

City of Newburyport Planning Board
Application for SITE PLAN REVIEW

Applicant: Hillside Living LLC

Address: c/o Lisa Mead, Blatman, Bobrowski, Mead & Talerman, LLC

30 Green Street, Newburyport MA 01950

Phone: 978 463 7700

Property Address: 12-14 Cottage Court

Assessor's Map and Lot(s): 35-122B and 122A Zoning District: R3

Deed Reference: Book and Page(s) #: See Attached

or Certificate of Title:

Type of Project: ☒ Major ☐ Minor

Brief description of request:

Construct more than 10 parking spaces.

Engineer: Westcott Site Services

Address: 60 Prospect St, Waltham MA 02453

Phone: 781 647 0062

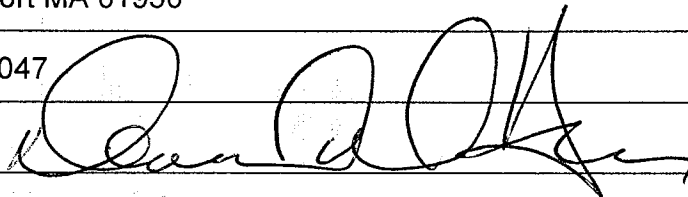
Owner: Hall & Moskow Corp, See Also Attached Power of Atty.

Address: 75 Water Street

Newburyport MA 01950

Phone: 978 465 7047

Owner's Signature:



12 – 14 Cottage Court

Book 34486 Page 601

Book 34486 Page 515

BLATMAN, BOBROWSKI, MEAD & TALERMAN, LLC

ATTORNEYS AT LAW

30 GREEN STREET
NEWBURYPORT, MA 01950
PHONE 978.463.7700
FAX 978.463.7747

Concord Office
9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

Millis Office
730 MAIN STREET, SUITE 2B
MILLIS, MA 02054
PHONE 508.376.8400
FAX 508.376.8440

LISA L. MEAD
Lisa@bbmatlaw.com

February 2, 2016

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

RE: 12-14 Cottage Court (the "Property")
Site Plan Review for Private Parking with Solar Arrays

Dear Chairman McCarthy and Members of the Board;

Reference is made to the above captioned matter. In that connection, this firm represents Hillside Living LLC., (the "Applicant") which is developing the Property. The Property is located in the R-3 zoning district and it currently consists of a pre-existing non-conforming structure which is a two family use. The Property is non-conforming due to front setback, 20 feet is required and 10.5 is provided. The two family use is non-conforming as the current R-3 requires a Special Permit for a two family use and the use was created prior to said change in the Newburyport Zoning Ordinance ("NZO").

The Applicant intends to add an additional use to the Property, namely, private parking which will be covered by a ground mounted solar array and given the creation of more than 10 parking spaces Major Site Plan Review is required.

I Overview

As you will note in the Application submitted for the development on Hillside Avenue and Cottage Court, the purpose of the private parking is to provide parking for the adjacent net zero development. Similarly, the purpose of the solar canopies is to provide power for the adjacent development as well as the residence located on the Property. The Property consists of 14,370 square feet of area and but for the front setback on the existing structure is conforming in all other respects. The use "Private Parking" has no minimum dimensional controls but for the size of the spaces. The parking spaces will be laid out to the southern end of the Property and will be adjacent to Route One and another property of the Applicants which is also proposed for Private Parking. The location of this parking lot is away from any other abutting residential property in the neighborhood closer to Pond Street and is separate from the last house on Cottage Court by the residential structure at 12-14 Cottage Court. The Applicant is making no other changes to the

existing conditions, namely the residential structure and the four (4) parking spaces which serves same.

II. The Requirements Under Section XV-E(a)

Under Section XV-C of the Ordinance, site plan review is required “for any structure intended for residential use which includes five (5) or more residential units on one property...” Major site plan review is mandated where a project consists of construction of ten (10) or more new or additional parking or loading spaces and where there is renovation to 25% or more of the existing gross floor area. Accordingly, this project is subject to major site plan review.

In accordance with Section XV-E(a) of the Ordinance, the following information is provided, all as shown on the Plans included herewith:

1. Location and boundaries. The location and boundaries of the Property and adjacent roadways, to the extent feasible, are shown on the Plans.
2. Structures. Both existing and proposed structures are shown on the Plans.
3. Signage. Signage is shown on the plan.
4. Landscaping. The Landscape Plan is provided.
5. Traffic. Traffic patterns, site access and circulation within the site are all shown on Site Plans included in the Plan Package by Moskow Linn Architects , Inc. and dated November 16, 2015, revised date February 1, 2016 (the “Plans”) and as more specifically reviewed in the traffic impact and access study provided by MDM Transportation Consultant’s, Inc., dated November 2015 and attached hereto.
6. Parking. The locations of parking spaces, entrances and exits to the parking lot and the Property area are all shown on the Plans.
7. Public access. All access through the property is shown on the Plans and the interconnection between the private ways and the public ways are set forth as well.
8. Lighting. The lighting is shown on the Lighting Plan in the Plans. There will be low level lighting in various areas of the site as well as typical residential fixtures located at the entry to the building and adjacent to the ways. The cut sheets for same are a part of the Plans.
9. Topography. Both existing and proposed topography of the site, with contours, are shown on the Plans.
10. Water and waste disposal, drainage and other utilities. The locations of water and sewer systems, other utilities and connections thereto are shown on the Plans.

III. Narrative Submittals Under Section XV-E(b)

As required by Section XV-E(b) of the Ordinance, the following narrative submittals are provided to assist with the Board's review of the Project:

1. Surface and groundwater pollution. The Storm Water Report prepared by Westcott Site Services is attached hereto. (the "Storm water Report").
2. Soils. Please see Storm Water Report.
3. Environmental and community impact analysis. The Applicant requests a Waiver from a full Environmental and community impact analysis. However, the Applicant provides that it has undertaken significant hazardous material remediation from the Property which was for years operated essentially as a salvage yard. The lodging house will be integrated into the adjacent Hillside Sustainable Community and together proposed project is projected to have a "Net Zero" impact on energy consumption through the inclusion of solar panels throughout the project, methods of construction, sources and methods of heat, production of food on site, permeable roadways, rainwater collection, LED lighting and implementation of recycling and reuse to name a few employed techniques. The Applicant has provided letters from the water and sewer department which indicate there will be no negative impact on those aspects of the city infrastructure. Additionally, the Applicant will be employing the use of electric car sharing among its residents to reduce the number and type of cars on the public roads. Stormwater will also be all taken care of on site. (Please see attached letters of the Water, Sewer, Fire and Police Departments).

Given the initial cleanup of the site and the proposed reuse the actual impacts to the environment and the community are a net positive with little to no negative impact.

4. Traffic impacts. As provided in the Traffic Report attached, "Traffic impacts associated with the proposed lodging house and adjacent development are not expected to notably affect travel or safety conditions in the site vicinity."
5. Architectural style. Not applicable to the proposed parking lot.
6. Other permits required. In addition to site plan approval, the Project requires: a Special Permit for private parking from the Zoning Board.

IV. Criteria for Site Plan Review

Pursuant to Section XV-G of the Ordinance, I address each of the criteria for site plan review as follows:

1. Community character. The Hillside Avenue Cottage Court Area consists of a mix of architectural styles. The Cottage Court area resembles a cottage style architecture. The area generally is residential on three sides but also is bounded by a state highway and cemetery. The Project is in keeping with the residential area and compliments the character of the architecture as well as making use of the unique topography of the site.

2. Traffic, parking and public access. Traffic impacts, or the absence thereof, are referenced above, and analyzed in detail in the Traffic Study annexed hereto. As noted previously the project will have a negligible impact on the surrounding roads. All parking is accommodated on site and importantly the creation of the private parking lot will utilize a solar canopy for cover.

3. Health. The Project will have no negative effect on the public health or safety. In fact, by remediating the hazardous materials on site, constructing the Project to be Net Zero and including the ability for the residents of the lodging house to grow food will be a benefit to the health of the residents of the Project and the community at large.

4. Public services and utilities. Both the water and sewer demand of the Project have been reviewed by the Water and Sewer Departments who have determined that there is sufficient capacity to handle the additional residential units. All storm water will be treated on site.

5. Land use planning. The Project implements the use of the density bonus available in the Zoning Ordinance to allow for a restriction on providing rental units for at least 40 years. The Master Plan as well as other goals of the city include reusing former “dirty” sites in a productive manner such as is being proposed. The design of the lodging house and locating it into the side of the hill takes advantage both for energy efficiency as well as design, of the existing topography of the site. The consolidation of parking helps to alleviate driving throughout the site and provides a mechanism for better land use planning. Further, the dual use of the parking lot and a ground-mounted solar array is consistent with the Green Community Principals outlined in the Draft Master Plan.

6. Open space and environmental protection. The proposal has only positive impacts on the environment, beginning with the cleanup of the site to the creation of a Net Zero project. Further, as time goes on, the environment both locally, at the Property, and on the community at large will be positive.

V. Development and Performance Standards

Pursuant to Section XV-H of the Ordinance, I address each of the required development and performance standards, to the extent the same are applicable, as follows:

1. Pedestrian and vehicular access and traffic impacts. Pedestrian and vehicular access, circulation on-site and traffic concerns are all addressed, above, and in detail in the traffic study annexed hereto.

2. Site plan and architectural design. The Project has been designed so as to address the design elements identified in the Ordinance and, as noted above, to be consistent with and complimentary too the surrounding neighborhood and takes advantage of the topography of the site.

3. Lighting. The lighting uses low level, low located, LED lights at various spaces throughout the Property. The lighting will not spill onto the neighboring properties.

4. Landscaping. Landscaping is an integral part of the Project's design, both for aesthetics and for the practical purpose and provides the appropriate screening as requested in the NZO.

5. Storm water runoff. The project complies with the Massachusetts Storm Water Guidelines.

6. Water quality. The Project does not result in any negative impact on the quality of groundwater.

7. Wetlands. The Project does not result in any impact on wetland resources.

8. Erosion control. Erosion control measures will be implemented during construction.

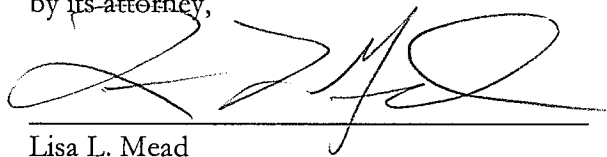
9. Environmental performance standards. The Project complies with the performance standards set forth in Section XI of the Ordinance, governing fire and explosive hazards, radioactivity, smoke, air pollution, wastes, vibration, noise, odors and glare.

10. Utilities. All new locations and connections are represented on the Site Plans. The Applicant will be providing a new looped water main from Cottage Court, through the Fireman's Lane to Hillside. The City does not currently have a looped system. A new fire hydrant will be installed on the south end of the site. All electricity, telephone and cable will be underground.

VI. Conclusion

Wherefore, the Petitioners respectfully request that the Board grant site plan approval for the Project in accordance with Section X-V of the Ordinance.

Respectfully submitted,
Hillside Living, LLC
by its attorney,



Lisa L. Mead

BLATMAN, BOBROWSKI, MEAD & TALERMAN, LLC

ATTORNEYS AT LAW

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FAX 508.376.8440

LISA L. MEAD
Lisa@bbmatlaw.com

February 2, 2016

IN HAND
Planning Board
Pleasant Street
Newburyport MA 01950

RE: Waiver Request / Site Plan Review / Cottage Court and Hillside Ave.

Dear Members of the Board;

Reference is made to the above captioned matter. In that connection, this letter shall serve as a waiver request from the requirements of a portion of section XV-H-C.2 of the City of Newburyport Zoning Ordinance as follows:

1. Environmental and Community Impact Analysis

Given the limited nature of the modification and that there are no new or additional uses and no impacts on surrounding roadways, the Applicant requests that the requirement for this specific reports be waived and that the information provided in this submittal be deemed sufficient.

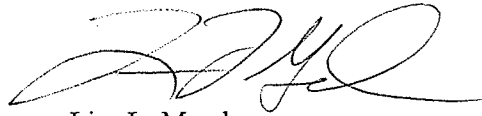
2. Landscape Plan Executed by a Registered Landscape Architect.

Whole Systems Design LLC (WSD) is imminently qualified to prepare a landscape and permaculture plan to the Board. WSD was developed as a land-based response to biological and cultural extinction and the increasing separation between people and elemental things. WSD identifies, designs, and develops human habitats - landscape and infrastructure systems - that yield perennial abundance and enduring value. The product is adaptive, resilient and secure places in a future of peak oil, climate instability, and deepening economic insolvency. WSD's studio and homestead in Vermont's Mad River Valley serves as a proving ground for the regenerative land developments featured throughout their work. Conducting nearly 200 site development consultations across New England and beyond, Ben and his highly skilled team have generated widespread acclaim for their revolutionary approach to mitigate today's pressing issues, as they develop into a world class design shop - one of their most notable projects being the redesign of Burlington's city center into an interactive landscape full of edible vegetation and stormwater infiltration features. Their services integrate the many aspects of sustainable landscape architecture, including ecological analysis, land planning, sustainable architecture and green building, renewable energy systems integration, planting and hardscape construction, and project management. Ben is also the author of the award-winning book the Resilient Farm and Homestead (Chelsea Green, 2013), illustrated by his partner at Whole Systems Design, Cornelius Murphy.

The landscape design required for this project must incorporate both the traditional landscape techniques but also integrate the agricultural needs of the Property.

I thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mead', with a large, stylized initial 'L'.

Lisa L. Mead



WHOLE SYSTEMS DESIGN, LLC

WHOLE HUMAN HABITATS

FIRM PROFILE

Whole Systems Design, LLC (WSD) identifies, designs and develops human habitats; integrated landscape and building systems, that yield perennial abundance and enduring value. We go beyond current trends in sustainability by implementing regenerative food, fuel, and shelter systems that thrive on current solar energy. We differ from other designers in that we actually live inside of our work everyday, amidst the spaces and ecosystems we design. Our direct interaction with our designs allows us to provide clients with enhanced connections to place, increased levels of self-sufficiency, and tangible learning opportunities through integration with the ecological systems that surround them. These places become more adaptive, resilient and vibrant over time, while requiring less input from distant and ancient energy sources.

We are a multi-faceted design studio rooted in ecological analysis and holistic practices, known for our pioneering work in the research and development of regenerative land management strategies. These strategies include a diverse array of stormwater management and perennial food system techniques. Our process involves a multi-disciplinary approach integrating ecology, agriculture, architecture, pedagogy, and project management. We assist clients in all areas of project development from visioning and goals articulation to site selection, construction management, project communications, and research/education.

We facilitate 1-day to 10-day courses that equip citizens with the capacity to grow their own food, medicine and fuel; plan and develop a resilient home and farm infrastructure; and cultivate a high level of self-reliance while creating durable and vibrant livelihoods for themselves and their family. This allows our firm continual practice and interaction with what it means to design and develop optimal learning landscapes.

LAND PROCUREMENT | DESIGN | DEVELOPMENT | MANAGEMENT

www.wholesystemsdesign.com | Mad River Valley, VT | design@wholesystemsdesign.com



BEN FALK, M.A.L.D.

WHOLE SYSTEMS DESIGN, LLC

Ben developed Whole Systems Design, LLC as a land-based response to biological and cultural extinction and the increasing separation between people and elemental things. Life as a designer, builder, ecologist, tree-tender, and backcountry traveler continually informs Ben's integrative approach to developing landscapes and buildings. His home landscape and the WSD studio site in Vermont's Mad River Valley serve as a proving ground for the regenerative land developments featured in the projects of Whole Systems Design. Ben has studied architecture and landscape architecture at the graduate level and holds a master's degree in land-use planning and design. He has conducted nearly 200 site development consultations across New England and facilitated dozens of courses on permaculture design, property selection, microclimate design, and design for climate change.

EDUCATION

2005 **The Conway School of Landscape Design**
Master of Arts, Landscape Design

2000 **The University of Vermont**
Bachelor of Science, Environmental Studies

PROFESSIONAL

Author | The Resilient Farm & Homestead - published by Chelsea Green Press

Founder & Director, Planner, Teacher | Whole Systems Design, LLC - Moretown, VT

Speaker | TEDx, Keynotes & Conferences

Instructor | Yestermorrow Design/Build School - Warren, VT

Teacher, Design/Builder, Campus Designer | The Island School - Cape Eleuthera, BS

RELEVANT EXPERIENCE

Riverdale Country School - New York, NY
Edible Landscape Plan and curriculum development

The Lawrenceville School - Lawrenceville, NJ
Campus Food Garden

The Hotchkiss School - Lakeville, CT
Central Heating Facility | THS Farm Working Master Plan | Campus Trail Map

Farm & Wilderness - Plymouth, VT
Saltash Mountain Master Plan | Tamarack Farm Master Plan

Northfield Mount Hermon - Gill, MA
Campus Map & Sustainability Programming

CEF & The Island School - Cape Eleuthera, Bahamas
Campus Master Plan

State of Vermont Department of Buildings, Grounds & Services - Windsor, VT
Windsor Integral Sustainability Initiative



BEN FALK, M.A.L.D.
WHOLE SYSTEMS DESIGN, LLC

**AWARDS, HONORS &
PUBLICATIONS**

Board of Directors (past & present)

Yestermorrow Design/Build School

Bright Blue Ecomedia

Whole Systems Health

Compost Power Network

2013 American Horticultural Society Book Award - *The Resilient Farm & Homestead*

2013 Falk, B. *The Resilient Farm & Homestead: An Innovative Permaculture and Whole Systems Design Approach*. Chelsea Green Press

2011 "Future Farmers" Utne Reader

"Post-Oil Groceries" Landscape Architecture Magazine

2010 "Wild Farms" Northern Woodlands

"Cleaner Energy from Firewood" Mother Earth News

Vermont Commons - Regular Columnist

2008 "Promised Land" Fast Company Magazine



CORNELIUS MURPHY

WHOLE SYSTEMS DESIGN, LLC

Cornelius is an ecologically minded designer, illustrator, and project manager focusing on the research and development of regenerative and ecological design principles in the areas of agriculture, community planning, education and the public realm. Over the last eight years, he has helped Whole Systems Design grow into a recognized leader in ecological design, permaculture, regenerative agriculture and landscape master planning. His professional experience includes academic and corporate campus, estate and public park planning and design while working for several California-based landscape architecture studios. Cornelius also manages 40 acres of prime farmland along the Lamoille River in Johnson, VT for Laraway Youth & Family Services, a state-wide social services agency focusing on the empowerment of at-risk youth through strengthening families and building community.

EDUCATION

- 2007 **Regenerative Design Institute**
Permaculture Design Certificate
- 2005 **Santa Barbara City College**
Course studies in sustainability and ecology
- 2004 **Temple University Rome Campus**
Advanced Architecture Studio, Photography
- 2004 **Temple University Ambler Campus**
Bachelor of Science (BSLA),
Department of Landscape Architecture and Horticulture

PROFESSIONAL

- Land Steward | Laraway Youth & Family Services - Johnson, VT
- Designer, Project Manager | Whole Systems Design, LLC - Moretown, VT
- Designer | Land Goodkind Landscape Architects - Santa Barbara, CA
- Project Manager | Van Atta Associates, Inc. - Santa Barbara, CA

RELEVANT EXPERIENCE

- The Hotchkiss School - Lakeville, CT
Central Heating Facility | THS Farm Working Master Plan | Campus Trail Map
- Farm & Wilderness - Plymouth, VT
Saltash Mountain Master Plan | Tamarack Farm Master Plan
- Northfield Mount Hermon - Gill, MA
Campus Map & Sustainability Programming
- CEF & The Island School - Cape Eleuthera, Bahamas
Campus Master Plan



CORNELIUS MURPHY

WHOLE SYSTEMS DESIGN, LLC

State of Vermont Department of Buildings, Grounds & Services - Windsor, VT
Windsor Integral Sustainability Initiative

Westmont College - Santa Barbara, CA
Landscape Mater Plan

University of California Santa Barbara - Santa Barbara, CA
UCSB Lagoon Park | North Campus Housing

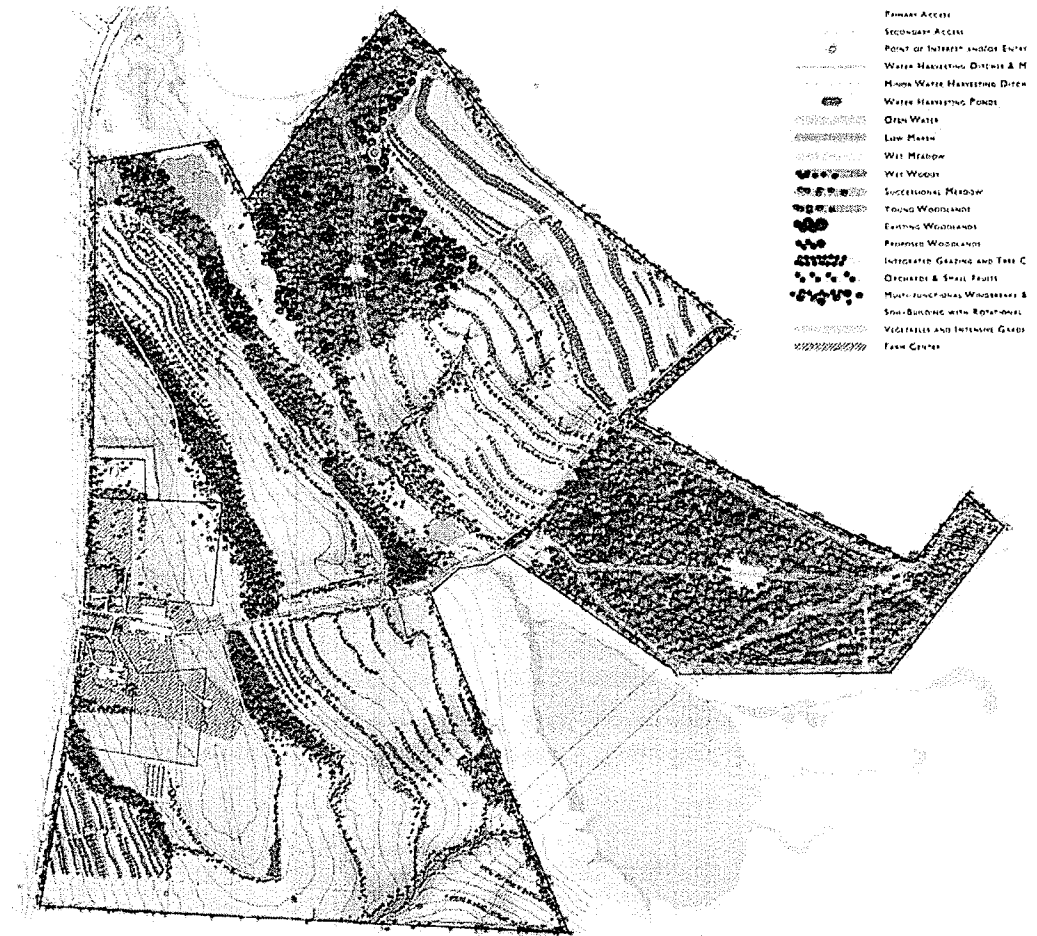
AWARDS, HONORS & PUBLICATIONS

- 2013 American Horticultural Society Book Award - *The Resilient Farm & Homestead*
- 2013 Falk, B. *The Resilient Farm & Homestead: An Innovative Permaculture and Whole Systems Design Approach*. Chelsea Green, 2013; Illustrations.
- 2011 "Future Farmers" Utne Reader
"Post-Oil Groceries" Landscape Architecture Magazine
- 2010 "Wild Farms" Northern Woodlands
"Cleaner Energy from Firewood" Mother Earth News
Vermont Commons - Staff Cartoonist & Illustrator
- 2008 "Promised Land" Fast Company Magazine
ASLA General Design Award of Honor
UCSB Lagoon Park
- 2004 ASLA Certificate of Honor Award
ASLA Honor Society, Alpha Row Chapter
Cum Laude Honors, Temple University
- 2003 Greywater Gardens, Philadelphia Flower Show
Best in Show, Educational Category
Bulkley Medal, Garden Club of America
ASLA Honor Award, Communications Category



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



THE HOTCHKISS SCHOOL

Lakeville, CT

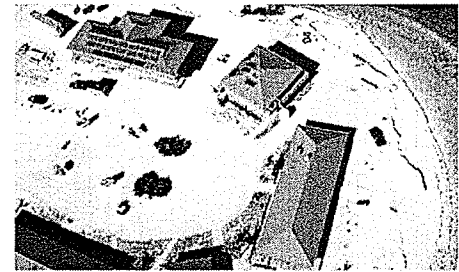
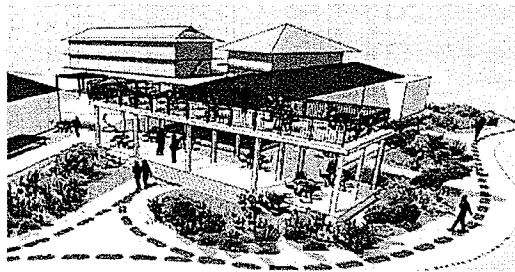
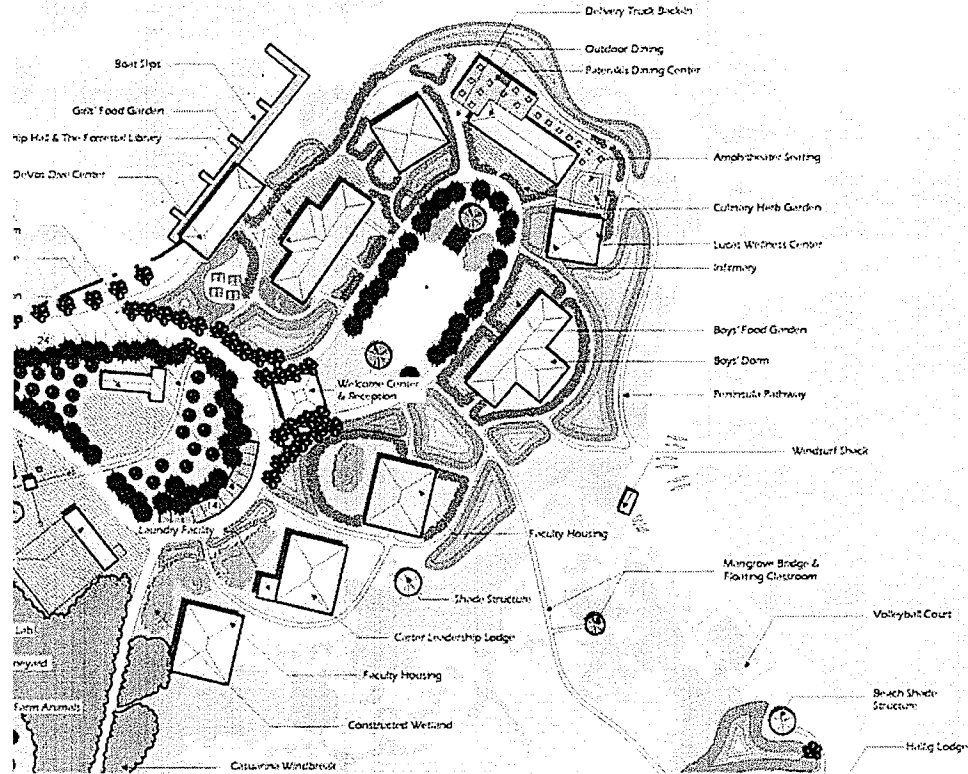
The Hotchkiss School (THS) is a selective, independent boarding school striving to develop a lifelong love of learning, responsible citizenship, and personal integrity in their students. THS is a nationally recognized secondary school with students from across the United States and 37 foreign countries.

WSD was hired to create a forward looking campus master plan, an agricultural master plan for a newly acquired farm property, a campus trail map and provide overall consulting for sustainable campus strategies. WSD also provided interpretive graphics, programmatic consultation, and resource management strategies for THS's new Central Heating Facility.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE

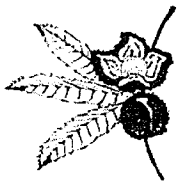


THE ISLAND SCHOOL

Cape Eleuthera, BS

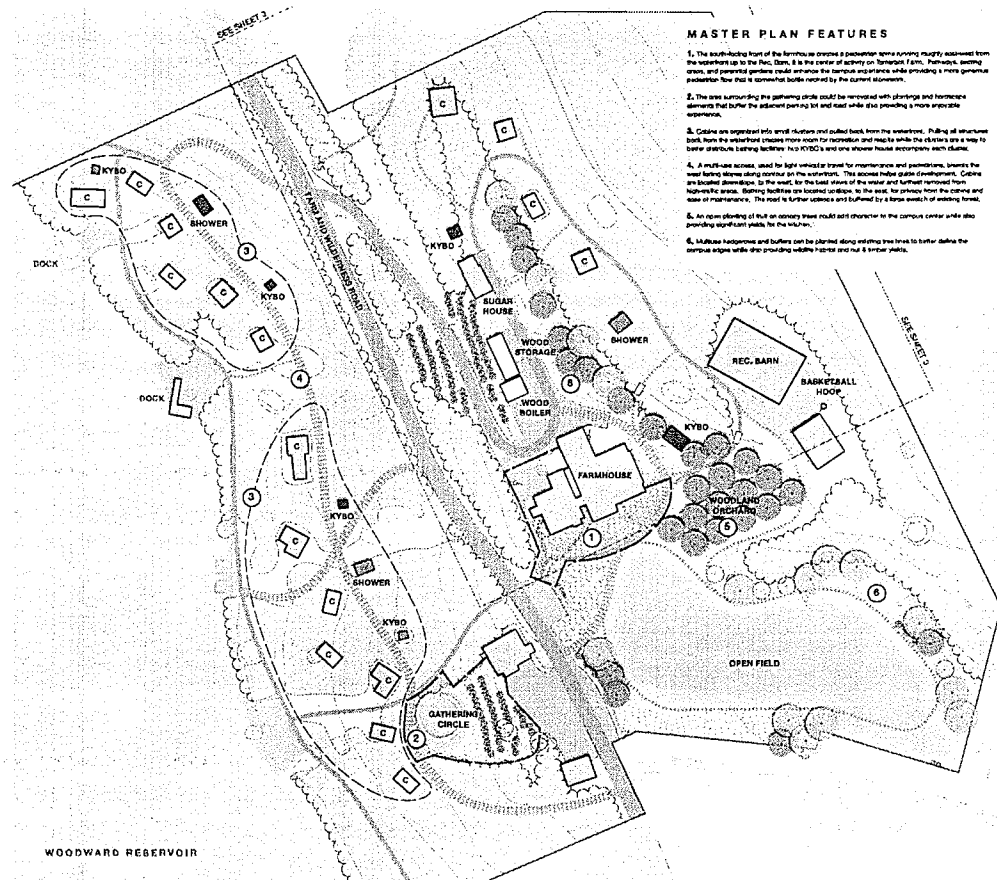
The Island School (IS) offers a transformative educational semester and summer journey for high school students from around the world. IS engages in the process of inquiry in order to discover sustainable solutions to real world problems.

WSD provided master planning services and program development for the 18-acre school and research facility. The CEF Master Plan integrated various ongoing initiatives to create and solidify plans for future growth and expansion while also improving the resiliency and adaptability of a landscape facing both immediate and long-term threats due to global climate change.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



FARM & WILDERNESS

Plymouth, VT

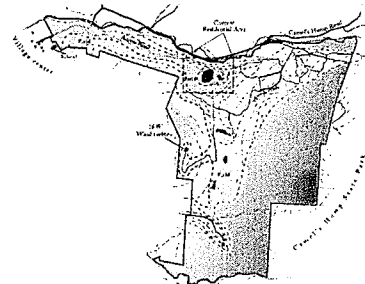
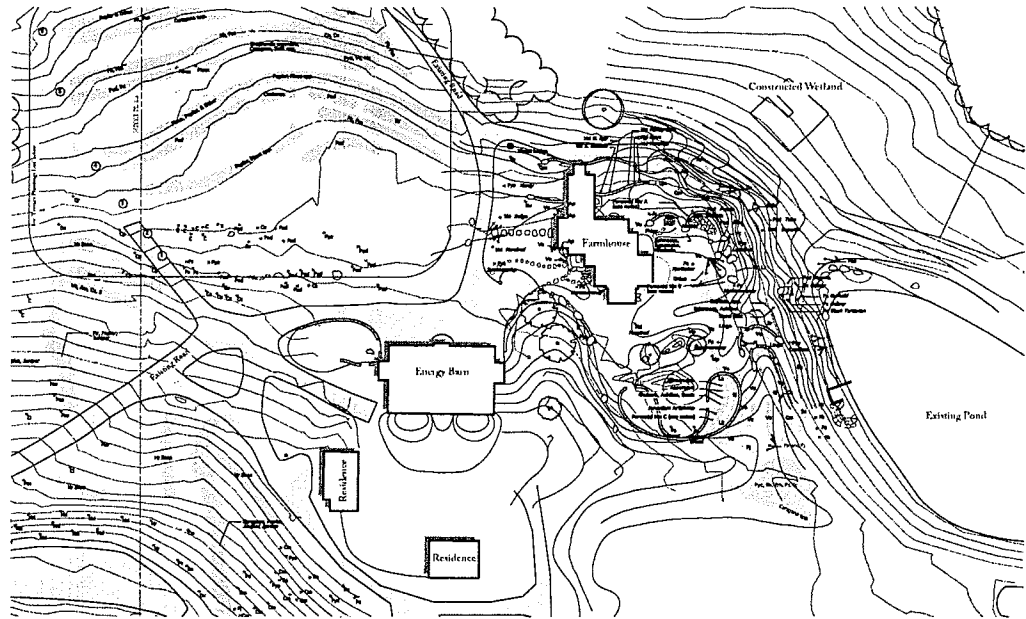
Farm & Wilderness offers six overnight camps for children ages nine through seventeen, a day camp and a family camp. At F&W, activities grow out of a closeness to the land and the people. Campers delve into the farm and garden, the woods and lake, and are living within a close-knit community. The strength of the F&W program is that use of daily activities and the simple tasks of daily life to teach the intangible skills of living respectfully and happily.

WSD consulted with Leadership staff to re-think the layout and development of two F&W campuses, Tamarack Farm & Saltash Mountain. While the organization and their programs have been incredibly successful over the years, their campuses have suffered from an ad-hoc approach to growth. WSD provided strategies to improve campus circulation, utility & resource management, and create a more aesthetic but still highly functioning and working landscape.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



TEAL FARM

Huntington, VT

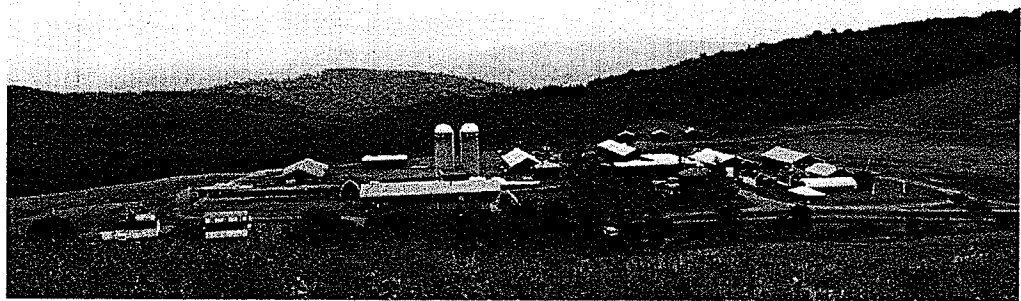
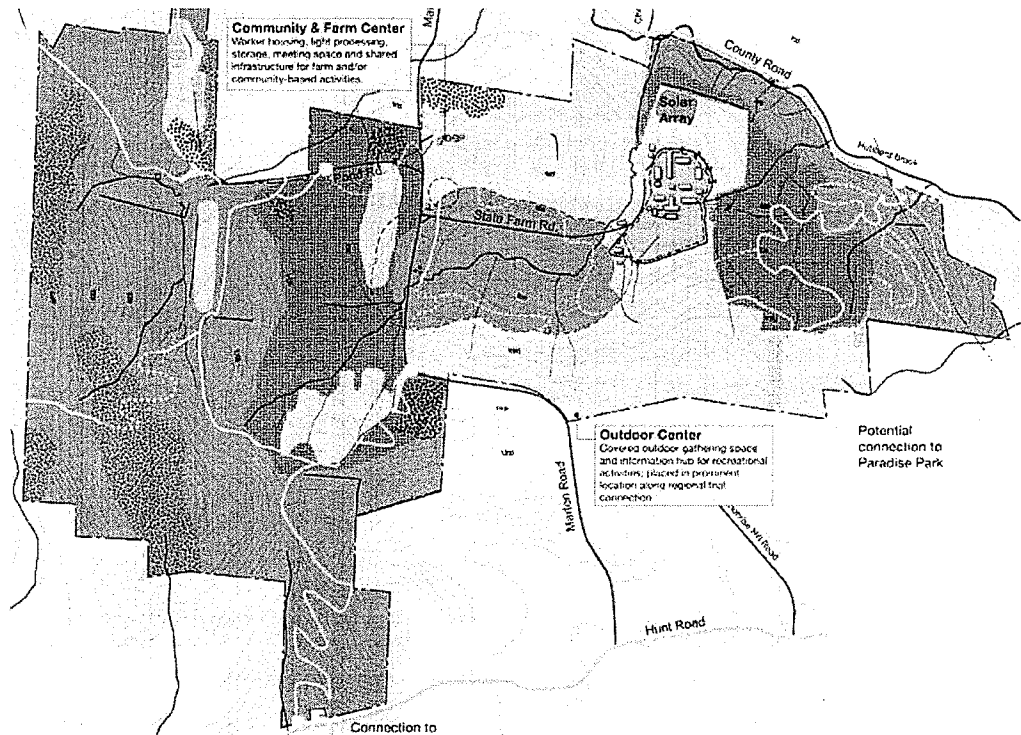
Teal Farm is a 1200 acre future-looking farm, ecological preserve, and residence seeking to prototype perpetual agriculture and energy systems capable of meeting regional food and energy needs within the tumultuous conditions of global warming, fluctuating energy supplies, and an oil-dependent global economy.

Whole Systems Design (WSD) created a Master Plan that outlined agricultural and infrastructure development potential for the next 10-25 years. The first phase began implementation in spring of 2007 with WSD responsible for planting thousands of trees and overseeing all landscape construction.



WHOLE SYSTEMS DESIGN, LLC

RELEVANT EXPERIENCE



WINDSOR INTEGRAL SUSTAINABILITY INITIATIVE

Windsor, VT

The State of Vermont hired a team led by WSD to develop a master plan for 900 acres of surplus property around the Southeast State Correctional Facility in Windsor, VT. The WSD team crafted a vision, program and plan to enhance inmate rehabilitation through involvement in agricultural practices, wildlife management, recreation and other site services.

The plan articulates a new model for local economic growth and investment by integrating inmate rehabilitation, a more localized and sustainable food system and community stewardship that is facilitated and supported by state agencies. Aspects of Phase 1 implementation as outlined in the plan began in 2012 with new inmate programming led by a local non-profit.

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 61

Name: HALL AND MOSCOW CORP.

Address: COTTAGE CT/Hillside Ave MAP 35
Parcels 110, 117, 118, 119, 120, 121

Zoning District: 12-III

Request: CONSTRUCT (48) UNITS IN EIGHT RESIDENTIAL BLOCS REQUIRING

SPECIAL PERMITS FOR SPACING, USE (MULTIFAMILY PARKING), MAJOR SITE PLAN

☒ ZONING BOARD Review, etc special permit

Dimensional Variance

☐ Dimensional Controls (VI)

☐ Lot Area ☐ Open Space ☐ Front Yard
☐ Lot Frontage ☐ Height ☐ Side Yard
☐ Lot Coverage ☐ Lot Width ☐ Rear Yard

☐ PIOD (XXI)

☐ FAR
☐ 2 1/2 stories

☐ Parking (VII)

Use Variance

☐ Not permitted use (V)

Sign Variance

☐ Sign Location/Replacement (VIII-D)

Special Permit

☒ Special Permit for Use (V.D) Use #: 104
☒ Spacing (VI.D) 413
☐ In-Law Apartment (XIIA)
☒ Bonus for Multifamily Developments (XVI)
☐ Personal Wireless Communication Services (XX)
☐ Demolition Control Overlay District (XXVIII)
☐ Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

☐ Extension or Alteration (IX.B.2)
☐ Parking ☐ Rear Yard
☐ Upward Extension ☐ Lot Coverage
☐ Open Space ☐ Side Yard
☐ Height ☐ Lot Frontage
☐ Lot Area ☐ Front Yard
☐ Over 500 s.f. increase (IX.B.3.c)
☐ Plum Island Overlay District (XXI-G-3)
☐ FAR
☐ Footprint Expansion
☐ Height Increase

☒ PLANNING BOARD

Special Permit

☒ One residential structure per lot (VI.C)
☐ Floodplain (XIII)
☐ Open Space Residential Development (XIV)
☐ Water Resource Protection District (XIX)
☐ Federal Street Overlay District (XXII)

☐ Courts and Lanes (XXIII)
☐ Waterfront West Overlay District (XXIV)
☐ Towle Complex Redev. Overlay District (XXV)
☐ Downtown Overlay District (XXVII)

Site Plan Review (XV)

☒ Major ☐ Minor

☐ HISTORICAL COMMISSION

☐ Demo. Delay ☐ Advisory Review

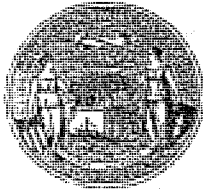
☐ CONSERVATION COMMISSION

☐ CITY COUNCIL

☐ GACM (X.H.9)

11/18/15
 Date

[Signature]
 Building Commissioner/Zoning Code Enf. Officer



CITY OF NEWBURYPORT
DEPARTMENT OF PUBLIC SERVICES

16A PERRY WAY
NEWBURYPORT, MA 01950
TEL: 978-465-4463 EXT. 1701

ANTHONY J. PURNARI, DIRECTOR OF DPS
WAYNE S. AMARAL, DEPUTY DIRECTOR/DIRECTOR OF OPERATIONS

November 13, 2015

Ed Ramsdell
Chair
Zoning Board of Appeals
60 Pleasant Street
Newburyport MA 01950


RE: Cottage Court and Hillside Avenue Development.

Dear Chair and Members of the Board;

I have reviewed the plans from Hall and Moskow Corp dated 11-05-15 showing the creation of 48 multifamily units on 149,153 square feet along with the accessory structures and proposed parking. The City of Newburyport sewer collection system has sufficient capacity to handle the proposed development. The proposed development will discharge into the Pond Street gravity sewer. The sewer division has no issues at this time with the proposed development.

Should you have any questions, please let me know.

Sincerely,



Jamie Tuccolo
Collection System Superintendent



CITY OF NEWBURYPORT

POLICE DEPARTMENT

MARK R. MURRAY
INTERIM CITY MARSHAL

4 GREEN STREET
NEWBURYPORT, MA 01950

TEL: 978-462-4411

FAX: 978-462-0396

November 13, 2015

Ed Ramsdell
Chair
Zoning Board of Appeals
60 Pleasant Street
Newburyport MA 10950

RE: Cottage Court and Hillside Avenue Development by Hall and Moskow,
Corp.

Dear Chair and Members of the Board;

I have reviewed the plans from Hall and Moskow Corp dated 11-05-15 showing the creation of 48 multifamily units on 149, 153 square feet along with the accessory structures and proposed parking. There is sufficient access in and around the structures on the site and through the site for the police department. Given the various methods of access to and from the site, I see no public safety issues from a traffic or police enforcement point of view. The Police Department has no issues with the proposed plan.

Should you have any questions, please let me know.

Sincerely,

Mark Murray
Interim City Marshal

Excellence In Policing Through Superior Service



CITY OF NEWBURYPORT
DEPARTMENT OF PUBLIC SERVICES
16A PERRY WAY
NEWBURYPORT, MA 01950

TOMY FURNARI, DIRECTOR
DAN LYNCH, WATER DISTRIBUTION SYSTEM MANAGER

PHONE: 978-465-4464
FAX: 978-465-1623

November 13, 2015

Ed Ramsdell
Chair
Zoning Board of Appeals
60 Pleasant Street
Newburyport MA 01950

RE: Cottage Court and Hillside Avenue Development by Hall and Moskow, Corp.

Dear Chair and Members of the Board;

I have reviewed the plans from Hall and Moskow Corp dated 11-05-15 showing the creation of 48 multifamily units on 149,153 square feet along with the accessory structures and proposed parking. The City has sufficient water capacity to service this project and the Applicant has agreed to loop the water mains servicing the site from Pond Street and replace the existing mains in Hillside Avenue and Cottage Court as determined necessary by our Department.

Should you have any questions, please let me know.

Sincerely

Daniel Lynch



CHRISTOPHER J. LECLAIRE
FIRE CHIEF

CITY OF NEWBURYPORT
FIRE DEPARTMENT

0 Greenleaf Street, Newburyport, MA 01950
(978) 465-4427 FAX (978) 463-9177



STEPHEN H. BRADBURY, III
DEPUTY CHIEF

November 20, 2015

To: Ed Ramsdell, Zoning Board of Appeals
From: Deputy Bradbury
Re: Cottage Court & Hillside Ave, Hall and Moskow

I have reviewed the site plans in regards to fire department vehicle access and location of fire hydrants. The fire department has no objections to this development proceeding.

If I can be of further assistance to you do not hesitate to call.

Sincerely,

Steve Bradbury
Deputy Fire Chief

Cc: building department and planning office.

12 COTTAGE CT**Location** 12 COTTAGE CT**Assessment** \$326,900**Mblu** 35/ 122/B / /**PID** 2067**Owner** CAREY RICHARD F & MELISSA A
T/E**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$326,900	\$0	\$326,900

Owner of Record**Owner** CAREY RICHARD F & MELISSA A T/E**Sale Price** \$50,000**Co-Owner****Certificate****Address** 12 COTTAGE COURT
NEWBURYPORT, MA 01950**Book & Page** 10173/0108**Sale Date** 09/29/1989**Instrument** 1A**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAREY RICHARD F & MELISSA A T/E	\$50,000		10173/0108	1A	09/29/1989

Building Information**Building 1 : Section 1****Year Built:** 1869**Living Area:** 1659

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Grade	Average +10
Occupancy	0
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPhotos/\01\00\03\61.jpg>)

Building Layout

Ttl Bedrms:	5 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average +10
Stories:	2.5
Residential Units:	2
Exterior Wall 1:	Aluminum Sidng
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

UBM[613]

FUS[628]

BAS[670]

TQS[481]

Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	670	670
FUS	Upper Story, Finished	628	628
TQS	Three Quarter Story	481	361
UBM	Basement, Unfinished	613	0
		2392	1659

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1021
Description CONDO
Zone R3

Land Line Valuation

Size (Acres) 0
Depth 0
Assessed Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

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14 COTTAGE CT**Location** 14 COTTAGE CT**Assessment** \$321,900**Mblu** 35/ 122/A / /**PID** 2066**Owner** PRESTON KATHLEEN**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$321,900	\$0	\$321,900

Owner of Record**Owner** PRESTON KATHLEEN**Sale Price** \$325,000**Co-Owner****Certificate****Address** 14 COTTAGE CT**Book & Page** 23321/0413

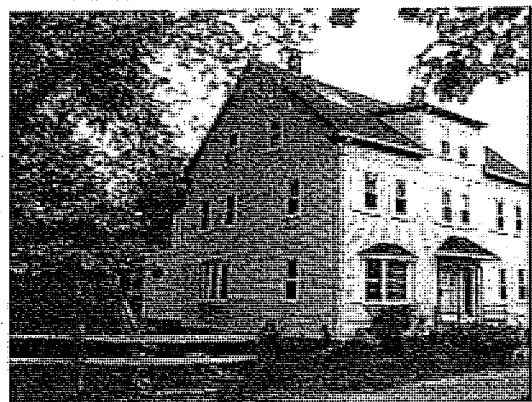
NEWBURYPORT, MA 01950

Sale Date 08/30/2004**Instrument** 00**Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
PRESTON KATHLEEN	\$325,000		23321/0413	00	08/30/2004	
LIGHT ELAINE M	\$134,000		16363/0075	00	05/26/2000	
TOBIAS ANN L	\$0		10173/0046		09/29/1989	

Building Information**Building 1 : Section 1****Year Built:** 1869**Living Area:** 1790

Building Attributes	
Field	Description
STYLE	Condominium
MODEL	Res Condo
Grade	Average +10
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel:	Gas

Building Photo

(<http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\00\03\63.jpg>)

Heat Type:	Forced Air-Duc
AC Type:	None
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Kitchen Grd	
Grade	Average +10
Stories:	2.5
Residential Units:	2
Exterior Wall 1:	Aluminum Sldng
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Layout

BAS[797]

TQS[481]

UBM[599]

FUS[632]

WDK[72]

Building Sub-Areas			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	797	797
FUS	Upper Story, Finished	632	632
TQS	Three Quarter Story	481	361
UBM	Basement, Unfinished	599	0
		2509	1790

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land**Land Use**

Use Code 1021
Description CONDO
Zone

Land Line Valuation

Size (Acres) 0
Depth 0
Assessed Value \$0

Outbuildings

Outbuildings	<u>Legend</u>
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