pole per Utility Company requirements
- Engineering Consultant Review: Received review comments and are in the process of addressing comments.



Site Overall Cut and Fill



- Due to the topography of the site and the provision of underground stormwater facilities and other utilities, both the import and export of soil will be required during project construction.
- Site Construction (approximate)
 - Cut = 6,352 CY
 - Fill = 668 CY

Vehicle Turning Movements

Fire Department:

In an email dated March 9, 2021, Fire Chief Simpson provided the dimensions for fire apparatus as follows: Length 41'9", Width 96", Height 11'10" and Turning Radius 71'9". The Site Plans appear to provide more than the minimum dimensions required for access and egress for fire apparatus. The Department has no issues with the proposal.

