

**Planning Board
City of Newburyport
Newburyport City Hall
Meeting Minutes
January 19, 2011**

The meeting was called to order at 7:00 P.M.
A quorum was present.

1. Roll Call

In Attendance: Bonnie Sontag, Jim McCarthy, Julia Godtfredsen, Henry Coe, Paul Dahn, and Don Walters

Absent: Dan Bowie, Sue Grolnic, and Anne Gardner

Emily Wentworth and Andy Port of the Planning Office were also present.

2. General Business

a) Approval of the Minutes of the January 5, 2011 meeting.

Bonnie Sontag made a motion to approve the minutes as submitted.
Henry Coe seconded the motion.
The motion passed unanimously.

3. New Business

**a) City of Newburyport Department of Public Services
7 Spring Lane
Major Site Plan Review**

The notice of public hearing was read aloud for the record.

The applicant reviewed the project. It is a three phase project. Water is treated at the water treatment plant and then flows by gravity to a clearwell where the water is disinfected. The clearwell also serves as a wet well to maintain pressure in the storage facilities throughout the city, and it pumps water back to the facility to clean the filters. The clearwell was built in the 1930's and the pump station was built in the 1880's. Both are in very poor condition and would be replaced in Phase One. The plan proposes to build a new clearwell and a new pump station. The applicant identified where the clearwell would be located on the site. The applicant has also addressed storm water requirements on the site. The clearwell will be buried and the pump station will be at grade level. The existing pump station will be demolished and grass, trees, and shrubs will be planted in that location. There will be a new access road and a new natural gas backup generator installed.

After the peer review, the plan was revised so that regular pavement will be used and the storm water runoff from the pavement will be collected and then filtered through the lagoons. This was to address Christiansen & Sergei's concern about collecting and treating the water with the

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highest pollutant content. The swales on either side of the clearwell structure were eliminated. There will also now only be one discharge point into the river.

The applicant presented elevation drawings of the site.

A representative from Christiansen and Sergei was present and stated that the applicant has taken care of any concerns that were raised during the peer review process.

Board member asked if the old pump structure is going to be abandoned. He is concerned about there being asbestos in that location. **The pump station will be demolished. The applicant will hire a hazardous survey firm to assess the amount of lead and asbestos in the structure.**

Board member asked what will be the use of the small diesel generator on the site. **The generator will be removed from its existing location and will be used at the new water pump station.**

Board member asked if this project falls under the City's new storm water management regulations. **DEP is working with the applicant on the new ordinance.**

Board member asked if any of the work being done in any of the phases of the project will improve water quality in the City. **It will improve the reliability of the water but none of the treatment processes are being changed as part of this project.**

Board member asked if there will be any fencing installed. **Yes, fencing will be installed in Phase Three.**

Board member asked if there will be any ambient light from the pump station that could disturb the surrounding residential properties. **The flood light fixture has a manual switch and will only be used if maintenance needs to be done at night on the clearwell.**

Board member asked if the utilities will be underground. **Yes.**

Board member asked if the vent pipe on the building will generate any odor. **No, there are no chemicals in the building. The pipes are just for ventilation.**

Board member asked about the mitigation planting area. **These plantings are mitigating the small area of trees within the buffer zone that are being removed. This was approved by the Conservation Commission.**

The draft decision was read and amended.

Henry Coe made a motion to approve the major site plan.

Paul Dahn seconded the motion.

The motion passed unanimously.

Votes Cast:

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Jim McCarthy – approve
Bonnie Sontag – approve
Paul Dahn – approve
Julia Godtfredsen - approve
Henry Coe – approve
Don Walters - approve

During the course of discussion and consideration of this application, the application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

4. Planning Office/Subcommittees/Discussion

a) Master Plan, Proposed Zoning Amendments and Design Review Discussion

Councilor at Large, Barry Connell, was present for the discussion.

Mr. Port asked the board members for their feedback on a variety of topics. The issues discussed included marketing strategies and tourism, with specific discussion on preserving the character of the downtown area, the Rail Trail, and the entrances to the City. Mr. Port noted that the Mayor is attempting to get the City designated as the Coast Guard City. Discussion of development of the waterfront, whether there should be a hotel on the waterfront and, if so, the size, type, and location. Discussion of parking in the downtown area.

Discussion of the benefit and worth of the OSRD and IVC Special Permit and how to improve the process. Suggestions included having an informal pre-application discussion with the applicant to detail what is considered public benefit.

Discussion of changes of use in the industrial park.

Discussion of the board becoming responsible for design review in the City and consequently having an architect as a board member.

Discussion of signage enforcement.

5. Adjournment

Motion made to adjourn.
Motion seconded.
Motion approved unanimously.
Meeting adjourned at 9:38 P.M.

Respectfully submitted, Jennifer Stone - Note Taker.