



CITY OF GLOUCESTER ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

Time Stamp by City
Clerk's Office

NOTE FOR CLERK:
DO NOT STAMP WITHOUT
BUILDING INSPECTOR'S
APPROVAL

NOTE TO APPLICANTS:

No case will be scheduled for a ZBA hearing until your application has been approved as to completeness by the Building Inspector, has been time-stamped by the City Clerk's office, and has been returned to the Building Department. The City Clerk's office will not time-stamp your application without Certification by the Building Inspector that your application is complete.

If you have questions about this application or the permitting process, please contact the Building Department, either in person or by phone-Inspectors are available during the following hours only:

Monday through Thursday: 8:30 to 9:30 a.m. and 1:00 to 2:00 p.m.

Friday: 8:30 to 9:30 a.m.

The Building Department is located at the City Hall Annex - 3 Pond Road, (2nd floor of the CATA building).

Telephone 978-281-9774 Fax 978-282-3036

**12 NOON IS THE CUT-OFF TIME FOR SUBMISSION ON THE DEADLINE DATE
PLEASE ALLOW 48 HOURS BEFORE DEADLINE DATE FOR REVIEW**

For Office Use Only

CERTIFICATE OF COMPLETENESS

Must be signed by a Building Inspector prior City Clerk Time Stamp

Building Inspector Signature Date

\$250.00 APPLICATION FEE

For Office Use Only

Building Permit Denied by _____
Reason Denied _____
Date Denied _____
Date Initial ZBA Application Received _____
Inspector Reviewing Initial Application _____
_____ 1 Original Time Stamped by City Clerk, includes
Certified Abutters List & 2 sets of Plans to scale
Plus 5 Copies of Complete Packet including reduced plans
(Total of 6 complete packets received).
_____ 1 Electronic Version of Complete Packet
In PDF Format CD _____ or Flash Drive _____
\$250 Application Fee _____ Check # _____

PART A: NAME AND ADDRESS OF PROPERTY OWNER

NAME Tina S. Snider, as Trustee of the Tina Snider Revocable Trust, by Salvatore J. Frontiero, Esq.

PROPERTY ADDRESS 8 Aileen Terrace MAP # 137 LOT # 5

PROPERTY OWNERS MAILING ADDRESS c/o Frontiero Law Office, 46 Middle St, Gloucester, MA 01930

PROPERTY OWNER'S TELEPHONE NUMBER Day (978) 283-2850 Evening Same

PROPERTY OWNER'S E-MAIL sal@frontierolaw.com

PART B: NAME OF APPLICANT, IF DIFFERENT FROM OWNER

NAME Not applicable

RELATIONSHIP TO PROPERTY OWNER (for example, spouse, attorney, architect, etc.) _____

APPLICANT'S MAILING ADDRESS _____

APPLICANT'S TELEPHONE NUMBER Day _____ Evening _____

APPLICANT'S E-MAIL _____

PART C: APPLICANT'S CERTIFICATION

**OWNER AUTHORIZATION
To Be Completed When Owner's Agent Applies**

I, _____, as Owner of the subject property hereby authorize _____ (Person's Name) to act on my behalf in all matters relative to this application.

Signature of Owner

Date

OWNER OR AUTHORIZED AGENT DECLARATION

I, Salvatore J. Frontiero, Esq, as Owner or Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate to the best of my knowledge, information and belief.



Signature of Owner or Authorized Agent

9/7/17
Date

PART D: USE AND ZONING OF THE PROPERTY

Current use of property X 1-family ☐ 2-family ☐ multi-family (# of units _____) ☐ other _____

Proposed use of property X 1-family 2-family ☐ multi-family (# of units _____) ☐ other _____

Zoning district in which property is located R-40 Coastal Residential

☐ Yes X No Are there any previously issued decision(s) from Zoning Board of Appeals regarding this property? If so, please attach a copy of each.

X Yes ☐ No Is property located in a Flood Zone? If Yes - Zone: AE elev. 15

PART E: TYPE OF RELIEF REQUESTED

1. Special Permits

☐ to alter/expand a non-conforming structure or use

☐ for a new use or change in use

☐ to allow lesser number of off-street parking spaces

☐ to allow home occupation

X to exceed maximum allowable building height (for accessory structure)

☐ Other special permit [specify]: _____

2. Variances (see further information required on page 6)

Variance from dimensional requirement(s) of the Zoning Ordinance

- ☐ Front yard setback ☐ Side yard setback ☐ Rear yard setback ☐ Lot width ☐ Lot area
☐ Lot area per dwelling unit ☐ Lot frontage ☐ Lot coverage ☐ Distance between buildings
☐ Percentage of vegetative cover ☐ Distance from accessory building to street
☐ Frontage width to principal building

Variance from other requirement(s) of the Zoning Ordinance [specify] _____

PART F: BRIEF DESCRIPTION OF THE PROPOSED WORK

(A BRIEF description MUST be stated in the space below (use separate sheet for detailed description if needed)

Petitioners propose to construct 27.1' x 27.1' detached two-story, two-car garage with second floor space for exercise room with half-bath. Structure will comply with setback requirement for accessory structure, but the average proposed height is 25.5, which exceeds the maximum height of 12 feet, thereby requiring a height exception.

PART G: REASONS IN SUPPORT OF REQUESTED RELIEF (use separate sheet if needed)

Note to applicants – please see instructions at the end of this application as to the evidence you must submit in support of your request for relief

The shape of the lot, together with (1) the juxtaposition of the current structure, (2) location of existing ledge outcroppings, (3) location of the septic system components and (4) the proximity of the ocean make compliance with the primary structure setbacks impractical, thereby necessitating the height exception relief. Structure will not be substantially more detrimental to the neighborhood as it will adversely affect view, cause overshadowing of neighboring properties or otherwise impair utilities or have any other adverse impact. Moreover, structure will be consistent with the neighborhood character of the Eastern Point area. See Attachment G for Further Detail.

PART H: LETTERS, IF REQUIRED, FROM OTHER CITY DEPARTMENTS

Board of Health (required if property is on a septic system)	<input type="checkbox"/> Letter attached	X N/A
Conservation Commission	<input type="checkbox"/> Letter attached	X N/A
Engineering Department	<input type="checkbox"/> Letter attached	X N/A
Other _____	<input type="checkbox"/> Letter attached	X N/A

PART I: SUPPORTING DOCUMENTATION REQUIRED FOR ALL APPLICATIONS

A Building Inspector will generate the Certified Assessors map and list of abutters which must be included with application.

PART K: COMMENTS OF THE BUILDING INSPECTOR**FORM 001: DIMENSIONAL REQUIREMENTS FOR WHICH RELIEF IS REQUESTED**

Note: only the dimensional relief requested on this form can be considered by the ZBA. If in the course of the ZBA hearing it appears that further relief is required, notice of your application will have to be republished and your case rescheduled.

<u>VARIANCES</u>	A. Required Dimension	B. Dimensions		
		<u>Existing</u>	<u>Proposed</u>	
Lot Area (SF)				
Lot Area per Dwelling (SF)				
Lot Width				
Lot Frontage				
Front Yard				
Left Side Yard				
Right Side Yard				
Rear Yard				
% of Vegetative Coverage				
Distance between Buildings				
Distance from Accessory Building to Street				
Lot Coverage (%)				
Frontage Width to Principal Building				
<u>SPECIAL PERMITS</u>				
Maximum Building Height (accessory)	12'	NA	25.5'	13.5'
Off Street Parking				
Lot Area per Dwelling Unit or Two-Guest Unit (SF)				
Open Space per Dwelling Unit or Two-Guest Unit (SF)				

PART J: PROJECT PLANS REQUIRED FOR ALL APPLICATIONS

Unless otherwise directed by the Building Inspector, this application shall be accompanied by:

(a) SITE OR PLOT PLAN-two full size sets and five copies (no larger than 11"x 17")

drawn to a scale of not less than one inch equals 20 feet and showing:

- a north arrow
- the name of the owner(s) and the street address of the property
- the name and address of person preparing the plan, if different from owner, and the date of the plan
- all bordering street names
- the dimensions of the property lines and lot area (in square feet) of the lot to be built upon
- the locations and dimensions (including the square footage) of all existing and proposed buildings and other structures on the lot
- the distance to the nearest property line(s) from all buildings and other structures on the lot
- the distance between all buildings and other structures on the lot
- percentage of lot coverage of all existing and proposed buildings and other structures on the lot;
- all required setback distances
- all existing and proposed entrances and exits to both the lot and the buildings on the lot
- if required, the location and dimensions of off-street parking areas and loading spaces
- the location of the subsurface disposal system, if any
- the location of all topographical features affecting the siting of buildings and structures on the lot
- the location of all buildings and structures on all adjoining lots and their distance, estimated if necessary, from the property lines of the applicant's lot
- **ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

(b) BUILDING PLANS, ELEVATIONS OR SKETCHES- two full size sets and five copies (no larger than 11"x 17") drawn to not less than a ¼" scale and showing:

- ✓ a north arrow
- ✓ the name of the owner(s) and the street address of the property
- ✓ the name and address of person preparing the plan, if different from owner, and the date of the plan
- ✓ the exterior elevations (including windows, doors, porches, steps and other architectural features) of
 - the proposed building or structure or
 - the existing building or structure and the proposed addition or expansion or
 - the existing building or structure and its proposed replacement
- ✓ floor to ceiling and eave to roof ridge line dimensions of all proposed work
- ✓ the distance between existing undisturbed grades (i.e., prior to construction) and the highest point of each corner of the proposed building or addition
- ✓ the height of the proposed building or addition, as determined by the method set forth at Section VI of the Zoning Ordinance, definition of "Building Height"
- ✓ the data and calculations used to determine the height of the proposed building or addition
- ✓ the foundation length and height above undisturbed grade of the proposed building or addition
- ✓ **ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

The Final Packet Submitted must include all documents listed below (#1-6)

1. Original application, certified by Building Inspector for Completeness and Time-Stamped by City Clerk's Office, which includes a Certified Abutters List generated by a Building Inspector
2. Two (2) full size sets of original site or plot plans (as stated in Section a) and building plans, elevations or sketches (as stated in Section b).
3. Five (5) copies of complete Application, including Certified Abutters List, 5 sets of reduced plans, etc. as stated in Section a & b
4. An Electronic Version of Complete Application including Plans in PDF Format on a CD or Flash Drive
5. Photograph of subject property/structure, if available.
6. **(A total of 6 complete packets (1 original & 5 copies) plus an Electronic Version in PDF Format)**
7. \$250.00 Application Fee – Check or Cash only

GUIDANCE FOR APPLICANTS

The Building Inspector can help you in filling out your application and getting your case placed on the ZBA's hearing docket. The following guidance refers to the steps that come after your application has been filed.

Step 1: Public Notice

All hearings before the ZBA are open to the public, and notice must be given to both the general public and your neighbors. The Building Department will publish notice of your hearing twice in the Gloucester Daily Times, and the clerk of the ZBA will post notice in City Hall and send out the letters to all of your abutters, as well as all abutters to your abutters whose property is closer than 300 feet of your property lines. The ZBA also encourages applicants to speak to their neighbors directly, so that the proposed work is fully understood prior to the hearing.

Step 2: The Site Visit

During the two weeks prior to your hearing most ZBA board members will visit your property, either individually or in groups. You do not have to be home for these visits, but it is absolutely essential that your house or building prominently display its street number. Similarly, all vacant lots must be flagged or otherwise marked for ready identification. If board members have not been able to locate your property, the hearing will have to be rescheduled.

Step 3: The Hearing

This section of the Guidance has two parts: hearing procedures and the standard that the ZBA will apply in judging your application.

A. Hearing Procedures

When your case is called, approach the podium and state your name and address. Explain your project, paying close attention to the criteria spelled out below. You can expect to be asked questions by Board members in the course of your presentation.

After you have spoken, the Chairman will ask for testimony from those who are in support of your project. Following that, the Chairman will invite those opposed to the project to speak, and then will allow you a brief rebuttal to those who spoke in opposition.

The Chairman will then close the hearing, and the board members will discuss among themselves the issues in your case. The Board will then vote on your application. By law, the affirmative votes of four out of the Board's five members are necessary to approve your application. If only four Board members are present, then all four must vote in favor of your application.

B. The Standards Applied by the ZBA

The three most common applications that come before the ZBA are for variances, special permits to alter or expand a nonconforming structure, and special permits for certain uses. The standards by which the ZBA judges each of these applications are set forth below; if your application is for a different kind of relief, please consult with the Building Inspector as to the standard that the ZBA will be applying.

Variance

In order to grant a variance, the ZBA must find that each of the following factors is present:

1. strict enforcement of the Zoning Ordinance in your case would cause you a substantial hardship, financial or otherwise, and
2. this hardship is due to one of three factors: the soil conditions, shape or topography of your property, and the factor that has given rise to your hardship is unique to your property, and is not generally found in other properties throughout your zoning district, and
3. the variance you have requested may be granted without substantial harm to the public good, and the variance may be granted without substantially undercutting the intent and purpose of the Zoning Ordinance.

Special Permit to Alter or Expand a Non-Conforming Structure

In order to grant a special permit to alter or expand a non-conforming structure or use, the ZBA must find that the structure or use that you propose will not be substantially more detrimental to your neighborhood than the existing structure or use.

There is, however, a special procedure for one and two-family dwellings. In such cases, the ZBA must first determine whether the proposed alteration or expansion increases the non-conforming nature of the dwelling. (If, for example, a proposed addition to your home will be in compliance with all setbacks and other zoning requirements, it would not be deemed to increase the nonconforming nature of your existing house.) If the proposed alteration or expansion will not increase the non-conforming nature of a one and two-family dwelling, then no special permit is required and the Building Inspector may issue a building permit without further action of the Board. If, on the other hand, the proposed alteration or expansion will increase the nonconforming nature of the dwelling, the Board may issue a special permit only if it finds that the dwelling, as expanded, will not be substantially more detrimental to the neighborhood than the existing dwelling.

Special Use Permit

Under Section 2.3 of the Gloucester Zoning Ordinance, certain uses are only allowed if authorized by a special permit from the ZBA. In order to grant such a permit, the ZBA must find that the proposed use will not have adverse effects that outweigh its beneficial effects, taking into consideration both the neighborhood and the city.

In making this determination, the ZBA is required to consider the following factors:

1. social, economic, or community needs served by the proposal
2. traffic flow and safety
3. adequacy of utilities and other public services
4. neighborhood character and social structure
5. qualities of the natural environment
6. potential fiscal impact.

ATTACHMENT G
PETITION OF TINA SNIDER, TRUST
8 AILEEN TERRACE

The Site plan reveals that the Site is triangular in shape with a large single-family structure located on the southerly side of the parcel. The primary structure is presently under substantial renovation. The plan also shows several large ledge outcroppings, an existing driveway and the existing septic system. These elements taken together leave little remaining space to locate an accessory garage that will match the existing home in both size and character. Therefore, Petitioners are left with an area in the northerly portion of the lot that complies with accessory structure setbacks, but not the required thirty-foot setback that is necessary for an accessory structure exceeding twelve feet in height.

As to impairment of views, no existing ocean view corridors are affected by the proposed height of the garage as it relates to the property most affected, being 7 Aileen Terrace. The existing primary structure on the Site, which is higher than the proposed garage, already blocks any views of the ocean from 7 Aileen Terrace when viewed toward the direction of the proposed garage. This is readily apparent when viewing the location of the house on 7 Aileen Terrace, the proposed garage location and the location of the existing home on the Site, all as shown on the site plan. Moreover, the property at 7 Aileen Terrace is located approximately three feet higher in ground elevation and benefits from a 6' 4" height special permit issued by the City Council, thereby maximizing their present ocean views.

Due to the distance between the garage and the buildings at 7 Aileen Terrace, it is clear that there will be no overshadowing caused by the proposed garage. Also, there is an existing vegetative buffer between the location of the garage and the neighboring property at 7 Aileen Terrace. Petitioners plan to install denser and taller vegetation in this area, thereby creating even better screening from the neighboring property. Accordingly, no privacy concerns are implicated relative to 7 Aileen Terrace. Moreover, it is worthy of note that 7 Aileen Terrace already contains a detached garage with a dwelling on the second floor that is located a similar distance away from the primary structure on that property as this garage would be located. That separate dwelling building would implicate far more privacy concerns than the second floor of the proposed garage, which will not be used as a dwelling.

As to neighborhood character, there are several properties in the Eastern Point neighborhood with one or more accessory structures, many of which are used as accessory dwellings of similar size and height, including the detached garage with dwelling at 7 Aileen Terrace. Petitioners proposed garage and the use thereof fits into the neighborhood physically and the use of the garage will be less intense than the use of other accessory structures in the neighborhood. The other immediate neighbor is the Eastern Point Yaht Club, which is not a residential use and which will be unaffected by the proposed.

Lastly, there will no impact on utilities as the garage does not affect the septic system capacity. Petitioner is unaware of any other adverse impacts. Accordingly, Petitioners submit that the existence of the proposed garage at a height of 25.5 feet will not be substantially more detrimental to the neighborhood than the existing site conditions.



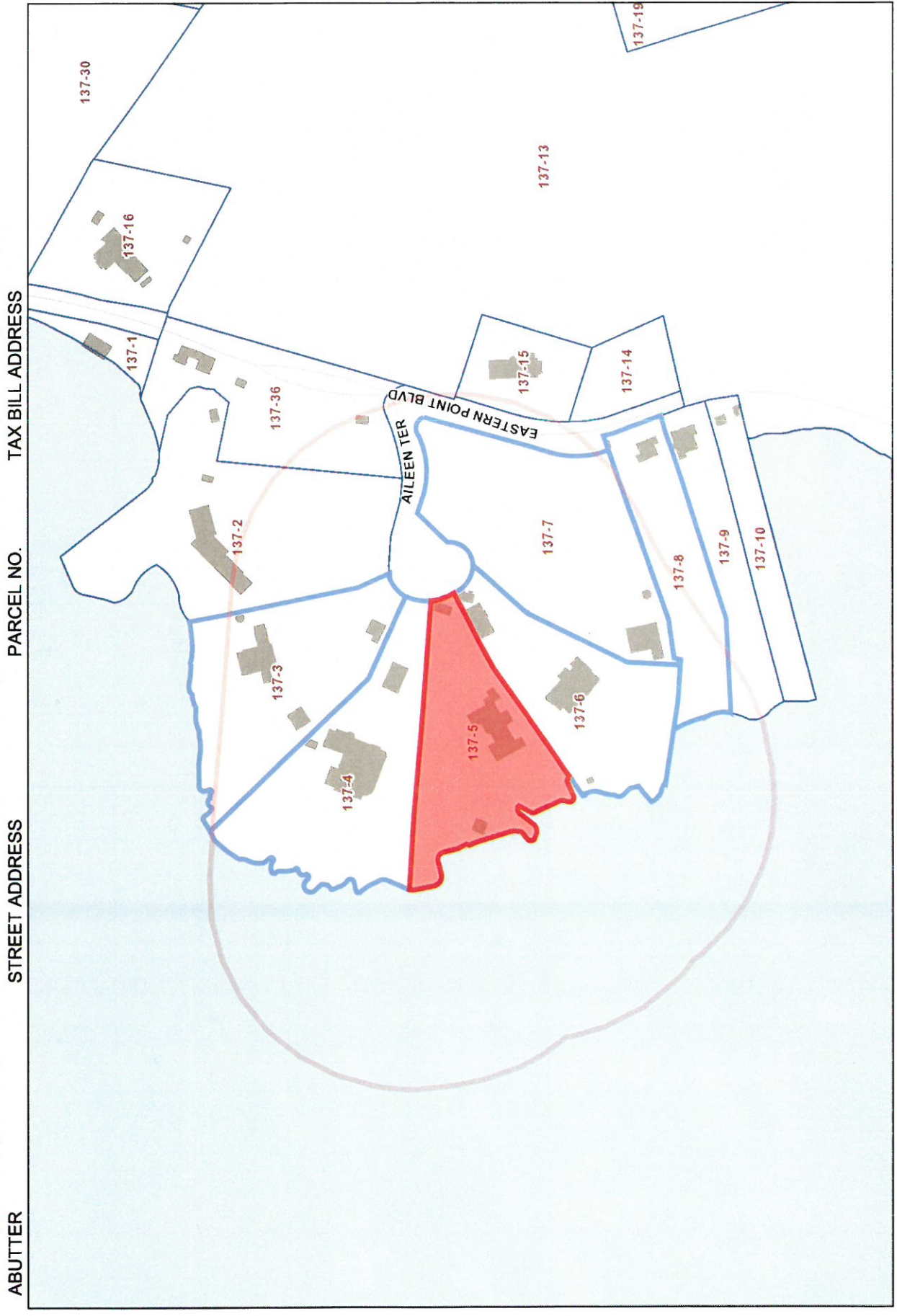
City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 137-5

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.

Gloucester Board of Assessors

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 137 Lot 5 as further shown on the attached map dated 9/6/2017.





City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 137-5

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
137-3 HALEY JOHN F JR	5 AILEEN TR	137-3	HALEY JOHN F JR 5 AILEEN TR GLOUCESTER, MA 01930
137-4 ALVAREZ JAMES	7 AILEEN TR	137-4	ALVAREZ JAMES 7 AILEEN TR GLOUCESTER, MA 01930
137-5 SNIDER TINA S TR TINA SNIDER REVOCABLE TRUST	8 AILEEN TR	137-5	SNIDER TINA S TR TINA SNIDER REVOCABLE TRUST 5 WINTHROP ST WINCHESTER, MA 01890
137-7 EASTERN POINT YACHT CLUB	125A EASTERN POINT BV	137-7	EASTERN POINT YACHT CLUB 125 EASTERN POINT BV GLOUCESTER, MA 01930 0000
137-6 EASTERN POINT YACHT CLUB	125 EASTERN POINT BV	137-6	EASTERN POINT YACHT CLUB 125 EASTERN POINT BV GLOUCESTER, MA 01930 0000
137-8 DANIELS ARTHUR A JR TR	127 EASTERN POINT BV	137-8	DANIELS ARTHUR A JR TR 174 LOWELL ST ANDOVER, MA 01810



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 137-5

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ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann B. Godinho, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

9/6/2017

PRIVATE
RESIDENCE

8 AILEEN TERR.
GLOUCESTER, MA
01930

Daniel H. Reynolds
Design Collaborative LLC.

45 VERNON STREET #200A
BOSTON, MA 02114
TEL: 617 452 1215
CELL: 617 452 1518
WWW.DHREYNOLDSDESIGN.COM

Consultants: Struct. Eng.

Fort Hill Infrastructure LLC
Thomas Galigan, PE

54 Canal St.
Boston, MA 02114
M: 617-645-1407
O: 617-255-4433
E: tgaligan@fort-hill.com

Contractor:

David Clough Construction LLC

P.O. Box 424
Marblehead, MA 01944
M: 978-545-5045
O: 978-545-5045
F: 978-545-5070
E: 1024@dccl.com

General Notes:

GC TO ENSURE ALL CONSTRUCTION
TO COMPLY WITH CURRENT CODE
REGULATIONS.

Copyright:
THE DRAWING AND ALL OF THE IDEAS,
ARRANGEMENTS, DESIGN AND PLANS INDICATED
THEREON OR REPRESENTED THEREBY ARE OWNED
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OR CORPORATION FOR ANY PURPOSE, EXCEPT
WITH SPECIFIC WRITTEN PERMISSION OF THE FIRM
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ANY ERRORS OR DISCREPANCIES ON THE
DRAWINGS, SHOP DRAWINGS AND DETAILS ARE TO
BE BROUGHT TO THE ATTENTION OF THE
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DIMENSIONS ARE TO BE USED AND NO DRAWINGS
ARE TO BE SCALED.

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01/04/21/17 KITCHEN/INDOOR CAB. UPDATES
02/05/21/17 RCP SHEET RE-ISSUE PER UPDATES
03/09/21/17 WEG. UPDATES PER CLIENT DIRECT.

NO.	DATE	REV.	BY

Drawing Information:

PROJECT NUMBER: 2018-08

DESIGNER: J.R.K.

CHECKER: D.H.R.

DATE: 07/09/17

SCALE: 1/4" = 1'-0"

TITLE

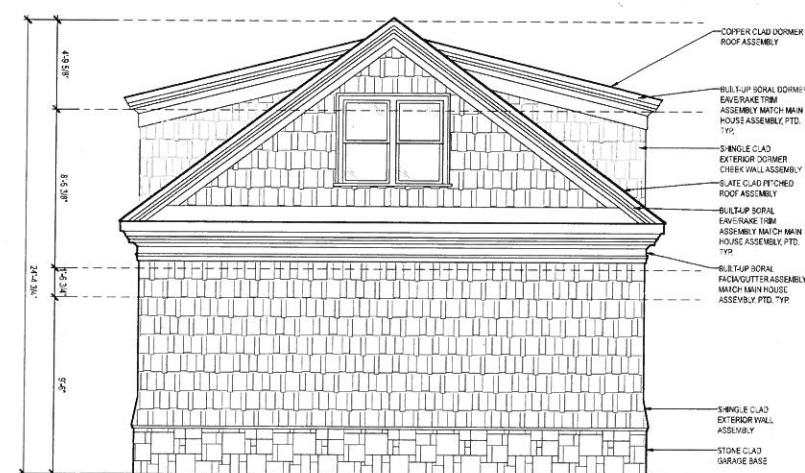
GARAGE
ELEVATIONS

SHEET NUMBER

G200



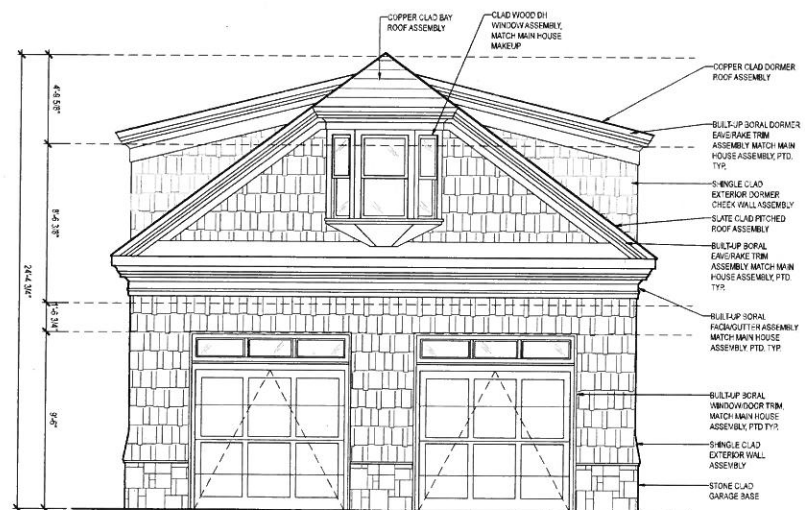
4 GARAGE ELEVATION: LEFT
1/4" = 1'-0"



3 GARAGE ELEVATION: REAR
1/4" = 1'-0"



2 GARAGE ELEVATION: RIGHT
1/4" = 1'-0"



1 GARAGE ELEVATION: FRONT
1/4" = 1'-0"

PRIVATE
RESIDENCE

8 AILEEN TERR.
GLOUCESTER, MA
01930

Daniel H Reynolds
Design Collaborative LLC
45 WILKINSON STREET #202A
BOSTON, MA 02114
TEL: 617-482-3511
FAX: 617-482-3511
WWW.DHREYNOLDSDESIGN.COM

CONSULTANTS: Struct. Eng.
Fort Hill Infrastructure LLC
Thomas Galligan, PE
54 Canal St.
Boston, MA 02114
M: 617-543-4077
O: 617-253-6420
E: tgalligan@forthillinfrastructure.com

CONTRACTOR:
David Clough Construction LLC
PO Box 404
Gloucester, MA 01934
M: 978-684-0245
O: 978-684-0245
F: 978-684-0307
E: DClough@dccl.com

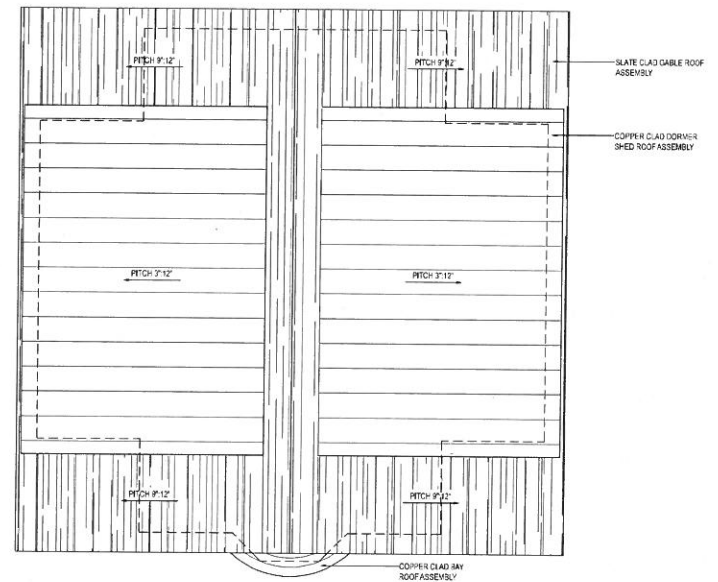
General Notes
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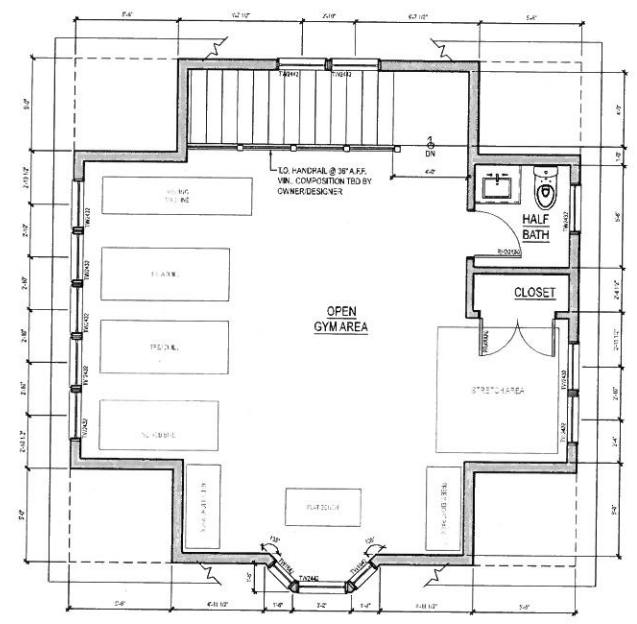
01/04/21/17 KITCHEN/NUDROOM CAP. UPDATED
02/05/21/17 RCP SHEET RE-ISSUE PER UPDATE
03/05/21/17 MISC. UPDATES PER CLIENT DIRECT.

Drawing Information:
PROJECT NUMBER: 2015-08
DRAWN BY: J.R.K.
CHECKED BY: D.H.R.
DATE: 07/09/17
SCALE: AS NOTED

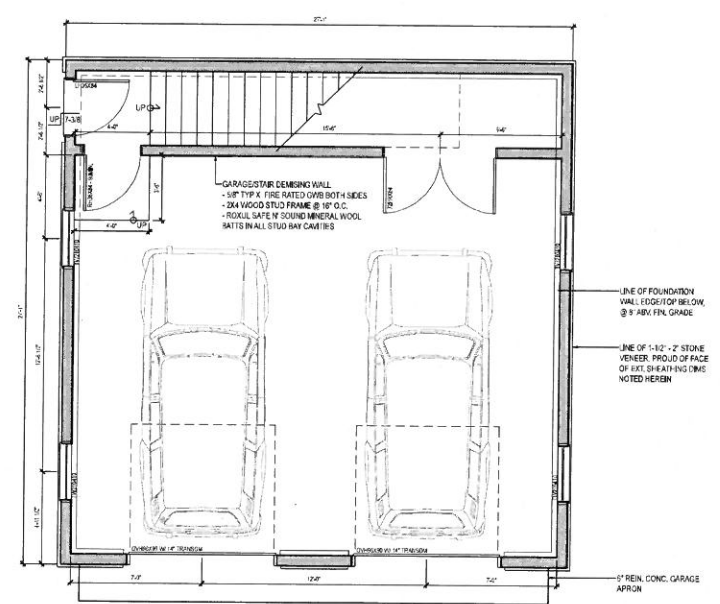
GARAGE
PLANS
G100



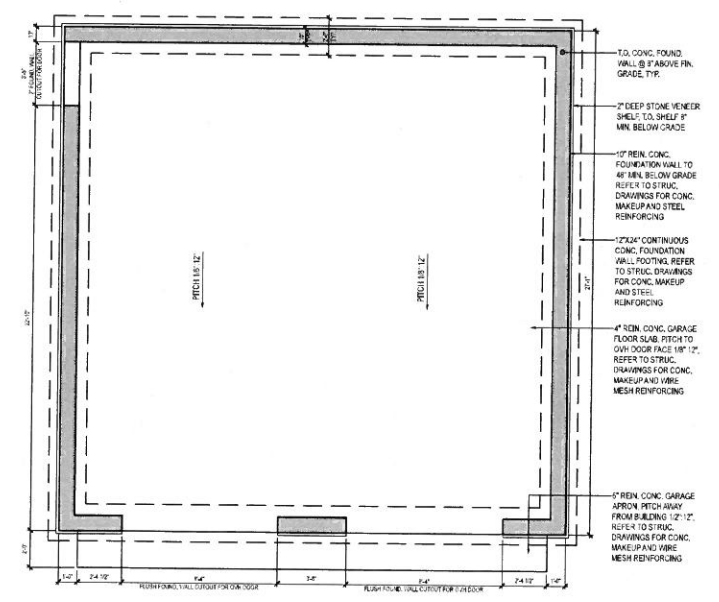
4 GARAGE ROOF PLAN
1/4" = 1'-0"



3 GARAGE SECOND FLOOR PLAN
1/4" = 1'-0"

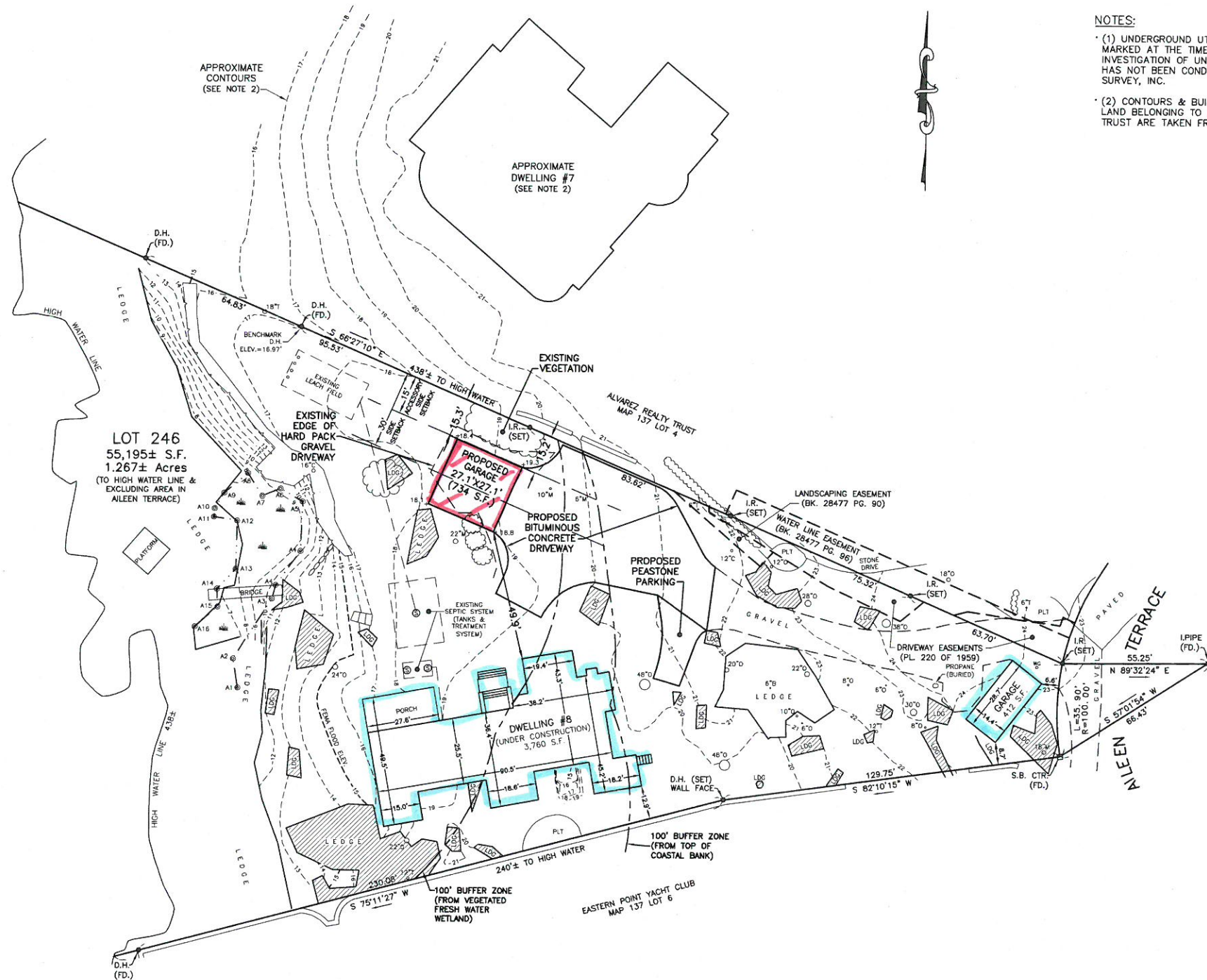


2 GARAGE FIRST FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FOUNDATION PLAN
1/4" = 1'-0"

\\nas\mapas\1\Garage\Draws\210801\210801-Garage-G100-15-08.dwg 15:02:17 10/15/2015



NOTES:

- (1) UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF THIS SURVEY. AN INVESTIGATION OF UNDERGROUND UTILITIES HAS NOT BEEN CONDUCTED BY DONOHUE SURVEY, INC.
- (2) CONTOURS & BUILDING SHOWN ON THE LAND BELONGING TO ALVAREZ REALTY TRUST ARE TAKEN FROM GLOUCESTER GIS.

ZONING DISTRICT: RC-40

ASSESSORS: MAP 137 LOT 5

REFERENCES:

DEED - BK. 34855 PG. 95
 EASEMENTS - BK. 4555 PG. 233
 BK. 28477 PG. 90
 BK. 28477 PG. 96
 PLANS - PL. BK. 5 PL. 36
 PL. 220 OF 1959
 PL. 74 OF 1929

VERTICAL DATUM: N.A.V.D. 1988

FEMA: ZONE AE (EL 15)
 FIRM MAP NO. 25009C0458G
 DATED: JULY 16, 2014

WETLAND FLAGGING: RIMMER ENVIRONMENTAL
 CONSULTING, LLC.: APRIL 2017.

EXISTING LOT COVERAGE: 7.6%

PROPOSED LOT COVERAGE: 8.9%

AVERAGE EXISTING GRADE

AT PROPOSED GARAGE: 18.1
 18.4
 19.3
 18.8
 $74.6 \div 4 = 18.7'$

LEGEND

S.B.	STONE BOUND
D.H.	DRILL HOLE
I.R.	IRON ROD
I.PIPE	IRON PIPE
FD.	FOUND
CTR.	CENTER
M	MAPLE
O	OAK
T	TREE
C	CHERRY
B	BIRCH
ELEV.	ELEVATION
LDG	LEDGE
PLT	PLANTED/GARDEN
⊙	SEPTIC COVER
WG	WATER GATE
18.1 +	SPOT GRADE (TYPICAL)

ADDRESS: 8 AILEEN TERRACE

PROPOSED GARAGE IN GLOUCESTER, MA

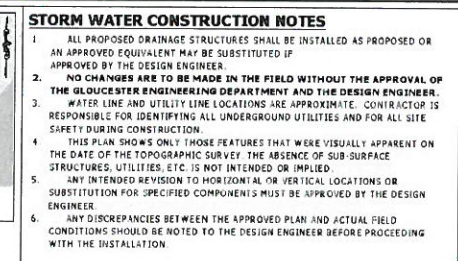
PROPERTY OF
 TINA SNIDER REVOCABLE TRUST

SCALE: 1" = 20' JULY 20, 2017

DONOHUE SURVEY, INC.
 363 BOSTON ST. TOPSFIELD, MA
 (978) 887-6161

PROJ. 3224





**NOTE: THIS PLAN IS INTENDED FOR THE
STORM WATER PLAN APPLICATION ONLY**



Prepared For:

Tina S. Snider
5 Winthrop Street
Winchester, MA 01890

DATE	REVISION	By:

Mill River Consulting
6 Sargent Street, Gloucester, Massachusetts
Phone: 978-282-0014 Fax: 978-282-1318
www.millriverconsulting.com

Storm Water Design Plan for
8 Aileen Terrace, Gloucester, Massachusetts
Map 137, Lot 5
April xx, 2017

April xx, 2017








Sheet 1 of 1

SITE PLAN

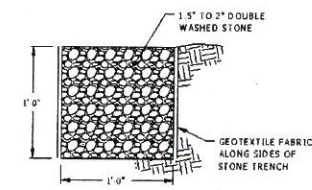
GRAPHIC SCALE: 1" = 20'

HOR. SCALE IN FEET
30

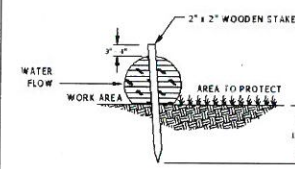
LEGEND

- | | |
|---|------------------------|
|  | OBSERVATION TEST HOLE |
|  | PERCOLATION TEST |
|  | EXISTING GRADE |
|  | PROPOSED GRADE |
|  | EXISTING SPOT GRADE |
|  | STRAW WATTLE |
|  | SILT FENCE & HAY BALES |

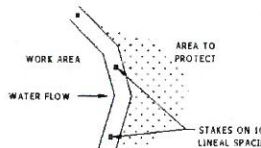
NOTE:
FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
AND MAINTENANCE



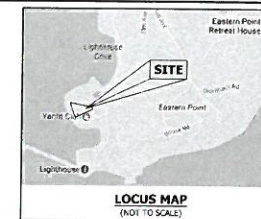
INFILTRATION TRENCH DETAIL
(NOT TO SCALE)



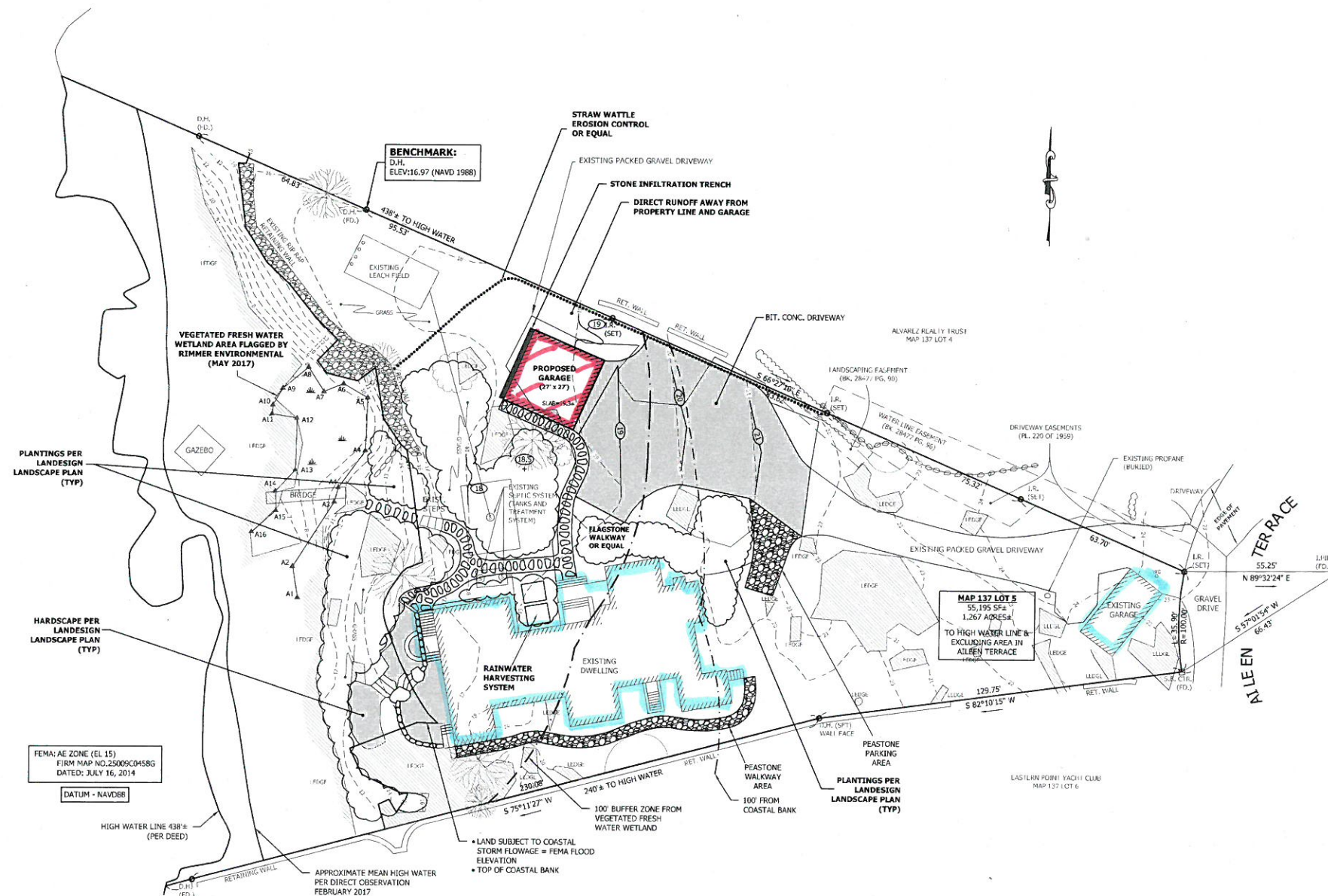
SECTION VIEW
STRAW WATTLE OR EQUAL
(NOT TO SCALE)



PLAN VIEW



NOTE: THIS PLAN IS INTENDED FOR THE NOTICE OF INTENT APPLICATION ONLY



SITE PLAN

GRAPHIC SCALE: 1" = 20'

HOR. SCALE IN FEET
0 20 40 60

IMPERVIOUS SURFACE WITHIN 100' WETLAND BUFFER ZONE

Proposed Garage = 729 s.f.
Proposed Bit. Conc. Driveway = 1,897 s.f.
Total Proposed Impervious Surface = 2,626 s.f.

MITIGATION CALCULATIONS

Native species planting areas = 5,620 s.f.±
Removal of packed gravel driveway = 3,576 s.f.±
Total Mitigation = 9,196 s.f.±

RESULT: Proposed 3.5:1 Impervious Surface Mitigation Factor

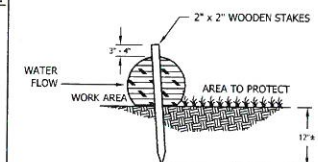
LANDSCAPE ACTIVITY BELOW FLOOD ZONE AND ON BANK

Landscape in land subject to coastal storm flowage and on coastal bank = 2,972 sq. ft.

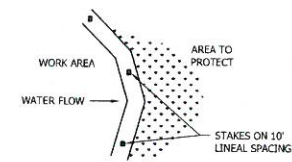
LEGEND

--- 140 --- EXISTING GRADE
--- 147 --- PROPOSED GRADE
+ 148+ PROPOSED SPOT GRADE
***** STRAW WATTLE

NOTE:
FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE



SECTION VIEW



PLAN VIEW

STRAW WATTLE OR EQUAL
(NOT TO SCALE)

Prepared For:

Tina S. Snider
5 Winthrop Street
Winchester, MA 01890

DATE	REVISION	BY:

Mill River Consulting
6 Sargent Street, Gloucester, Massachusetts
Phone: 978-282-0014 Fax: 978-282-1318
www.millriverconsulting.com

Notice of Intent Site Plan for
8 Aileen Terrace, Gloucester, Massachusetts
Map 137, Lot 5
May 18, 2017

Sheet 1 of 1