

Saugus Ridge

A 300 Unit Chapter 40B Project

**Saugus Zoning Board of Appeals
March 28, 2019**



BROADWAY
(EXISTING - WIDENED FROM 100' TO 120' FOR ACCESS DRIVE)

CELESTRIA SPORTS GROUP, LLC
WC-24224 PLS-4

NOT
ARM CORP. & ALFRED 22574
WC-7422 PLS-164

MASTING ORDO
PLS-427/102.274

PROPOSED LOT 1
AREA = 1,219,924 S.F.
= 28.00 ACRES

PROPOSED LOT 2
NOT A BUILDING LOT
AREA = 793,627 S.F.
= 18.22 ACRES

5-STORY BUILDING
FOOTPRINT = 64,575 S.F.

PRANKER

Update on Traffic Review

Met with MassDOT District #4 on February 28, 2019

1. Reviewed driveway entrance geometry, which is consistent with previously granted access permit. MassDOT will require a new access permit because previous permit lapsed in February 2013.
2. Reviewed MassDOT 2017 Road Safety Audit for Broadway (Route 1) at Main Street. The applicant has agreed to construct/improve certain items within the RSA. The commitments have been submitted to MassDOT and MEPA as part of the state review process.
3. Discussed MBTA bus stop within Walmart site (Bus Route 429), which is not currently active. Reached out to MBTA to review activating this stop.
4. Prepared Transportation Demand Management summary for MassDOT and MEPA as part of the state review process.

BROADWAY
(PUBLIC - VARIABLE WIDTH)
(ROUTE 1 - 1936 STATE LAYOUT)

N/F
S-ONE, LLC
BK.15241/PG.168

N/F
AVELLINO BROS., INC.
BK.5837/PG.299

STOP

RIP RAP OR LEDGE FACE
WHERE ACHIEVABLE

SEE SITE DEVELOPMENT
PLANS FOR 720 BROADWAY
FOR ACCESS DRIVE

TRANSFORMER PAD,
COORDINATE LOCATION W/
UTILITY PROVIDER, TYP.

GABION WALL
MATTREE



Update on Site Plan and Peer Review

1. Revised Site Plan and Drainage Analysis per peer review.
2. Met with Saugus Fire Department to review site access, hydrant locations, and fire code items.
3. Met with Saugus Sewer Dept. (Jim Siterios) to review existing sewer infrastructure.
4. Worked with Landscape Architect to advance landscape design.
5. Coordination with Tennessee Gas Pipeline Co. regarding site work.
6. Received 2nd comment letter from Tetra Tech – working to address final comments.

OFF-STREET PARKING SUMMARY TABLE						
USE	ON-CURBANCE	MIN. REQUIRED	PROPOSED	SHARED	STANDARD	ACCESSIBLE
MULTI-FAMILY DWELLING 500 UNITS	1.6 SPACES PER DWELLING UNIT	480	482	25	447	13
	(300) X (1.6) = 480 SPACES					
ADA SPACES REQUIRED: (401 TO 500) TOTAL PARKING SPACES PROVIDED. 0 SPACES SHALL BE ADA PARKING, 2 OF WHICH SHALL BE VAN ACCESSIBLE PROVIDED: 10 ADA SPACES, 10 OF WHICH ARE VAN ACCESSIBLE						

ZONING SUMMARY TABLE RESIDENTIAL (R-1) DISTRICT			
ITEM	REQUIRED	PROPOSED	WAVES
MINIMUM LOT AREA	20,000 S.F. (0.46 ACRES)	1,219,024 S.F. (27.80 ACRES)	NO
MINIMUM LOT FRONTAGE	100 FEET	0 FEET	YES
MINIMUM FRONT SETBACK	20 FEET	8314 FEET	NO
MINIMUM SIDE SETBACK	15 FEET	500 FEET	NO
MINIMUM REAR SETBACK	15 FEET	2224 FEET	NO
MAXIMUM HEIGHT	35 FEET	50 FT	YES
MAXIMUM NUMBER OF STORIES	3	5	YES
MAXIMUM BUILDING AREA	20K	60K	NO

ZONING SUMMARY TABLE NOTES:
1. FRONTAGE ALONG HIGHWAY GAINED THROUGH EASEMENT OVER LOT MAP D-11, BLOCK 2, LOTS 7 & 9.
2. FRONT SETBACK: 0 HIGHWAY.
3. FRONT SETBACK: 0 HIGHWAY.
4. MULTI-FAMILY DWELLINGS ARE NOT AN ALLOWED USE WITHIN THE R-1 ZONE.

Update on Architectural and Landscape



North Elevation

DRAFT



East Elevation

DRAFT



DRAFT





Update on Blasting and Gas Line

Since Last Meeting:

1. Spoke with Tennessee Gas Pipeline Company, submitted letter to SZBA with summary of requirements.
2. Work within 300' of the gas line will require review/approval from Tennessee Gas Pipeline Company.
3. Blasting contractor subject to Tennessee Gas review.
4. Maine Drilling & Blasting representative will provide overview.