

September 27, 2021

City of Newburyport  
Office of Planning and Development  
60 Pleasant Street  
Newburyport, MA 01950

Attention: Dianne Boisvert, Office Coordinator

**Re: Special Permit for Non-Conformities  
Application**  
McDonald's (20-0305)  
37 Storey Avenue  
Newburyport, MA 01950

Dear Ms. Boisvert:

On behalf of the Applicant McDonald's USA, LLC, Bohler is pleased to submit the attached Special Permit for Non-Conformities (SPNC) Application for the proposed renovations to the existing McDonald's restaurant. It is in our opinion the application presented proposes no addition of a new non-conformity and will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure. Enclosed, please find the following in support of our submission for the above referenced project:

- Two (2) signed copies of the Application for Special Permit for Non-Conformities form.
- Two (2) copies of Zoning Review form from the Zoning Administrator.
- Two (2) copies of the SBK Associates LLC authorization letter dated August 24, 2021.
- Two (2) copies of a written memorandum addressing Special Permit for Non-Conformities criteria.
- Two (2) copies of the Assessor's Card.
- Two (2) 11"x17" copies of the Site Development Plan prepared by Bohler, dated March 5, 2020, revised July 14, 2021, sheets C-1 through C-8 of 8.
- Two (2) full-size copies of the Site Development Plan prepared by Bohler, dated March 5, 2020, revised July 14, 2021, sheets C-1 through C-8 of 8.
- Two (2) 11"x17" copies of the Boundary & Topographic Survey prepared by Control Point Associates, dated December 5, 2017, sheet 1 of 1.
- Two (2) full-size copies of the Boundary & Topographic Survey prepared by Control Point Associates, dated December 5, 2017, sheet 1 of 1.
- Two (2) 11"x17" color copies of the Building Elevations prepared by Core States Group, dated July 24, 2018, sheet 1 of 1.
- One (1) check in the amount of \$200.00 made payable to the City of Newburyport for the administrative fee.
- One (1) check in the amount of \$350.00 made payable to the City of Newburyport for the publication/abutters notification fee.
- One (1) PDF file of the documents noted above.

McDonald's is proposing upgrades to the drive-thru features, renovations to remodel the exterior/interior of the existing building, and minor site improvements to ensure compliance with ADA regulations. The upgrades to the drive-thru include replacing the existing menu board and order point with McDonald's



current digital features to improve customer visibility and ordering efficiency. The proposed site improvements will not result in a change to the existing parking count within the McDonald's lease area: 34 existing spaces and 34 proposed spaces.

Building improvements include updating the architectural style to meet McDonald's current standards, which have a more contemporary look. Signage will also be updated to meet McDonald's current standards. The existing freestanding sign is to remain. A total of 5 existing wall signs will be removed and 3 new wall signs, a total area of 42 SF which is less than the maximum 5% building face area, are proposed.

There will be no changes to the existing use of the subject site, and it will not impact the current traffic and pedestrian patterns as they exist today, so a Traffic Impact report was not included. There are no changes to the restaurant's utilities proposed as a part of this project, and no significant changes to the water and sewer demands of the restaurant are anticipated. There will be no changes to the outdoor lighting that currently exists. A Stormwater Management Report was not included as part of our submission because the impervious area of the site will not be increased as a result of the site improvements, which in turn will not cause a stormwater runoff increase. Likewise, a Soil Report was not included as a part of our submission as the scope of our project is minimal. The project will not be impacting wetlands, floodplains, or other sensitive resource areas, therefore, an Environmental and Community Impact Analysis was not provided.

We respectfully request that the Office of Planning and Department review the attached materials for McDonald's Special Permit for Non-Conformities (SPNC) Application for placement on the September 28<sup>th</sup> Zoning Board of Appeals agenda. Should you have any questions or require any further information, please do not hesitate to contact me at (617) 849-8040.

Sincerely,

**BOHLER**

A handwritten signature in blue ink that reads "William E. Lucas III". The signature is fluid and cursive.

William E. Lucas III