

## City of Newburyport Planning Board & City Council

### Instructions for a Waterfront West Overlay District (WWOD) Application for:

1. Master Development Plan (MDP); and/or
2. Building Layout & Architectural Review (BLAR)

**Instructions:** The petitioner must submit one (1) .pdf and two (2) hard copies of the following information compiled in the following order:

- a. ☒ Completed Application form (for WWOD ☒ MDP and/or BLAR); and
- b. ☒ Application Fee (\$5,000) in the form of a check made out to: "City of Newburyport"; and
- c. ☒ Advertisement Fee (\$500) in the form of a check made out to: "City of Newburyport"; and
- d. ☐ Zoning Determination form from the Zoning Administrator indicating the need for a BLAR to permit the proposed project; and
- e. ☒ Assessor's Cards for all properties/parcels of land associated with the Application and proposed project. (These cards are available from the Assessor's Office or from <http://gis.vgsi.com/newburyportma/>; and
- f. ☒ Required supplemental materials associated with the Application and proposed project as follows:
  - 1) ☒ **Master Development Plan (MDP):** See *Newburyport Zoning Ordinance (NZO) Section XXIV-F(2)*
  - 2) **Building Layout & Architectural Review (BLAR):** See *NZO Section XXIV-H(1)*
- g. ☒ Any other supplemental information such as memos, letters of support, reports, photos, renderings, etc.

**City of Newburyport Planning Board & City Council**  
**Application for Waterfront West Overlay District (WWOD)**

- 1. Master Development Plan (MDP); and/or**
- 2. Building Layout & Architectural Review (BLAR)**

The undersigned hereby submits an application for:

- |                                                                        |                                                                                       |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)      | <input type="checkbox"/> Master Development Plan (MDP) - Modification                 |
| <input type="checkbox"/> Building Layout & Architectural Review (BLAR) | <input type="checkbox"/> Building Layout & Architectural Review (BLAR) - Modification |

Petitioner: Newburyport Manager LLC, an affiliate of New England Development

Address: 75 Park Plaza, Boston, MA 02116

Phone: (617) 243-7848

Email: [mduffy@neddevelopment.com](mailto:mduffy@neddevelopment.com)

Owner: Newburyport Manager LLC, an affiliate of New England Development

Address: c/o New England Development, 75 Park Plaza, Boston, MA 02116

Phone: (617) 243-7848

Site Address: See attached Exhibit A.

Assessor's Map & Lot Number(s): See attached Exhibit A.

Zoning District: WMU / WWOD

Book & Page #(s): See attached Exhibit A.

or Certificate of Title: N/A

**Provide a Brief Description of the Proposed Project:**

See attached cover letter and supporting materials.

**Petitioner and Landowner signature(s):**

Every application within the WWOD for a MDP and/or BLAR shall be made on this form, which is the official form of the Planning Board and City Council. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in the Planning Board and/or City Council dismissing the application as incomplete.

Signature of petitioner/owner (or attorney on its behalf):

Print name(s) here:

Timothy W. Sullivan

**EXHIBIT A**

<b>Master Development Plan Parcels</b>			
<b><u>Address</u></b>	<b><u>Owner</u></b>	<b><u>Map-Lot</u></b>	<b><u>Deed</u></b>
44 Rear Merrimac Street/ Brown's Wharf	44 Rear Merrimac Street Nominee Trust; Newburyport Manager LLC, Trustee	48-22	23920/481
54 Rear Merrimac Street/ Brown's Wharf	Newburyport Hilton's Nominee Trust; Newburyport Manager LLC, Trustee	48-23	26566/63
58 McKay's Wharf	58 Rear Merrimac Street Nominee Trust; Newburyport Manager LLC, Trustee	48-16	23921/287
72 Merrimac Street	72-84 Merrimac Street Nominee Trust; Newburyport Manager LLC, Trustee	48-13	23921/84
86-90 Merrimac Street	86-90 Merrimac Street Nominee Trust; Newburyport Manager LLC, Trustee	48-7	23921/156
92 Merrimac Street	92 Merrimac Street Nominee Trust; Newburyport Manager LLC, Trustee	48-5	25523/132

# BROWNS WHARF

**Location** BROWNS WHARF

**MBLU** 48/ 22/ / /

**Owner** NEWBURYPORT MANAGER  
LLC TRS

**Assessment** \$332,100

**PID** 3114

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$46,500	\$285,600	\$332,100

## Owner of Record

**Owner** NEWBURYPORT MANAGER LLC TRS  
**Co-Owner** C/O NEW ENGLAND DEVELOPMENT  
**Address** 75 PARK PLAZA  
BOSTON, MA 02116

**Sale Price** \$405,927  
**Certificate**  
**Book & Page** 23920/0481  
**Sale Date** 02/01/2005  
**Instrument** 1B

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT MANAGER LLC TRS	\$405,927		23920/0481	1B	02/01/2005
WATERSIDE GROUP LLC	\$300,000		13420/0486	00	02/26/1996
BAKER RICHARD B	\$0		6178/ 393		09/05/1975

## Building Information

### Building 1 : Section 1

**Year Built:** 1940

**Living Area:** 3,600

Building Attributes	
Field	Description
STYLE	Commml whse
MODEL	Commercial
Stories:	1
Occupancy	2

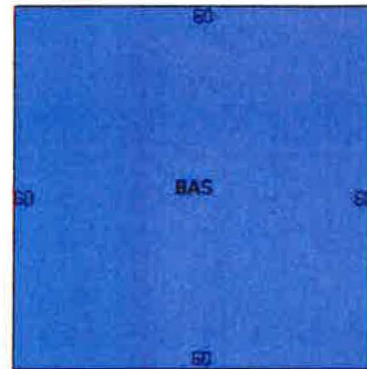
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	COMM WHSE
Total Rooms	
Total Bedrms	
Total Baths	0
1st Floor Use:	3160
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	14
% Corn Wall	0

## Building Photo



(http://images.vgsi.com/photos/NewburyportMAPotos//01\00\:

## Building Layout



(http://images.vgsi.com/photos/NewburyportMAPotos//Sketches:

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,600	3,600
		3,600	3,600

## Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	3600 S.F.	\$2,500	1

## Land

### Land Use

**Use Code** 3160  
**Description** COMM WHSE

### Land Line Valuation

**Size (Acres)** 0.23  
**Depth** 0  
**Assessed Value** \$285,600

**Outbuildings**

Outbuildings		Legend
No Data for Outbuildings		

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$55,000	\$272,000	\$327,000

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# BROWNS WHARF

**Location** BROWNS WHARF

**MBLU** 48/ 23/ / /

**Owner** NEWBURYPORT MANAGER  
LLC TRS

**Assessment** \$2,033,600

**PID** 3115

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,119,000	\$914,600	\$2,033,600

## Owner of Record

**Owner** NEWBURYPORT MANAGER LLC TRS  
**Co-Owner** C/O NEW ENGLAND DEVELOPMENT  
**Address** 75 PARK PLAZA  
BOSTON, MA 02116

**Sale Price** \$3,200,000  
**Certificate**  
**Book & Page** 26566/0063  
**Sale Date** 02/14/2007  
**Instrument** 1T

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT MANAGER LLC TRS	\$3,200,000		26566/0063	1T	02/14/2007
HILTON & STROUT FISHING & BOAT	\$0		4985/ 285		

## Building Information

### Building 1 : Section 1

**Year Built:** 1978  
**Living Area:** 5,040

Building Attributes	
Field	Description
STYLE	Stores/Apt Com
MODEL	Commercial
Stories:	2
Occupancy	4
Exterior Wall 1	Pre-finish Metl





**Use Code** 3150  
**Description** DOCKYARDS MDL-94

**Size (Acres)** 1.21  
**Depth** 0  
**Assessed Value** \$914,600

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			9000 S.F.	\$10,400	1
TNK2	3000-10000 GAL			5000 GALS	\$6,300	1
PMP1	PUMP-SING HSE			2 UNITS	\$4,400	1
DCK2	COM TYPE			12490 S.F.	\$652,000	1
TNK2	3000-10000 GAL			10000 GALS	\$18,800	1
TNK2	3000-10000 GAL			5000 GALS	\$9,400	1

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,102,900	\$871,200	\$1,974,100

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# 58 MCKAYS WHARF

**Location** 58 MCKAYS WHARF

**MBLU** 48/ 16/ / /

**Owner** NEWBURYPORT MANAGER  
LLC TRS

**Assessment** \$1,375,700

**PID** 3110

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$37,500	\$1,338,200	\$1,375,700

## Owner of Record

**Owner** NEWBURYPORT MANAGER LLC TRS  
**Co-Owner** C/O NEW ENGLAND DEVELOPMENT  
**Address** 75 PARK PLAZA  
BOSTON, MA 02116

**Sale Price** \$1,012,994  
**Certificate**  
**Book & Page** 23921/0287  
**Sale Date** 02/01/2005  
**Instrument** 1B

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT MANAGER LLC TRS	\$1,012,994		23921/0287	1B	02/01/2005
FRANGIPANE ALBERT J-SUSAN L	\$1		09644/0479	1B	08/05/1988
FRANGIPANE ALBERT J JR	\$0		06759/0458		11/05/1980

## Building Information

### Building 1 : Section 1

**Year Built:** 1947  
**Living Area:** 648

Building Attributes	
Field	Description
STYLE	Whse-Indust
MODEL	Industrial
Stories:	1
Occupancy	1



**Use Code** 315I  
**Description** DOCKYARDS MDL-96

**Size (Acres)** 1.1  
**Depth** 0  
**Assessed Value** \$1,338,200

### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$36,100	\$1,274,600	\$1,310,700

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# 72 MERRIMAC ST

**Location** 72 MERRIMAC ST

**MBLU** 48/ 13/ / /

**Owner** NEWBURYPORT MANAGER  
LLC TRS

**Assessment** \$749,500

**PID** 3090

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$67,300	\$682,200	\$749,500

## Owner of Record

**Owner** NEWBURYPORT MANAGER LLC TRS  
**Co-Owner** C/O NEW ENGLAND DEVELOPMENT  
**Address** 75 PARK PLAZA  
BOSTON, MA 02116

**Sale Price** \$643,694  
**Certificate**  
**Book & Page** 23921/0084  
**Sale Date** 02/01/2005  
**Instrument** 1G

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT MANAGER LLC TRS	\$643,694		23921/0084	1G	02/01/2005
WATERSIDE GROUP 2 LLC	\$525,000		16519/0318	1G	08/22/2000
CANEPA AGNES-MORRIS WILLIAM	\$1		10202/0575	1A	10/25/1989
CANEPA AGNES	\$1		06924/0236	1A	04/12/1982
CANEPA-AGNES & MARIE L	\$1		06873/0709	1A	10/16/1981

## Building Information

### Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 2,600

Building Attributes	
Field	Description
STYLE	Service Shop
MODEL	Industrial



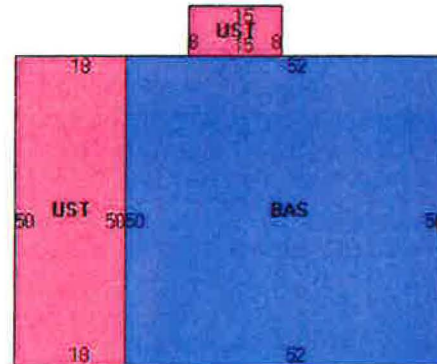
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	IND BLDG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	4022
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	14
% Comn Wall	0

## Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos//\01\00\>;

## Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPotos//Sketches>;

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,600	2,600
UST	Utility, Storage, Unfinished	1,020	0
		3,620	2,600

## Extra Features

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

**Use Code** 4022  
**Description** IND BLDG

### Land Line Valuation

**Size (Acres)** 0.71  
**Depth** 0

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			2100 S.F.	\$2,400	1
SHD1	SHED FRAME			324 S.F.	\$1,900	1
FGR3	GARAGE-POOR			399 S.F.	\$4,200	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$65,500	\$649,500	\$715,000

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# 86-90 MERRIMAC ST

**Location** 86-90 MERRIMAC ST

**MBLU** 48/ 7/ / /

**Owner** NEWBURYPORT MANAGER  
LLC TRS

**Assessment** \$1,180,600

**PID** 3087

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$1,180,600	\$1,180,600

## Owner of Record

**Owner** NEWBURYPORT MANAGER LLC TRS  
**Co-Owner** C/O NEW ENGLAND DEVELOPMENT  
**Address** 75 PARK PLAZA  
BOSTON, MA 02116

**Sale Price** \$600,617  
**Certificate**  
**Book & Page** 23921/0156  
**Sale Date** 02/01/2005  
**Instrument** 1B

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT MANAGER LLC TRS	\$600,617		23921/0156	1B	02/01/2005
LYNAM JAMES M TRUSTEE	\$500,000		11622/0230	1L	11/30/1992
WARUM INC.	\$500,000		11512/0099	1L	10/01/1992
GRASSO JOHN & VINCENT TRS	\$500,000		08366/0522	00	07/03/1986
FRANGIPANE ALBERT J JR	\$150,000		06987/0114	00	10/08/1982

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	

Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

#### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//default.j>

#### Building Layout

(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches>

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

#### Extra Features

Extra Features	Legend
No Data for Extra Features	

#### Land

##### Land Use

**Use Code** 315V  
**Description** DOCKYARDS MDL-00

##### Land Line Valuation

**Size (Acres)** 1.45  
**Depth** 0  
**Assessed Value** \$1,180,600

#### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

#### Valuation History

Assessment
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Valuation Year	Improvements	Land	Total
2018	\$0	\$1,124,700	\$1,124,700

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## 92 MERRIMAC ST

**Location** 92 MERRIMAC ST

**MBLU** 48/ 5/ / /

**Owner** NEWBURYPORT MANAGER  
LLC TRS

**Assessment** \$403,100

**PID** 3086

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$133,100	\$270,000	\$403,100

### Owner of Record

**Owner** NEWBURYPORT MANAGER LLC TRS  
**Co-Owner** C/O NEW ENGLAND DEVELOPMENT  
**Address** 75 PARK PLAZA  
BOSTON, MA 02116

**Sale Price** \$600,000  
**Certificate**  
**Book & Page** 25523/0132  
**Sale Date** 03/31/2006  
**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT MANAGER LLC TRS	\$600,000		25523/0132	00	03/31/2006
ROUSH MAUREEN E TRS	\$178,000		09042/0505	1B	06/23/1987
O'BRIEN KEVIN F TRS	\$160,000		07584/0533	00	11/20/1984
POORE PETER F	\$66,000		06667/0521		01/02/1980

### Building Information

#### Building 1 : Section 1

**Year Built:** 1970

**Living Area:** 1,540

Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Commercial
Stories:	1

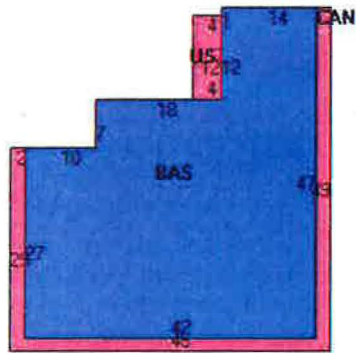
Occupancy	2
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3220
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	LIGHT
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	14
% Comn Wall	0

### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos//\01\00\>;

### Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPotos//Sketches>

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,540	1,540
CAN	Canopy	240	0
UST	Utility, Storage, Unfinished	48	0
		1,828	1,540

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

### Land Use

### Land Line Valuation

**Use Code** 3220  
**Description** STORE/SHOP MDL-94

**Size (Acres)** 0.15  
**Depth** 0  
**Assessed Value** \$270,000

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			2160 S.F.	\$2,500	1
FN3	FENCE-6' CHAIN			200 L.F.	\$1,000	1

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$136,400	\$257,200	\$393,600

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