

**From:** DBW [mailto:[prestrgy@comcast.net](mailto:prestrgy@comcast.net)]

**Sent:** Tuesday, October 30, 2018 11:52 AM

**To:** [jaredeigerman@yahoo.com](mailto:jaredeigerman@yahoo.com); 'heather.shand@gmail.com'; [larrygiunta12@gmail.com](mailto:larrygiunta12@gmail.com); AKhan@CityofNewburyport.com; 'jdevlinnbpt@gmail.com'

**Cc:** 'Andrew Port'; 'Andrew Shapiro ([acshapiro@gmail.com](mailto:acshapiro@gmail.com))'; 'Anne Gardner'; 'Bonnie Sontag ([bsontag@comcast.net](mailto:bsontag@comcast.net))'; 'James Brugger ([jamesmbrugger@gmail.com](mailto:jamesmbrugger@gmail.com))'; 'Leah McGavern'; 'MJ Verde'; 'Tania Hartford'; Rishi Nandi ([r7nandi@icloud.com](mailto:r7nandi@icloud.com))

**Subject:** Waterfront West Information

Jared et al.,

Over the course of public hearings and Planning Board discussion I decided to better understand two of the many items that arose in discussion of Waterfront West.

1) What is the difference in 100 year flood elevation from previous(1985) to current(2014)? The comparison may not be as straightforward as one would think including FEMA changing the datum (see the attached FEMA maps). I met with Jon-Eric White who has spent more time on this matter than me. To distill the issue, the difference in the 100 year flood elevation is 3.8 feet. I'd be glad to work with you and others if more validation is needed. Please note this point only references the 100 year flood elevation change by FEMA and is irrespective of other climatic issues.

2) What should parking be for a dwelling unit? I looked into the number of cars registered in what I thought are three similar multi-family units. One was 58 Merrimac St (i.e. Horton's Yard), another 122-124 Merrimac St (i.e. 2-3 year old condos just west of Route 1) and 126 Merrimac St (i.e. Rivers Edge). A fourth similar complex may be Maritime Landings but the units were too new to find information in public databases. The attached excel spreadsheet shows the unit, property owner and number of cars registered to the property owner at the unit. The Tax Assessor's office was good enough to lend me the hard copy of excise tax records which shows registered cars at property locations. If you review the spreadsheet you will note there is information missing which can be attributed to an owner not having any vehicles or what I assumed is the more likely case that the unit is rented. The information on renters would have required more work so for time being I ended my evaluation. Bottom line, average number of cars per dwelling unit is 1.6, darn close to what our current zoning of 1.5 requires.

The preceding is meant to share the information I found to the extent you and others determine the above should be a consideration in your upcoming deliberations.

Thank you for all your hard work and I wish you the best in your task.

Best regards,

Don Walters

Planning Board