

# CITY OF NEWBURYPORT



IN CITY COUNCIL

**ORDERED:**

November 1, 2022

**THAT**, \$5,750,000 is appropriated to pay costs of renovating and expanding the municipal facility at 59 Low Street for use by the Youth Services Department, including the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor and the Treasurer are authorized to take any other action necessary or convenient to carry out this vote.

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Councillor Heather L. Shand

# *Friends of* NEWBURYPORT YOUTH SERVICES

October 27, 2022

To the Members of the City Council,

As members of the Board of Friends of Newburyport Youth Services (FoNYS), we want to underscore the importance of moving Newburyport Youth Services (NYS) to 59 Low Street and lend our support to this **priority project**.

In this post-pandemic world, our children are in greater need of support than ever before - both in terms of their emotional and their physical well-being. For 18 years, NYS has proven and documented success providing our community with critical public health services for our youth, from birth through to adulthood. Between 2005 and 2019, before the pandemic and loss of the Brown School, NYS grew from a handful of programs to over 5,000 registrations serving over 2,000 individuals.

NYS does so much more than seasonal recreational activities. NYS has brought in over \$2.5 million dollars in grant funds to support healthy youth development and healthy choices. NYS's scope of work allows them to build bridges and create local partnerships to build on change. Such as, during COVID, through city partnerships, NYS created a remote-learning center when most organizations were shutting their doors. The need is there.

However, due to space limitations of its current temporary location, NYS has had to prioritize its programming and look for alternative spaces to meet the needs of the community. As we enter another winter, we cannot wait any longer for NYS to have a permanent space to adequately provide programming to the City's children and their families.

We would be remiss not to mention that we are extremely grateful for and proud of our incredibly dedicated NYS staff that has continued to deliver high quality programs while working temporary offices in City Hall, and making use of ad-hoc space in schools, churches, and other public spaces around the city to meet the needs of our community's youth.

Showing support for a move to 59 Low Street is not just a commitment to our youth - but also to the NYS staff who have worked tirelessly for the community by providing them a dedicated, professional space to continue to best serve our community.

We understand that you may have questions regarding funds, however, it still should not be a question of IF you choose to fund 59 Low Street, but rather **how and when we fund and start this project**. We as a community cannot keep pushing this important issue for another administration to make decisions and invest in this project. We ask that you support this project, the Youth Services department, and the hundreds of children this department directly serves and regularly provides services.

Each day that this critical need goes unmet in our community is another day of increased risk to our youth who are left without a critical resource for support and aid.

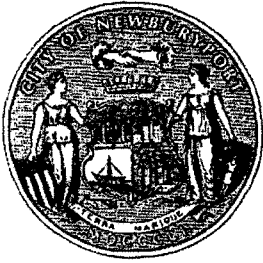
*Sincerely the Board Members of the Friends of Newburyport Youth Services*

Laurie Naughton, President, 8 Doe Run Drive, Ward 5

Kim Hutchins, Vice President, 2 Birch St, Ward 3

Barb Cullen, Treasurer

Ryann Nickerson, Secretary, 354 High Street, Ward 4



CITY OF NEWBURYPORT  
CONSERVATION COMMISSION  
60 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-465-4400

October 20, 2022

The Honorable Heather L. Shand  
Newburyport City Council  
60 Pleasant Street  
Newburyport, MA 01950

Dear Councilor Shand and Members of the City Council,

Please accept this letter as confirmation that the Newburyport Conservation Commission has issued a Negative Determination of Applicability, approving the wetland boundaries at 59 Low Street, as delineated on behalf of the City in May 2022.

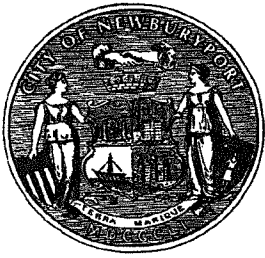
On April 15, 2022, the Commission received a Request for Determination of Applicability (RDA) filed under the Massachusetts Wetlands Protection Act and the Newburyport Wetlands Protection Ordinance. The RDA, submitted by the City of Newburyport, requested confirmation of the wetland resource area boundaries at 59 Low Street. Those boundaries were delineated by Hughes Environmental Consulting and surveyed on a plan titled, 59 Low Street Wetland Delineation, dated May 10, 2022. The Conservation Commission conducted a site visit and held a public meeting on May 17, 2022. At their public meeting, the Commission voted unanimously to issue a Negative 2(a) Determination, stating that the boundary delineations of the resource areas described on the plans dated May 10, 2022 are confirmed as accurate.

This Determination is valid for three years, during which time, any project proposed on the site may utilize the approved delineation.

Sincerely,

A handwritten signature in black ink, appearing to read "Julia Godtfredsen", written over a horizontal line.

Julia Godtfredsen  
Administrator, Newburyport Conservation Commission



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

JAMIE TUCCOLO, ACTING DIRECTOR

PHONE: 978-465-4463/4464  
FAX : 978 462 2063

**DATE:** October 21, 2022  
**To:** Newburyport City Council Members  
**BY:** Diane Gagnon, Assistant Engineer  
**SUBJECT:** 59 Low Street

Members of City Council,

The Engineering Department has reviewed the 59 Low Street Conceptual Layout Plan by Kim Turner dated July 20, 2022 and feel that the area provided is suitable to provided sufficient stormwater treatment. In order to come to this conclusion, we compared the Conceptual Plan to the existing conditions in the 57 Low Street Sketch Plan of Land, dated June 20, 2019, provided by Meridian Associates, examined the soil conditions and ran preliminary stormwater calculations.

In comparing the pre and proposed conditions we determined that the proposed impervious area is approximately equal to that of the existing impervious area.

A Phase II ESA was conducted by Credere Associates, LLC in October 2021 to explore the redevelopment of the site. Eight (8) Soil borings were drilled during the environmental assessment on the easterly end of the site between the structure and Low Street. These borings were drilled to refusal on bedrock which ranged from 10 feet to 14.5 below ground surface. One boring was terminated at 15 feet below ground surface with no refusal. Samples were consistently wet around 5 feet below surface and consisted of sand with bands of clay with some silt and fine gravel. To supplement the finding of the Phase II ESA boring logs, City of Newburyport Engineering department with the assistance of DPS dug two test pits on March 7, 2022. One being approximately 10 feet off the west side of the existing building and the other to the south of the property just beyond the existing pavement. The soils here were consistent to what was found in the report, a clay layer was uncovered approximately two feet below surface grade.

Due to clay soils and groundwater elevation an above grade surface treatment detention pond was modeled using Hydro CAD software. The area as shown on the Conceptual Plan, offers adequate area to treat the volume of runoff required. Final calculations are still needed and compliance with permitting agencies will be implemented as necessary.

Diane Gagnon  
Assistant City Engineer



# NEWBURYPORT PUBLIC SCHOOLS

70 LOW STREET

NEWBURYPORT, MASSACHUSETTS 01950-4086

OFFICE OF THE SUPERINTENDENT  
SEAN T. GALLAGHER, SUPERINTENDENT

TELEPHONE 978.465.4456  
FAX 978.462.3495

October 24, 2022,

To City Council Members,

I would like to express the support of the Newburyport Public Schools for the project to build out 59 Low Street as the future location of Newburyport Youth Services. Our district has established and maintains a strong partnership with NYS, and we are very grateful for the wide variety of quality year-round programs and services they have provided to both our students and their families over the years.

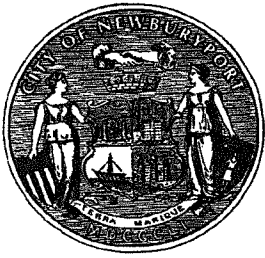
Each year many of our students participate in recreation and enrichment programs offered by Newburyport Youth Services. They provide necessary after school programming for the working families of Newburyport and offer children of this great community many opportunities including but not limited to academics, sports, cultural arts and student leadership programming. NYS also complements the schools with many parent / guardian focused programs with rich topics meant to inform and educate parents / guardians of new trends that may impact their children.

Relocating NYS to 59 Low Street will make the programming more accessible to our students and families. On behalf of Newburyport Public Schools, I strongly support Newburyport Youth Services' relocation plan to 59 Low Street.

Sincerely,

A handwritten signature in black ink that reads "Sean T. Gallagher".

Sean T. Gallagher  
Superintendent



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

JAMIE TUCCOLO, ACTING DIRECTOR

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Assistant City Engineer