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Newburyport Planning Dept.

By Hand

January 12, 2017

James McCarthy, Chair
Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

RE: 18 Boyd Drive/ 5 Brown Ave – Application for Open Space Residential Development

Dear Mr. Chair and Members of the Planning Board;

Reference is made to the above captioned matter. In that connection as you are aware, the Applicant provided a revised plan including a through road to Brown Avenue from Boyd Drive at the end of October, 2016. On December 7, 2016 the Applicant provided the Board with a comprehensive list of proposed conditions to be included in any approvals the Planning Board might be willing to provide. Following the December 14, 2016 meeting and while the Applicant does not agree that there is a legitimate factual basis for some of the concerns expressed, it has gone to great lengths to address the concerns raised by the Board and other Departments in the city relative to the design of the OSRD plan and it has met with various city officials in doing so.

As a result, the Applicant is presenting a revised OSRD plan showing a reduced lot count to 38 lots. The revised plan places all of the storm water treatment to the westerly side of the property and moves the homes to the center and easterly side of the property. All stormwater will of course be designed to meet the Commonwealth and Planning Board requirements with regard to stormwater design in a Zone II. Importantly, the design employs extensive Low Impact Development Techniques including bio-retention areas and constructed stormwater wetlands as well as more traditional techniques. All stormwater being discharged to the “wetland” will be clean in accordance with the Water Resource Protection District requirements as well as the State Stormwater requirements.

The Applicant heard loud and clear the Water Department and Mayor’s concerns that they may need to relocate Well No 2, and while the Applicant believes the City can do so within the property owned by the City currently, the Applicant is willing to deed to the City approximately 26,000 square feet in the area shown on the plan to assist in any relocation efforts.

With the commitments which were previously made in our December 7, 2016 correspondence and this revised plan submitted herewith, the Applicant requests approval of the proposed OSRD for 18 Boyd Drive and 5 Brown Ave.

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

We look forward to discussing the amended application at your next meeting.

Respectfully submitted
Evergreen Commons LLC
By Its Attorney

A handwritten signature in black ink, appearing to be 'Lisa L. Mead', with a large, stylized initial 'L' and a horizontal line extending to the right.

Lisa L. Mead