



Newburyport Rec @ 59 Low Street: Review of the site

PRESENTATION TO COMMUNITY
SERVICES

MARCH 18, 2024



How did we choose 59 Low St for NYS?

- Selection Committee (November, 2021) considered over a dozen sites
- Criteria included space, parking, accessibility, flexibility, cost, zoning, environmental impacts, etc.
- 59 Low St scored high because it would require renovation, central location, proximity to middle school

What about the contaminants?

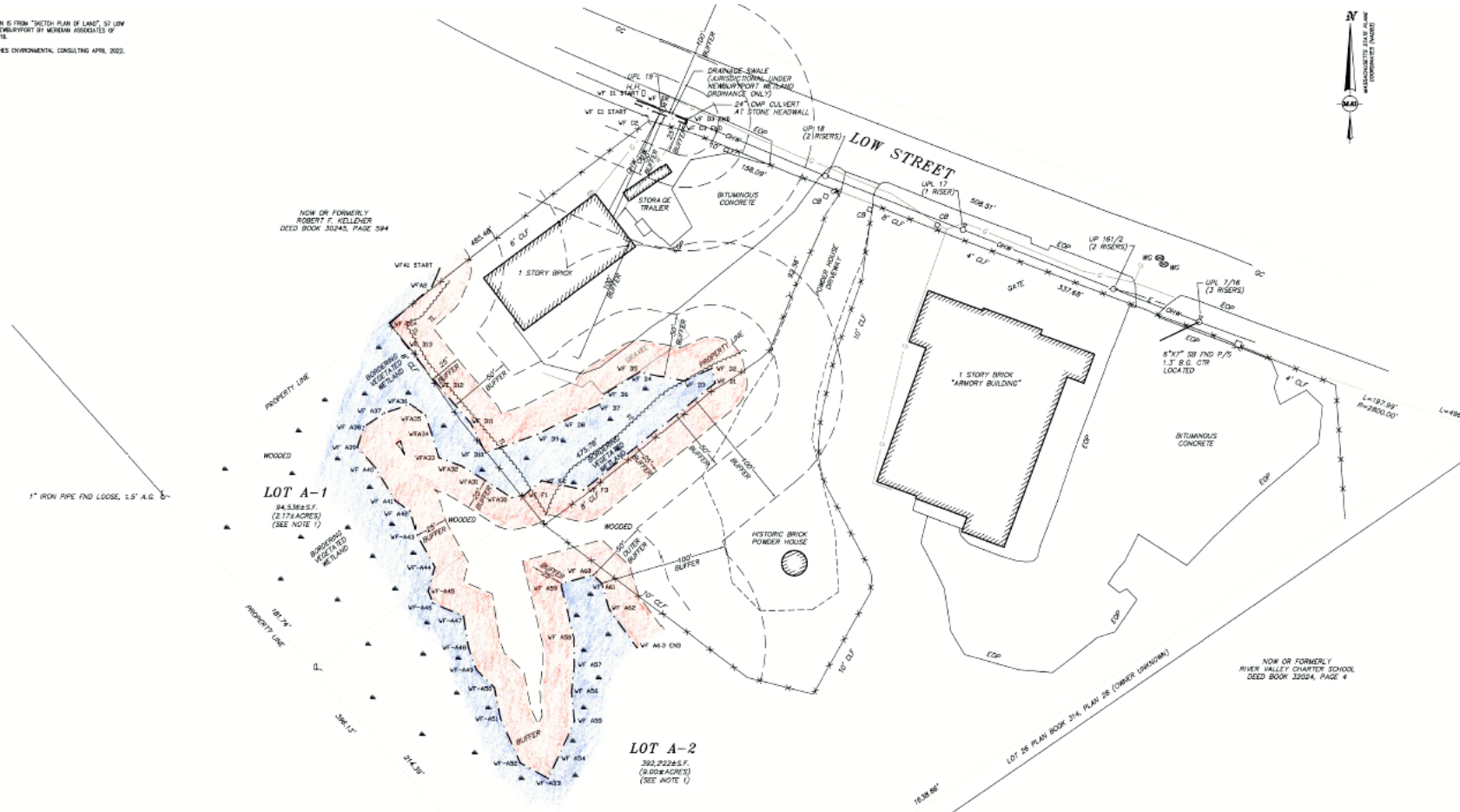
- What we know:
 - 1986 underground storage tank removed, limited remediation conducted, new tank installed
 - 1992 163 cy crushed stone containing PAH's installed for parking
 - 1995 new tank removed in 'good condition', old contamination found, limited remediation conducted
 - 1995-1998 combined contaminants were remediated, total 417 tons of material was hauled off site
 - Currently: site has an A1 rating from DEP (to background levels)

What about the wetlands?

- Wetlands re-flagged (2022):
 - Prior wetland flags were 3 years old, require new flagging
 - New flagging occurred in summer 2022, based on soil samples and presence of vegetation
 - RDA filed and approved by the Conservation Commission after a site walk and public hearing
 - New wetland line set for 3 years
 - State vs local resource areas differentiated where appropriate

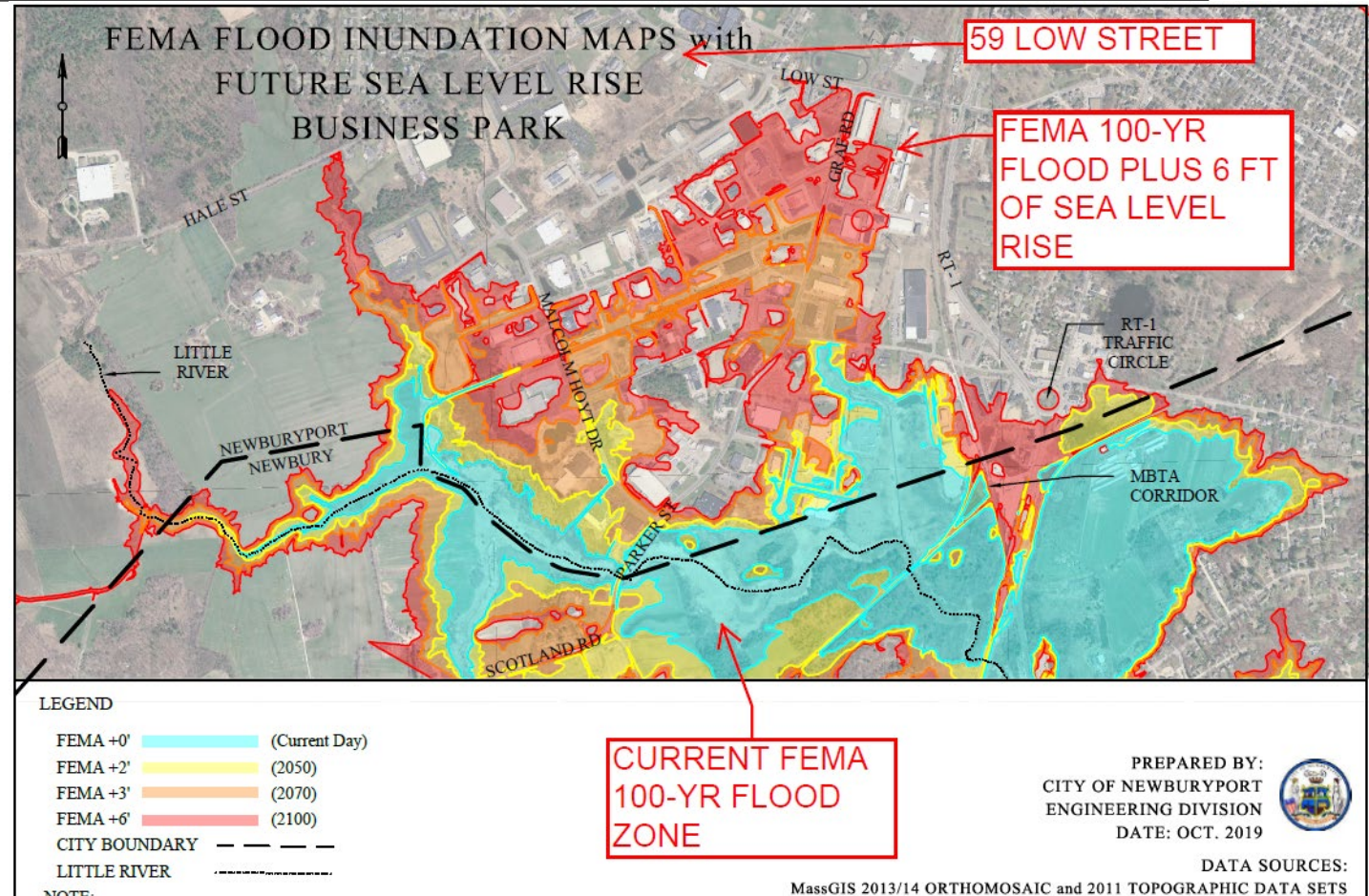
Site plan

1. THE INFORMATION SHOWN HEREIN IS FROM "SKETCH PLAN OF LAND, 57 LOW STREET PREPARED FOR CITY OF NEWBURYPORT BY MORAN ASSOCIATES OF NEWBURY, MA DATED JUNE 30, 2018.
2. WETLANDS DELINEATED BY HUGHES ENVIRONMENTAL, CONSULTED APRIL 2022.



What about flooding?

- FEMA: 100-year flood zone plus 6' SLR not near property

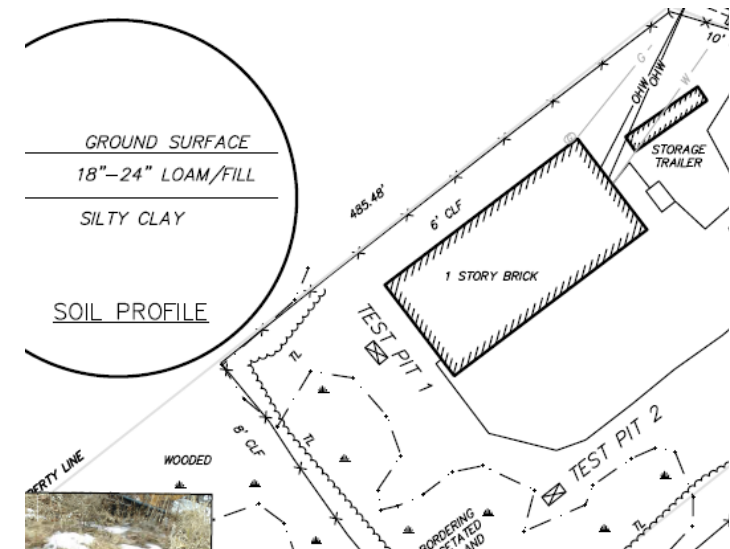


Drainage patterns in the Industrial Park

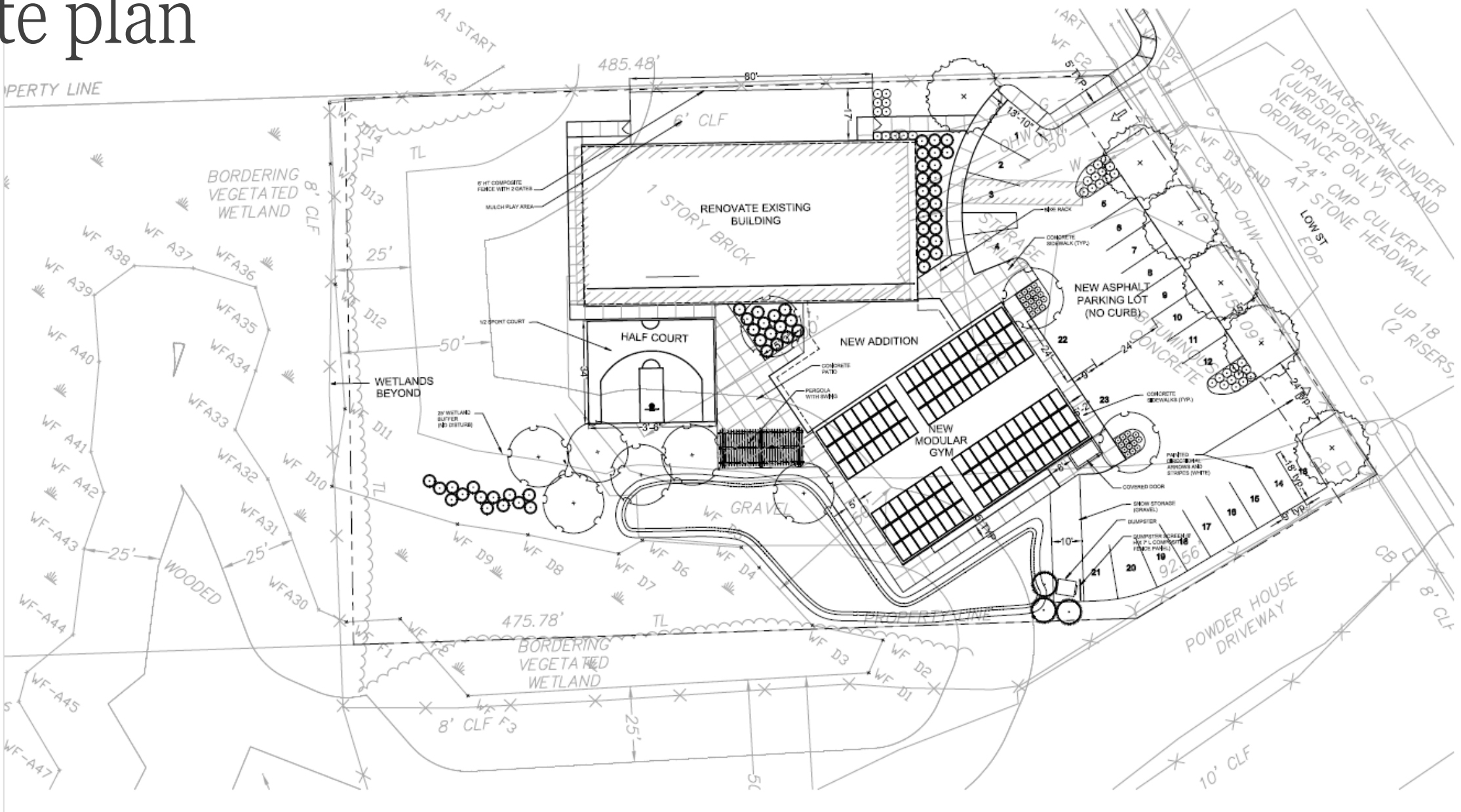


What about the drainage?

- Control the rate of increased runoff from new impervious areas per DEP Stormwater Standards and local Con Com regulations:
 - Detention basin and shallow water quality swales to treat runoff before discharging into wetlands
 - Underground infiltration not possible because of clay/silt soils identified during test pits



Site plan



What about parking and traffic?

- Managing traffic flow and parking throughout the day:
 - Pre-school (morning): limited to 12 families, ample parking on-site to accommodate
 - After school/drop-in programs: primarily walking/biking, parent pickup is accommodated via the driveway loop and is staggered
 - After hours events: shared parking with Nock-Molin school across the street
 - Overhead Rapid Flashing Beacon & crosswalk will be installed

Questions?
