



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

March 13, 2019

By Hand

Bonnie Sontag, Chair
Planning Board
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

RECEIVED

MAR 13 2019

Newburyport Planning Dept.

Re: Revisions to Plans
79 Parker Street, Newburyport, MA (the "Property")
Assessor's Map: 37 Lots: 78-3, 78-7, 78-2

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, I represent Plum Island, LLC, (the "Petitioner") the owner of the Property related to the Petitioner's proposed construction of a light manufacturing facility with ancillary/related restaurant and entertainment use (Brewery with Tap Room and Accessory Retail) in the proposed light industrial building (the "Project").

1. Parking

At the March 6, 2019 site plan review hearing the Board expressed its concern regarding the number of parking spaces proposed for the Project on lot 78-3, the immediate Property. The Board expressed its desire that the Petitioner not construct the 10 gravel parking spaces depicted at the southern property line of the Property, behind the proposed light industrial building. After reviewing the variance and special permit decisions of the Zoning Board of Appeals ("ZBA") dated December 7, 2018, it is apparent that the recommendations of the ZBA and Board are in harmony. The ZBA's conditions of approval provide at paragraph 12 (variance) and paragraph 10 (special permit) that "[t]he Applicant will make every effort to obtain Conservation Commission approval for the additional parking as proposed on the plan In the event it is approved, and it is determined following 6 months of operation to be needed, due to a public safety concern as determined by the City Marshal, the Applicant will construct same. In the event it is not approved, it will have no effect on the permits granted hereunder." Thus, the Petitioner agrees that the Board condition any approval of the site plan on the condition that the 10 gravel parking spaces be permitted, but not constructed, until such time as determined by the City Marshal if necessary. Further addressing the Board's comments relative to access to the Property, the Petitioner has included a bike rack on the plans.

1. Gravel Driveways

In relation to the Board's concerns regarding build-up of silt or gravel on Parker Road as a result of the two gravel driveways provided access to the immediate Property,

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

the Petitioner is willing pave the driveways and work with the City to obtain permission to pave the portions of the driveways that are located on City-owned Property. The Petitioner proposes that the following language serve as a condition to the site plan approval: “The Petitioner will use best efforts to work with the City to allow the Petitioner to pave those portions of the driveway serving 79 Parker Street which run over the City road layout.”

3. Interpretive Signage

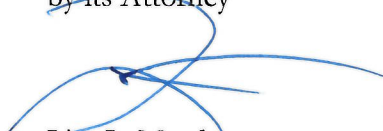
The Petitioner is submitting herewith revised plans depicted the locations of signage informing the public that parking on Parker Street is prohibited, as requested by the Board. Also included on the plans are the locations of proposed educational signage related to the wetlands and proposed open meadow. Photographs of examples of signage are attached.

4. Sustainability

The Petitioner has included a list of sustainability measures that will be implemented for the project.

It is the Petitioner’s belief that the foregoing improvements to the plans and additional informative materials alleviate the concerns the Board expressed at the March 6, 2019 hearing.

Respectfully submitted,
Plum Island, LLC
by its Attorney



Lisa L. Mead

cc: Client