

March 23, 2017

**Via Overnight Delivery**

Mr. Jim McCarthy  
Chairman, Newburyport Planning Board  
60 Pleasant Street  
Newburyport, MA 01950

Mr. Edward C. Cameron, Jr.  
Chairman, Planning & Development Committee  
Newburyport City Council  
60 Pleasant Street  
Newburyport, MA 01950

Mr. Andrew R. Port, AICP  
Director of Planning & Development  
City of Newburyport  
60 Pleasant Street  
Newburyport, MA 01950

**Re: Waterfront West Redevelopment — Informal Submission**

Dear Chairman McCarthy, Councilor Cameron, and Director Port:

On behalf of Newburyport Manager LLC, an affiliate of New England Development (“NED”), and in keeping with our February 7, 2017 letter to Andrew Port, we enclose preliminary draft materials relating to NED’s proposed redevelopment of the Waterfront West parcels located along Merrimac Street between the Michael’s Harborside and Black Cow restaurants.

As we discussed with you earlier this year, the enclosed materials are being submitted for informal review and comment by the specially designated Waterfront West subcommittees of the City Council and Planning Board. We anticipate that this informal review process will help NED develop a more complete package of materials that will ultimately be submitted for formal review and approval by the City Council, with recommendations from the Planning Board.

The following materials are enclosed:

1. **Draft Zoning Text Amendment** (20 copies), establishing the Waterfront Master Plan Overlay District as Section XXX of the Newburyport Zoning Ordinance;

2. **Draft Plan Set** (20 11x17 copies), prepared by RJ O'Connell & Associates Inc. and Dumont Janks Goldberg Reed, LLC, including:

- a. Cover Sheet
- b. Existing Conditions Plan
- c. Site Plan
- d. Zoning Plan
- e. Master Development Plan
- f. Phasing Plan
- g. Grading and Drainage Plan
- h. Utility Plan
- i. Pedestrian/Bicycle Circulation Plan
- j. Fire Truck Turning Plan
- k. Amenities and Site Features Plan
- l. Building One Floor Plans
- m. Building One Elevations
- n. General Building Elevations
- o. General Notes

3. **Draft Transportation Impact Assessment** (1 copy), prepared by Vanasse & Associates, Inc.

- a. *Finds that the proposed project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner with implementation of certain recommendations.*

4. **Draft Stormwater Report** (1 copy), prepared by RJ O'Connell & Associates Inc.

- a. *Finds that, by implementing certain best management practices (including those aimed at substantially decreasing peak-flow runoff and substantially improving water quality), the proposed project will represent a substantial improvement over existing stormwater management conditions and will satisfy the requirements and objectives of the Massachusetts Stormwater Management Policy.*

5. **Draft Utility Report** (1 copy), prepared by RJ O'Connell & Associates Inc.

- a. *Analyzes existing infrastructure and concludes that the proposed project includes appropriate infrastructure improvements and will be adequately served by water, sewer, gas, and electric infrastructure capacity.*

6. **Draft Fiscal Impact Analysis** (1 copy), prepared by Fougere Planning & Development, Inc.,

- a. Finds that the proposed project will result in a net annual positive fiscal impact and, at full build-out, will generate approximately \$2 million in revenues; is well-supported by adequate school capacity; and will generate positive economic benefits, both construction-stage and permanent.*

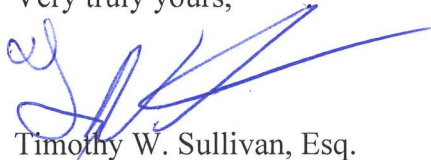
7. **One USB Flash Drive** containing electronic copies of items 1 through 6.

As discussed with the Board, NED will fund a peer review account to facilitate the City's review of the project materials.

We look forward to working with the City on this significant waterfront redevelopment opportunity. In the meantime, please do not hesitate to contact us should you have any questions or require additional information.

Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Timothy W. Sullivan', with a long, sweeping horizontal stroke extending to the right.

Timothy W. Sullivan, Esq.  
Attorney for New England Development

cc: Mr. Jared J. Eigerman  
Mr. John E. Twohig  
Mr. Scott Kelley