

Ad Hoc Committee on Waterfront West

Agenda for November 8, 2018

1. Organization:

Voting Members:

1. Jared Eigerman (Chair), City Council, Ward 2 (Cmte. on Planning & Development)
2. Larry Giunta, City Council, Ward 5 (Cmte. on Planning & Development)
3. Heather Shand, City Council, Ward 3 (Cmte. on Planning & Development)
4. Joe Devlin, City Council, At Large
5. Afroz Khan, City Council, At Large

Ex Officio, Non-Voting Members:

6. Andy Port, Office of Planning & Development, Planning Director
7. Leah McGavern, Planning Board, Vice Chair

City Councillors Eligible to Participate per Committee of the Whole:

8. Barry Connell, City Council (President), At Large
9. Tom O'Brien, City Council, Ward 6
10. Greg Earls, City Council, At Large
11. Charlie Tontar, City Council, Ward 4
12. Sharif Zeid, City Council, Ward 1

2. Committee's Charge

- a. Review relevant portions of key City documents: (i) 2003 Waterfront Strategic Plan; (ii) 2017 Master Plan; and (iii) Newburyport Zoning Ordinance, especially Section XXIV (WWOD).
- b. Consider: (i) flooding and resilience; (ii) land uses, including "facilities of public accommodation," such as retail, restaurant, and hotel; (iii) dimensions, including residential density, building massing, building height, lot coverage, etc.; (iv) open space; (v) vehicular, pedestrian, and other access; (vi) parking and loading; (vii) inclusionary affordable housing; (viii) design standards; (ix) permitting mechanism; (x) public benefits.

- c. Confer with City staff, special legal counsel Rebecca Lee, landowner New England Development, and other key stakeholders, as necessary.
- d. Report to the full City Council at its meeting of December 10, 2018, including: (i) any recommended further studies, such of traffic or utilities impacts, photosimulation, etc.; (ii) any recommended amendments to the Newburyport Zoning Code Section XXIV (WWOD); and/or (iii) any recommended terms of a development agreement with a future project sponsor.

3. Meeting Schedule and Rules

- a. Rules of the City Council apply, with Chair to allow adequate opportunity for public comment over the course of the five scheduled meetings. All meetings to be posted as Committee of the Whole. The Committee may vote to meet in executive session only in accordance with state law.
- b. Chair to distribute and post online copies of all written testimony received by the Committee.
- c. Thurs., Nov. 8, 2018, 6:30 pm - 7:30 pm: Relevant portions of key City documents
Thurs., Nov. 15, 6:30 pm - 8:00 pm: Flooding and resilience, Open space, Dimensions pt. I
Tues., Nov. 20, 6:30 pm - 8:00 pm: Dimensions pt. II, Land uses, Inclusionary afford. housing
Thurs., Nov. 29, 6:30 pm – 8:00 pm: Access, Parking and loading, Design standards pt. I
Thurs., Dec. 6, 6:30 pm - 8:00 pm: Design standards pt. II, Permitting, Public benefits

4. Relevant Portions of Key City Documents

- a. 2003 Waterfront Strategic Plan
- b. 2017 Master Plan
- c. Newburyport Zoning Ordinance, especially Section XXIV (WWOD)

5. Adjournment