

**City of Newburyport Planning Board
Application for a DOD SPECIAL PERMIT**

Petitioner: 106 High Street, LLC c/o Mark Griffin, Esq.
Address: 30 Green Street, Newburyport, MA 01950
Phone: 978-462-1514
Email: mark@finnic.com
Owner: 106 High Street, LLC
Address: Same as above
Phone: Same as above

Site Address: 106-108 High Street
Assessor's Map and Lot(s): 14/48 Zoning District: R-3/DOD
Book and Page #: 11915/117 or Certificate of Title: _____

The applicant is requesting a Special Permit under Section XXVII – Downtown Overlay District (DOD) for the following request:

Construct new two story addition to a four family historic home and renovate existing structure.

The following information was submitted to the Newburyport Historical Commission at least 21 days prior to submission to the Planning Board:

- A copy of the District Data Sheet or the MHC survey form for the subject property that was prepared in connection with the Newburyport Historic District: <http://www.cityofnewburyport.com/historical-commission/pages/historic-property-surveys>
- Copies of historic (if any) and current photographs of the relevant elevations, exterior architectural features, and structural members.
- Architectural plans, elevations, or renderings depicting the proposed new construction, demolition, or alteration.
- Photos of adjacent structures or setting.

Petitioner and Landowner signature(s):

Signature _____

Print or type above name(s) here 106 High Street, LLC c/o Mark Griffin Esq.

CITY OF NEWBURYPORT, MA
ZONING REVIEW (BUILDING PERMIT DENIAL)

APR# 2018-063

Name: 106-108 High Street LLC/Mark Griffin

Address: 106-108 High Street

Zoning District(s): R3/DOD

Request: Construct a conforming addition to an existing 4 unit structure on a nonconforming lot in the DOD.

ZONING BOARD REVIEW REQUIRED

Variance

- Use Regulations (V)
- Dimensional Controls (VI)
 - ___ Lot Area ___ Open Space ___ Front Yard
 - ___ Lot Frontage ___ Height ___ Side Yard
 - ___ Lot Coverage ___ Lot Width ___ Rear Yard
- Parking (VII)

Sign Variance

- Signs (VIII)
 - ___ Type ___ Size
 - ___ Lighting ___ Location

Special Permit

- Table of Use Regulations (V.D) #: _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)*
- Wind Energy Conversion Facilities (XXVI)
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - ___ Parking ___ Rear Yard
 - ___ Upward Extension ___ Lot Coverage
 - ___ Open Space ___ Side Yard
 - ___ Height ___ Lot Frontage
 - ___ Lot Area ___ Front Yard
 - ___ Use
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G-3)
 - ___ FAR ___ Height
 - ___ Lot Coverage ___ Setbacks
 - ___ Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) # _____
- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - ___ Parking ___ Rear Yard
 - ___ Upward Extension ___ Lot Coverage
 - ___ Open Space ___ Side Yard
 - ___ Height ___ Lot Frontage
 - ___ Lot Area ___ Front Yard
 - ___ Use
- Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED


- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

Site Plan Review (XV)

- Major Minor


Newburyport Zoning Administrator 8/17/2018
Date

CURRENT ASSESSMENT		CURRENT ASSESSMENT		CURRENT ASSESSMENT	
Code	Assessed Value	Code	Assessed Value	Code	Assessed Value
1110	501,000	1110	501,000	1110	501,000
1110	427,800	1110	427,800	1110	427,800
1110	8,400	1110	8,400	1110	8,400
Total		Total		Total	
937,200		937,200		937,200	

PREVIOUS ASSESSMENTS HISTORY		PREVIOUS ASSESSMENTS HISTORY		PREVIOUS ASSESSMENTS HISTORY	
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	1110	501,000	2016	1110	447,900
2018	1110	427,800	2016	1110	362,200
2018	1110	8,400	2016	1110	8,400
Total		Total		Total	
937,200		847,200		818,500	

This signature acknowledges a visit by a Data Collector or Assessor

APPAISED VALUES SUMMARY	
Appraised Bldg. Value (Card)	498,800
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	8,400
Appraised Land Value (Bldg)	427,800
Special Land Value	0
Total Appraised Parcel Value	937,200

VISIT/CHANGE HISTORY						
Permit ID	Issue Date	Type	Date	ID	Ca.	Purpose/Result
A-2012-519	10/31/2012	RS Residential	07/25/2013	DR	50	Building Permit
A/R 11-205	06/13/2011	RS Residential	08/31/2011	DG	00	Measur+-Listed
A/R 08-441	10/04/2008	RS Residential	06/01/2009	CN	00	Measur+-Listed
A2008-199	05/19/2008	RS Residential	02/06/2007	PM	00	Measur+-Listed
			04/07/1998	RD	02	Measur+-2Visits

BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		BUILDING PERMIT RECORD	
Permit ID	Issue Date	Type	Date	ID	Ca.
A-2012-519	10/31/2012	RS Residential	07/25/2013	DR	50
A/R 11-205	06/13/2011	RS Residential	08/31/2011	DG	00
A/R 08-441	10/04/2008	RS Residential	06/01/2009	CN	00
A2008-199	05/19/2008	RS Residential	02/06/2007	PM	00
			04/07/1998	RD	02

LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
B Use Code	Use Description	Zone	Depth	Units	Price
1	1110 APT 4-8 UN	R3		11,270 SF	20.25
Total Card Land Units:		Parcel Total Land Area:		0.26 AC	
Total Land Value:		Parcel Total Land Area:		0.26 AC	
427,800		0.26 AC		0.26 AC	

WATTS MARILYN TRS.
 ONE HUNDRED AND EIGHT TRUST
 4 ARTICHOKE TERRACE
 NEWBURYPORT, MA 01950
 Additional Owners:

TOPO: 1 Level
 UTILITIES: 1 All Public
 STREETS: 1 Paved
 LOCATION: 1 Urban
 SUPPLEMENTAL DATA:
 CONDO CV:
 INLAW Y/N:
 LOT SPLIT:
 40B HSNG:
 ASSOC PID#

RECORD OF OWNERSHIP
 11915/0117
 06/01/1993 U
 12/15/1978
 06549/0068

EXEMPTIONS
 Amount Number Description Comm. Int.
 Amount Number Description Comm. Int.

NEBHD/SUB 8/A
 NBHD Name
 Street Index Name
 Tracing
 Batch

VISION

REPAIR STRUCTURAL
 RECONSTRUCT SUN
 RAISED SHED ROOF
 STRIP & RE-ROOF

4 UNITS*NO LONGER MIXED
 USE* PART SLATE ROOF

Notes

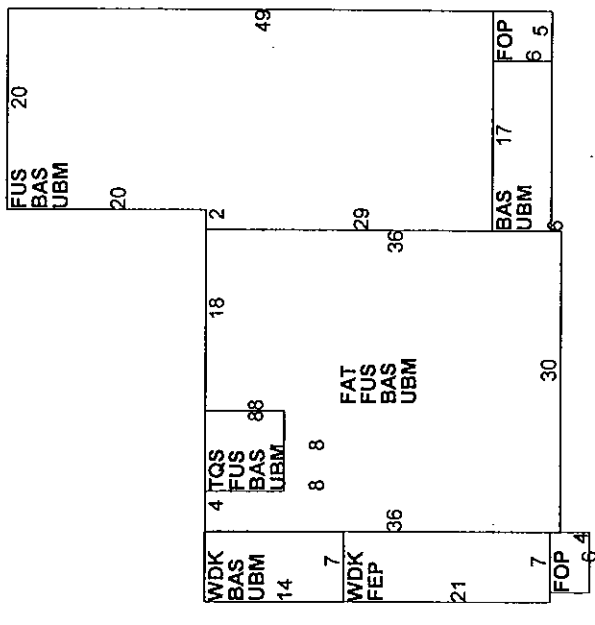
Notes-Adj

Notes-Adj

Notes-Adj

Notes-Adj

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description				
Style	11	Family Convert.							
Model	01	Residential							
Grade	03	Average							
Stories	2	2 Stories							
Occupancy	4								
Exterior Wall 1	26	Aluminum Siding							
Exterior Wall 2	25	Vinyl Siding							
Roof Structure	03	Gable/Hip							
Roof Cover	11	Slate							
Interior Wall 1	03	Plastered							
Interior Wall 2									
Interior Flr 1	09	Pine/Soft Wood							
Interior Flr 2	12	Hardwood							
Heat Fuel	03	Gas							
Heat Type	04	Forced Air-Duc							
AC Type	01	None							
Total Bedrooms	05	5 Bedrooms							
Total Bthrms	4								
Total Half Baths	1								
Total Xtra Fixtrs	0								
Total Rooms	0								
Bath Style	01	Old Style							
Kitchen Style	01	Old Style							
MIXED USE									
Code Description Percentage									
1110 APT 4-8 UN 100									
GOVT/MARKET/RESIDENTIAL									
Adj. Base Rate: 114.99									
Replace Cost 608,311									
AYB 1830									
EYB 1999									
VG									
Remodel Rating 18									
Year Remodeled 0									
Functional Obslnc 0									
External Obslnc 0									
Cost Trend Factor 1									
Condition 82									
% Complete 498,800									
Overall % Cond 0									
Apprais Val 0									
Dep % Ovr 0									
Dep Ovr Comment 0									
Misc Imp Ovr 0									
Misc Imp Ovr Comment 0									
Cost to Cure Ovr 0									
Cost to Cure Ovr Comment 0									
OFF-BUILDING YARD ITEMS									
Code Description Sub Sub Description L/B Units Unit Price Yr Gde Dp Rt Cnd %Cnd Apr Value									
FGR1	GARAGE-AVI		L	600	28.00	1998	0	50	8,400
FPL3	FIREPLACE 2		B	1	4,400.00	1999	1	50	2,200
BUILDING SUB-AREA SUMMARY SECTION									
Code Description Living Area Gross Area Eff. Area Unit Cost Undeprc. Value									
BAS	First Floor	2,318	2,318	2,318	114.99	266,553			
FAT	Attic	203	1,016	203	22.98	23,343			
FEP	Porch, Enclosed	0	147	103	80.57	11,844			
FOP	Porch, Open	0	54	11	23.42	1,265			
FUS	Upper Story, Finished	2,118	2,118	2,118	114.99	243,554			
TQS	Three Quarter Story	48	64	48	86.24	5,520			
UBM	Basement, Unfinished	0	2,318	464	23.02	53,357			
WDK	Deck, Wood	0	245	25	11.73	2,875			
Tot. Gross Liv/Lease Area: 4,687 8,280 5,290 608,311									





Newburyport Historic District District Data Sheets

*Status Code: The contributing status of structures has been assigned based on the retention of pre-1930 designs.

C – Buildings which clearly have major identifiable elements of their original (pre-1930) designs.

INT – Those structures built after 1930 have been designated as intrusions.

MC – Structures which appear to pre-date 1930 and which are similar in scale and materials to their neighbors, but which have undergone

major alterations such that their period of origin cannot be readily determined, designated minor contributing structures.

High Street

Street Address	Map & Parcel	Historic Name	Date of Construction	Style/Comments	Status*
17	33-1		Ca 1790	Late Georgian twin-chimney gambrel	C
19	33-2		Ca 1800	Federalist	C
25	33-3		Ca 1890	Queen Anne	C
27	33-4		Ca 1925	Colonial Revival	C
29	33-5		Ca 1800; 1970's	Federalist; alterations	MC
B & M Railroad -	Nbpt. City	Railroad Branch			
31	33-7	March's Hill Park			
35	33-8		Ca 1845	Greek/Gothic Revival	C
37	33-9		Ca 1875	Italianate	C
	33-10	Tennis Court	Empty lot		
39	33-10		Ca 1890	Queen Anne/House & Stable	C
41	33-11		Ca 1890	Queen Anne	C
43-45	33-18		Ca 1800; ca 1870; ca 1910	Federalist; Italianate; Colonial Revival/House & Carriage House	C
47	33-19	Pierce-Knapp-Healey House	1811	Federalist	C
47-1/2	33-19	Pierce-Knapp-Healey Carriage House	1811	Federalist	C
49	33-20		Ca 1780; ca 1850	Late Georgian; Greek Revival entry	C
51	33-21		Ca 1810; ca 1870	Federalist; Second Empire	C
53	33-22	Daniel Hale/John Weed House	Ca 1665-1700	Central-chimney timber frame	C
57	33-23		Ca 1800; ca 1870	Federalist; Italianate alterations	C
59	33-24 33-24A	Jacob Gerrish House	1839	Federalist/Greek Revival	C
61	33-25 33-26A	Gerrish-Hill House	1799	Federalist	C
63	33-27 33-26	Pike-Cushing-Bachman House	Ca 1810; ca 1860	Federalist; Italianate	C
65	33-28		19 th c (?)	Carriage House	C
69	33-29		Ca 1865	Italianate	C
71	33-30		Ca 1950	Colonial Revival	INT
73	33-31	Ebenezer Wheelwright	Ca 1800; ca 1860	Federalist; Second Empire	C

<u>75</u>	33-32	House & Carriage House Stocker-Wheelwright House & Carriage House	Ca 1797	Federalist	C
<u>77</u>	33-33	Wheelwright-Richardson House & Carriage House	Ca 1806; ca 1908	Federalist; Federalist Revival	C
<u>79</u>	33-36	Livermore-Lunt-Barron House	1805; ca 1840	Federalist; Greek Revival	C
<u>83-85</u>	33-37	Osgood-Rogers House	1807; 1842	Federalist; Greek Revival	C
<u>87</u>	33-38	Greenleaf-Hale House & Stable	1799	Late Georgian/Federalist	C
<u>89</u>	33-39	Joseph Moulton House (half)	1810	Federalist	C
<u>91</u>	33-40	Joseph Moulton House (half)	1810	Federalist	C
<u>93</u>	33-41		Ca 1865	Second Empire	C
<u>95</u>	33-42	Gas station	Ca 1965	Colonial Revival	INT
<u>97</u>	33-43	Gas station	Ca 1965	Colonial Revival	INT
NO NUMBER	35-160	Bartlett Mall George Washington Statue & Face	Laid out 1800; 1878	J.Q.A. Wood Sculptor	C C
		Superior Court House (C. Buffinch, architect - 1805)	1805; 1853	Federalist; Italianate	C
149	35-161	Kelly School (Rufus Sargent, architect)	1872	Italianate	C
153	33-162		Ca 1845	Sidehall Greek Revival	C
155	33-163		Ca 1750-1775	Central-chimney half house	C
157	35-164		Ca 1750-1775	Central-chimney half house	C
159	35-165		Ca 1750-1775	Central-chimney half house	C
161	35-166		Ca 1810	Federalist	C
163	35-167		Ca 1775; ca 1900	Timber frame half house; Queen Anne alterations	C
165-167	35-137		Ca 1940-1950	Astylistic	INT
-----	-----	U.S. Route 1 -----	-----	-----	-----
<u>171-173</u>	35-136	Stickney-Toppan House	Ca 1765	Central-chimney gambrel/Georgian	C
-----	-----	B & M RR bed ---	-----	-----	-----
179	37-1A	Tennis Court	Ca 1980		INT
181	37-2		Ca 1870	Italianate	C
183	37-3		Ca 1865	Second Empire	C
185	37-4		Ca 1810	Federalist	C
187	37-5		Ca 1855; ca 1895	Italianate; Queen Anne	C
189-191	37-6		Ca 1810	Federalist/House & Stable	C
193	37-7		Ca 1865	Italianate/House & Carriage House	C
195	37-8				C

			Pre 1800; ca 1860; ca 1910	Twin-chimney timber frame; Italianate; Colonial Revival	
197	37-9		Ca 1965	Contemporary	INT
<u>201</u>	37-10	Jackson-Dexter House	1771	High-style Georgian	C
<u>203</u>	37-11	Lowell-Tracy-Johnson House & Carriage House	1774	High-style Georgian	C
207	37-12		Ca 1865	Second Empire/House & Carriage House	C
<u>209</u>	37-13 37-14	Hoyt-Morrill House & Carriage House	1806	Federalist	C
<u>211</u>	38-38	Thomas Cutter House	Ca 1845	Greek Revival	C
<u>213</u>	38-39	Rev. John Dodge House	Ca 1890	Tudor Revival/Arts & Crafts	C
215	38-40		Ca 1965	Colonial Revival	INT
217	38-41		Ca 1965	Contemporary	INT
219			1983	Colonial Revival	INT
<u>223</u>	38-42	Goodwin-Hamilton House	Ca 1865	Victorian Gothic	C
225	38-43		Ca 1970	Colonial Revival	INT
REAR 225	38-48		Ca 1870	Italianate	C
	38-49		Ca 1870	Italianate/Carriage House	C
231	38-44		Ca 1970	Colonial Revival	INT
233	38-75			Late Georgian	C
241	38-76	Newburyport High School	1937	Colonial Revival	MC
<u>249</u>	39-60	Toppan-Tyng House	Ca 1799	Federalist	C
251	39-61		Ca 1800; ca 1860	Central-chimney timber frame; early Victorian	C
253	39-62		Ca 1775	Timber frame	C
255	39-63		Ca 1890	Queen Anne	C
257	39-64		Ca 1865	Second Empire cottage	C
259	39-65		Ca 1910	Arts & Crafts	C
261	39-89		Ca 1890	Queen Anne	C
263	39-90		Ca 1940	Contemporary	INT
265	39-112		Ca 1910	Arts & Crafts	C
267	39-113	Pillsbury Place	1651(plaque); ca 1910	Central-chimney timber frame; Colonial Revival	C
271-273	39-114		Ca 1925	Dutch Colonial Revival	C
275	39-115		Ca 1925	Arts & Crafts	C
279	40-17		Ca 1940	Colonial Revival	INT
<u>281</u>	40-18	Miltimore-Husk House & Carriage House	1809	Federalist	C
<u>283</u>	40-19	Andrew Miltimore House	Ca 1870	Second Empire cottage	C
285	40-19A		Ca 1865	Italianate/House & Carriage House	C
287	40-20		Ca 1870		C

				Second Empire cottage	
289	40-48		Ca 1920	Arts & Crafts Bungalow	C
293	40-49		Ca 1890	Queen Anne	C
295	40-50		Ca 1960	Colonial Revival	INT
299	40-51		Ca 1750-1775	High-style mid-Georgian	C
303	40-52		Ca 1875	Sidehall Italianate	C
305	42-41		Ca 1800	Federalist	C
309	42-42		Ca 1800-1825	Federalist	C
311	42-43		Ca 1875	Italianate	C
315	42-48		Ca 1775-1800	Central-chimney timber frame	C
317	42-49		Ca 1875; ca 1900	Sidehall Italianate; Queen Anne	C
319	42-50		Ca 1930	Colonial Revival	MC
321	42-51		Ca 1775	Mid-Georgian	C
325	42-52		Ca 1975	Contemporary	INT
329	42-53		Ca 1900	Queen Anne	C
331	42-54	Belleville School	Ca 1955		INT
335	42-55		Ca 1960	Contemporary	INT
337	42-58		Ca 1875	Sidehall Italianate	C
339	42-59	William Hopkinson House	Ca 1800	Federalist	C
341	42-84	Oliver Hale Building	Ca 1870	Astylistic Victorian	C
343	42-85		Ca 1775	Mid-Georgian	C
347	42-86	Ebenezer Hale House	Ca 1810 (1804)	Federalist	C
349	42-87	Francis Lord House	Ca 1775	Central-chimney timber frame	C
351	42-88		Ca 1895; ca 1950	Colonial Revival; contemporary addition	MC
357	42-123	Dodge-Cutting House	Ca 1800	Federalist	C
363	42-124	Griffith Home for Aged Men	1896	Colonial Revival	C
22-24	24-76		Pre 1900	astylistic	MC
26-28	24-75		Ca 1970	Contemporary	INT
32	24-74		Ca 1890	Queen Anne	C
34	24-73A		Ca 1800	Federalist	C
36	24-73		Ca 1800	Federalist	C
38	24-72		Ca 1845	Greek Revival	C
		B & M RR -- Nbpt.	City RR		
40	24-71	Hale-Dewint House	Ca 1870	Second Empire cottage	C
42	21-80		Ca 1870	Italianate	C
44	21-79		Ca 1850	Greek Revival/Italianate	C
46	21-78		Ca 1800	Federalist	C
48	21-57		Ca 1855	Sidehall Italianate	C
52	21-56	Moore-Lunt Double House	Ca 1860	Italianate	C
54	21-55	Moore-Lunt Double House	Ca 1860	Italianate	C
56	21-39	Capt. William Graves House	Ca 1850	Greek Revival	C

58	21-38		Ca 1750-1800	Timber frame gambrel	C
<u>60</u>	21-37	Mrs. Henry Titcomb House	Ca 1845	Greek Revival	C
66	18-5		Ca 1860	Italianate	C
<u>68</u>	18-4	Swett-Storey House & Carriage	1800	Federalist	C
70	18-3		Ca 1900	Queen Anne/Colonial Revival	C
72	18-2		Ca 1870	Italianate	C
74	18-1		Ca 1895	Queen Anne	C
76	18-80		Ca 1895	Queen Anne	C
<u>78</u>	15-17	Davenport-Greeley House & Carriage House	1808	Federalist	C
80	15-16		Ca 1870	Italianate; Second Empire/House & Carriage House	C
82	15-15		Ca 1870	Italianate	C
84-86	15-14		Ca 1875	Italianate/Victorian Gothic	C
<u>88</u>	15-3	William Hervey House	Ca 1865	Second Empire	C
90	15-2		Ca 1800	Federalist	C
<u>94</u>					C
<u>96</u>	15-1	Nelson-Wheelwright House	1801	Federalist	C
<u>98</u>	14-52	Cushing House	1808	Federalist	C
100	14-51		Ca 1900	Queen Anne	C
<u>102</u>	14-50	Tenny-Noyes Double House	1807	Federalist	C
<u>104</u>	14-49	Tenny-Noyes Double House	1807	Federalist	C
106-108	14-48		Ca 1850	Greek Revival	C
<u>110</u>	14-47	Pope-Moseley House	Ca 1855; 1895	Early Victorian; Colonial Revival	C
<u>112</u>	14-46	Pope-Moseley House	Ca 1855; 1895	Early Victorian; Colonial Revival	C
<u>114</u>	13-26	John Buntin House	Ca 1870	Italianate/Second Empire	C
116-118	13-25	Charles Coffin Row House	Ca 1845-1850	Greek Revival	C
<u>120-122</u>	13-24	Charles Coffin Row House	Ca 1845-1850	Greek Revival	C
<u>124</u>	13-23	Sewall Place	Ca 1814; ca 1890	Federalist; Federalist Revival	C
126	13-22		Ca 1845	Greek Revival/Double House	C
128	13-21		Ca 1845	Greek Revival/Double House	C
130	13-20		Ca 1845	Sidehall Greek Revival	C
132	13-19		Ca 1855; ca 1895	Italianate; Queen Anne	C
<u>134-136</u>	13-18		Ca 1845; 1910	Astylistic	C
138-140	13-17		Ca 1845; 1920	Astylistic	MC
<u>140</u>	46-1		Ca 1940	Colonial Revival	INT

		Convent-Church of the Immac. Conception			
<u>144</u>					
<u>146</u>	46-6	Richard Brown House	1842	Greek Revival	C
<u>148-150</u>	46-7	Adams-Toppan House	1808	Federalist	C
<u>152</u>	46-43		Ca 1870	Italianate	C
<u>154</u>	46-42		Ca 1875	Italianate	C
<u>156</u>	46-41		Ca 1855	Italianate/Row House	C
<u>158</u>	46-40		Ca 1855	Italianate/Row House	C
<u>160</u>	46-39		Ca 1855	Italianate/Row House	C
<u>162</u>	46-38		Ca 1855	Italianate/Row House	C
<u>164</u>	46-37	St. Paul's Episcopal Church & Chapel	1922 1863	Colonial Revival; Victorian Gothic	C
-----	-----	-- U.S. Route 1 ---	-----	-----	-----
<u>180</u>	49-81	Pettingill-Fowler House	1792	Late Georgian	C
-----	-----	-- Boston & Maine -----	Railroad -----	-----	-----
<u>182</u>	49-80	Wood-Moseley- Nason House	1792	Federalist	C
<u>184</u>	49-79		Ca 1950	Colonial Revival	INT
<u>186</u>	49-78	Rand-Fleming Double House	Ca 1790; ca 1840	Federalist; Greek Revival Alter.	C
<u>188</u>	49-77	Rand-Fleming Double House	Ca 1790; ca 1840	Federalist; Greek Revival Alter.	C
<u>190</u>	49-76	Morse-Learned House & Carriage	Ca 1800-1803; ca 1890	Federalist; late Victorian	C
<u>192</u>	49-75		Ca 1800-1830	Timber frame vernacular	C
<u>194</u>	49-74		Ca 1890	Queen Anne	C
<u>196-198</u>	49-16		Pre 1825	Timber frame vernacular	C
<u>200</u>	49-15		Ca 1870	Italianate/Double House	C
<u>202</u>	49-14		Ca 1870	Italianate/Double House	C
<u>204</u>	49-13		Ca 1870	Italianate	C
<u>206-208</u>	49-12		Ca 1850-1860	Greek Revival/Italianate	C
<u>210</u>	51-18		Ca 1845	Greek Revival	C
<u>212</u>	51-17	Nathaniel Horton House & Carriage	Ca 1870	Second Empire	C
<u>216</u>	51-16		Ca 1790	Twin-chimney gambrel/late Georgian	C
<u>218</u>	51-15	Buck-Withington House & Carriage	1797	Federalist	C
<u>220</u>	51-14		Ca 1895	Queen Anne	C
<u>222</u>	51-13		Ca 1875	Sidehall Italianate	C
<u>224</u>	51-12		Ca 1850-1870		C

				Italianate/Double Cottage	
226	51-11		Ca 1850-1870	Italianate/Double Cottage	C
230	51-10		Ca 1890	Queen Anne/House & Carriage House	C
232	51-9		Ca 1845	Sidehall Greek Revival	C
234	51-8		Ca 1845	Sidehall Greek Revival	C
<u>236</u>	53-74 53-73	Toppan-Whitney House	1807	Federalist	C
<u>238</u>	53-72	Swain-Bogardus House	1800	Federalist	C
240-242	53-71		Ca 1800; ca 1840	Federalist; Greek Revival	C
244	53-70		Ca 1845	Greek Revival/House & Carriage House	C
246	53-69		Ca 1925-1935	Arts & Crafts	MC
248	53-68		Ca 1960	Contemporary	INT
252	53-67		Ca 1845	Greek/Gothic Revival-sidehall cottage/House & Carriage House	C
254	53-66		Ca 1860	Italianate	C
256	53-17		Ca 1970	Colonial Revival	INT
258	53-16		Ca 1950	Colonial Revival	INT
<u>260</u>	56-37	Carlton-Whittier-Fitzgerald House	Ca 1800	Federalist	C
262	56-36	Thomas Coker House	Ca 1795	Late Georgian	C
264	56-35		Ca 1775-1800	Late Georgian	C
266	56-34A		Ca 1775-1800	Late Georgian	C
<u>270</u>	56-33	Pike-Parton House	Ca 1870	Italianate	C
<u>272</u>	59-71	Emery-Parton House	1796	Federalist	C
276	59-70		Ca 1850	Greek Revival/House & Carriage House	C
278	59-69		Ca 1960	Colonial Revival	INT
280	59-68		Ca 1895	Queen Anne	C
282-284	59-67		Ca 1810; 1900	Federalist; alterations	C
286	59-66	First Church of Christ Scientist	Ca 1940-1945	Colonial Revival	INT
294	62-48		Ca 1890	Queen Anne	C
296	62-47	The Frederick Smith House	Ca 1900; ca 1918	Colonial Revival	C
298	62-46		Ca 1930	Colonial Revival	C
<u>300</u>	62-45	Belleville Cong. Church Belleville Vestry	1867; ca 1867; ca 1930	Italianate; Greek Revival; alterations	C
304	62-44		Ca 1870	Sidehall Italianate	C
308	62-43		Ca 1870	Sidehall Italianate	C
310	62-42		Ca 1870	Italianate	C
312	62-41		Ca 1860	Italianate	C
314	62-40		Ca 1850	Sidehall Greek Revival/Italianate	C
316	66-7		Ca 1775		C

				Central-chimney half house	
320	66-6		Ca 1810; ca 1900	Federalist; Colonial Revival	C
322	66-5		Ca 1860	Sidehall Victorian cottage	C
324	66-4		Ca 1810	Federalist/Double House	C
326	66-3		Ca 1810	Federalist/Double House	C
328	66-2		Ca 1870	Sidehall Italianate	C
<u>330-332</u>	66-1	J. T. Rowe Shoe Building	Ca 1860	Astylistic Victorian	C
334	66-36		Ca 1870; ca 1960	Sidehall Italianate; Colonial Revival	MC
336	68-129	Gas station	Ca 1950	Contemporary	INT
<u>340-344</u>	68-128		Ca 1925	Colonial Revival	MC
346	68-127		Ca 1775	End chimney gambrel	C
<u>348</u>	68-126	Hale-Kinsman House	1800	Federalist	C
<u>350</u>	68-125	Josiah Little House	Ca 1780	Late Georgian	C
<u>354-356</u>	68-124	Orlando Merrill House & Stable	1791	Central-chimney timber frame	C
<u>360</u>	68-123	Little-Potter House & Barn	Ca 1790	Late Georgian	C
364	68-96		Ca 1875	Sidehall Italianate	C
366	68-94 68-95		Ca 1775	Timber frame vernacular	C
368	68-93		Ca 1860-1870	Italianate	C
372	68-92		Ca 1860	Greek Revival/Italianate	C
376	68-74		Ca 1800; ca 1850	Federalist; Italianate	C
384	68-73		Ca 1920	Arts & Crafts/Colonial Revival	C
386	69-89		Ca 1775-1800	End chimney gambrel	C
390	69-28	Atkinson Common	Donated 1873; laid out 1893-1896		C

[Home](#)

1035 Cambridge Street
Cambridge MA 02141
T 617 661 9082
F 617 661 2550

PO Box 1520
Nantucket Ma 02554
T 508 228 4342
F 508 228 3428

Christopher L Dallmus AIA LEED AP
John F Gifford
Patrick B. Guthrie, AIA

August 21, 2018

Planning Board
Attn: Bonnie Sontag, Chairman
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

Re: 106-108 High Street

Dear Ms. Sontag:

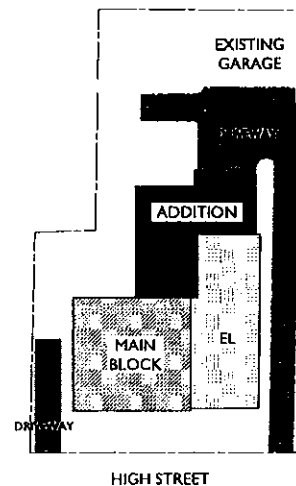
The following is a work description for the rehabilitation of the property at 106-108 High Street. This project is in the Newburyport Downtown Overlay District. The property is listed as contributing on the Newburyport Historic District National Register district data sheets.

For purposes of this letter the following nomenclature is used to describe the property (see also diagram at right):

Main Block – the historic portion of the house with an east-west running ridgeline on a shallow pitch, broad gable. The main entry is on the west elevation, perpendicular to High Street.

Ell – the historic extension of the Main Block along High Street and turning north, perpendicular to High Street into the rear yard of the property.

Addition – the proposed extension of the Ell to the north and to the west, infilling along the north wall of the main block for about one half the width of the main block.



• Summary of existing conditions:

The building has clear Greek Revival stylistic elements and its ca. 1830 construction date is well within the period where the style was prevalent. Its Spartan style sets it apart from its more formal Federal neighbor to the east and the more heavily ornamented neighbor at 110 High Street to the west.

DESIGN
ASSOCIATES
INC

A broad, center entry, gabled main block where roof has a shallow pitch above the broad west elevation with trim defining a simple pediment, are hallmarks of the style. A one-story porch along that elevation was enclosed within the last ten years – diluting some of the simple clarity of the façade. Along High Street the windows are symmetrically arranged in two rows of four, continuing a sense of order for the main block.

The ell is much more an amalgam with interior use reflecting a pragmatism with respect to the placement of fenestration, the layout of roof lines and a markedly simpler array of exterior trim. The eave line drops intentionally, letting the main block of the house read as the more prominent feature. Once the ell extends down the drive to the north window alignment and quantity loses the strong coherence of the High Street elevations. It appears that many internal changes occurred and windows were shifted to coincide with them.

On the north elevation further ad hoc modifications exist. In addition to multiples sizes and types of fenestration two dormers have been added to the gable of the main block. A complex wooden superstructure has been added to provide egress from the four dwelling units in the building.

Design intent:

The goal is to rehabilitate the property, acknowledging the Secretary of the Interior's Standards for the Treatment of Historic Structures and providing four dwelling units. The overall intent is to return the west elevation of the main block, the High Street elevation and the east elevation of the Ell to a more historically appropriate visual appearance. Additions and modernizations are planned on the north elevation and toward the rear of the east elevation to minimize visual change to the streetscape of High Street. Advantage will be taken of the dropping topography and flat roofs to step down the massing of the additions.

Description of building features and treatments:

Balustrade addition roof deck - option if roof deck constructed - balustrades to match balustrade on west elevation main block
Chimneys - removed due to conflict with internal plans – main block chimney cannot be seen from High Street, the smaller Ell chimney is a simple, square form with a modest two course corbel near the top
Door - addition north elevation - six panel door, trim to match existing fenestration trim.
Door - addition west elevation - triple 15-lite French door - muntin width to match Marvin Integrity (or equivalent) windows.

DESIGN
ASSOCIATES
INC

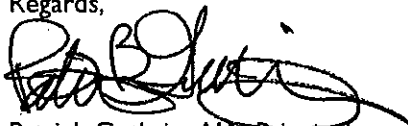
Door - at Ell east side replaces a 3 light window, will be a 6-panel door for emergency exit
Door - at entry to Ell on High Street replaced with new 6-panel door and Sidelight on the west side
Foundation - (Visible) at addition - concrete 8" minimum exposure. Stepped exposure on east elevation.
Foundation - (Visible) at Main Block and Ell - exposed brick/exposed stone - to remain, repaired as required on west, south and east elevations. On north elevation replace with infill wall and clapboard at new lower level bedroom wall.
Garage doors - addition - wood or fiberglass paneled doors
Garage doors - existing garage - replace aluminum doors with new fiberglass or wood paneled doors matching style of addition doors.
Massing - Change to massing at rear of property with addition infilling toward west, flat roofs minimize height and preserve sightlines of existing ridges.
Massing - Addition extending from Ell north along drive way, height is stepped down following contours and is subservient to existing massing
Massing - High street - no change to massing parallel to road
Porch south (High Street elevation) - option to open along full face of ell to the main block.
Porch west elevation that was enclosed prior to 2016 will be opened to the center entry, new square columns introduced, new wood center entry exterior stair will be added, balustrade above will be reconfigured so posts align with architectural features below, existing non-historic porch on south side will be removed and replaced with new wood stair to match west stair details.
Relocate - window position on gable end of Ell to allow addition gable to meet the Ell.
Remove - north side wood fire escape for construction of addition west side (new, code compliant egress is included internally).
Roofing and roofing accessories - Asphalt shingle roof replaced with architectural asphalt shingles, sloped roofs on addition same material. Existing aluminum gutters and downspouts replaced in kind, new gutters and downspouts to match existing. Flat roofs, membrane and not visible from below.
Siding - Remove aluminum siding from Main Block and Ell, replace with Boral (composite) siding beveled boards. Exposure 4-inches. Same siding on addition

DESIGN
ASSOCIATES
INC

Skylight - remove skylight on Main Block facing High Street near the ridge line.
Stairs - addition entry stairway to second floor entry and roof deck, posts, balustrades to match balustrade on west elevation main block
Trim - east elevation at Ell restore existing, at east elevation of addition match existing on Ell
Trim - north elevation at the main block continue frieze and fascia over to addition, at addition gable match trim at Ell gable above
Trim - south (High Street) elevation - restore existing
Trim - west elevation at the addition frieze and fascia at both roof heights to match extant (restored) frieze and fascia of main block west elevation
Window Trim - at existing windows restore existing, match existing at new windows.
Windows at the addition will be Marvin Integrity windows (or equivalent). Match the 6/6 light pattern and muntin width of extant windows being restored.
Windows at the Ell will be replaced with Marvin Integrity fiberglass (or equivalent) sized to the existing openings except where shown otherwise. Match the 6/6 light pattern and muntin width of extant windows being restored.
Windows in the Main Block (extant wood windows) on High Street, east and west elevations will be restored, windows on the rear (north elevation) will be replaced with Marvin Integrity windows (or equivalent).

Please feel free to contact Design Associates with any questions about the architectural intent of this project.

Regards,



Patrick Guthrie, AIA, Principal
Design Associates, Inc.

FINNERAN & NICHOLSON, P.C.

ATTORNEYS AND COUNSELORS AT LAW
30 GREEN STREET
NEWBURYPORT, MASSACHUSETTS 01950
(978) 462-1514
FACSIMILE (978) 465-2584
E-MAIL: CASES@FINNIC.COM
WEBSITE: WWW.FINNERANNICHOLSON.COM

August 21, 2018

Planning Board
Attn: Bonnie Sontag, Chairman
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

Re: Memorandum in Support of Special Permit for Nonconformities and Special
Permit for Downtown Overlay District for 106-108 High Street

Dear Ms. Sontag:

I represent 106 High Street, LLC (the "Petitioner") in the above matter. You have along with the application in your file a site plan (the "Plan") and elevation drawings (the "Elevations") in support of the Petitioner's application for a special permit for nonconformities and a special permit in the Downtown Overlay District ("DOD"). The Petitioner submits this application for your review and for the review of the Newburyport Historical Commission for its use in developing an Historical Report pursuant to the requirements of DOD.

Existing Conditions

The locus is located in the R-3 zoning district and within the DOD. The lot itself is large at 10,975sf. However, the required lot area is 20,000sf. for the current use which is multifamily Use #103. The frontage is 87.58, which is also significant but nonconforming where the requirement is 120ft. The front setback is nonconforming where it is 13.1 ft and 20 ft is required. The building contains four units. It is a Greek revival and is listed as contributing to the Newburyport Historic District.¹ The building has two stories and a finished attic which is listed as the third story in the application. The structure meets all other existing dimensional requirements.

¹ Patrick Guthrie of Design Associates, Inc. has submitted a letter along with this application that provides a detailed narrative relative to the historic nature and conditions of the existing structure as well as the details of the proposed renovation and addition.

Proposed Construction

The proposal is to construct a new addition and to renovate the existing building. The addition will create a ground floor to the rear of the building which will be approximately 1140sf with a first floor of approximately 1058sf and a second floor of approximately 372sf. The new addition will likely not be very visible from the street. The renovations will include alteration and removal and replacement of some exterior architectural features as well as some historic exterior architectural features as those are defined in the Newburyport Zoning Ordinance ("NZO") Section XXVII-D 7&8.²

Special Permit for Nonconformities

The Petitioner is seeking a Special Permit for Nonconformities pursuant to Section IX-B2B of the NZO since the property is nonconforming with respect to lot area and frontage. The Planning Board is the Special Permit Granting Authority ("SPGA") since the property is located in DOD in accordance with Section XXVII-C(2). Section IX-B2B(1) requires that the SPGA must find that "there will be no intensification or extension of an existing nonconformity or the addition of a new nonconformity." In this instance the nonconformities of lot area and frontage remain unchanged and no proposed construction will extend or alter the nonconforming front setback. All of the other dimensional aspects of the lot and structure are within the requirements imposed in the R-3 Zoning District for a four family structure.³

The next finding the SPGA must make pursuant to Section IX-B2B(2) is that "the proposed change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use."

The existing building is in a somewhat tired condition and contains a number of features which are not historical and do not fit in with either the building's original design or the neighborhood. The Petitioner proposes to remove these and to restore the building to make it a more historical design and rehabilitate it keeping the Secretary of the Interior's Standards for Treatment of Historic Structures as a guideline. Some of the features to be removed or altered in order to achieve this are:

1. Removal of a skylight;
2. Opening the porch on the west elevation;
3. Removal and replacement of aluminum siding
4. Repair and replace exposed brick foundation
5. Repair and replacement of windows.

² Patrick Guthrie's letter lists the specific features that will be altered by the proposal.

³ This includes parking, where eight (8) spaces are provided where only seven (7) are required pursuant to Section VII-B1 of the NZO.

Moreover, the new addition will be located to the rear of the property and will likely not be very visible from the street to the streetscape and general appearance of the building envelope will not be altered significantly from that vantage point.

Finally, the massing of the building as proposed will be comparable to some of the surrounding properties. Both 110 High Street and 102-104 High Street are large structures with significant massing.

For all of the foregoing reasons the Petitioner submits that the building as proposed will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

DOD Special Permit

The Petitioner's application triggers two aspects of the DOD review. The first has to do with new construction associated with the addition proposed.

Section XXVII-F5a of the NZO provides as follows:

New construction and alterations must be compatible with existing historic buildings and structures within the DOD: New construction and alteration within the DOD shall not disrupt the essential form and integrity of (i) the subject historic building, structure or exterior architectural features, (ii) the lot where it is located, or (iii) its setting within the DOD. Moreover, new construction and alteration within the DOD shall be compatible with the size, scale, height, color (excepting paint color), material, and character of the (x) subject historic building, structure or exterior architectural feature, (y) the lot where it is located, and (z) its setting within the DOD, as the case may be.

As shown in the Elevations provided along with the photographs of the surrounding properties the new addition will not change the essential form and integrity of the building or its architectural features and will be compatible with the existing building and the surrounding properties. This is further underscored in the letter from Patrick Guthrie accompanying the application.

The second criteria is associated with removal, repair and replacement of exterior historical architectural features. The description of the features to be altered is again found in Mr. Guthrie's letter, which avers that such will be undertaken as guided by the Secretary of the Interior's Standards for Treatment of Historic Structures. Section XXVII-F3, The NZO encourages this in the DOD but does not mandate the application of these Standards by the SPGA. The design and thesis for the project has been sensitive to the district and the existing historical structure itself.

Conclusion

For the foregoing reasons the Petitioner respectfully requests the Planning Board to grant the Special Permit for Nonconformities and the DOD Special Permit.

Do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Griffin', with a long horizontal flourish extending to the right.

Mark Griffin

MG

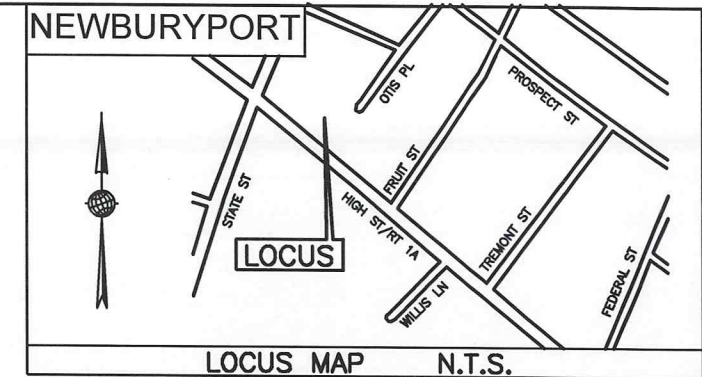
Encls.

ZONING:

RESIDENTIAL 3 (R3)
DOWNTOWN OVERLAY DISTRICT
(DOD)

REQUIRED:
LOT AREA=20,000 sf
FRONTAGE=120'
MIN. FRONT SETBACK=20'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=20'
BUILDING HEIGHT=35' MAX
LOT COVERAGE=40% (BLDGS ONLY)
OPEN SPACE=40%

EXISTING:
10,975 SF±
87.58'
13.1'
(L)13.1' / (R)13.5'
71.8'
30'±
28.79%
42.14%



OWNER/APPLICANT:

MARILYN WATTS
DEED BOOK 11915 PAGE 117
ASSESSOR'S MAP 14 LOT 48

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS
DEED BOOK 11915 PAGE 117

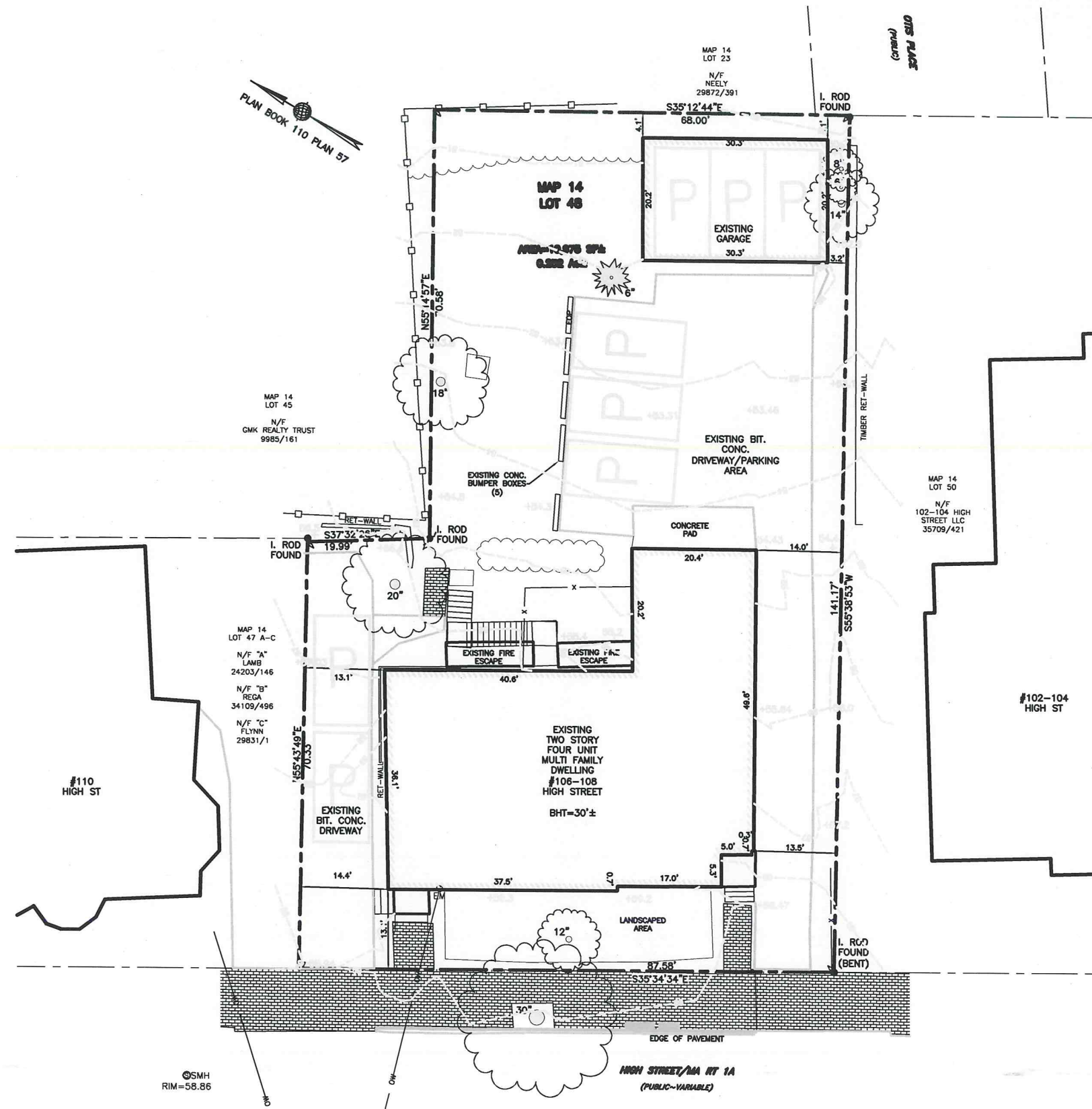
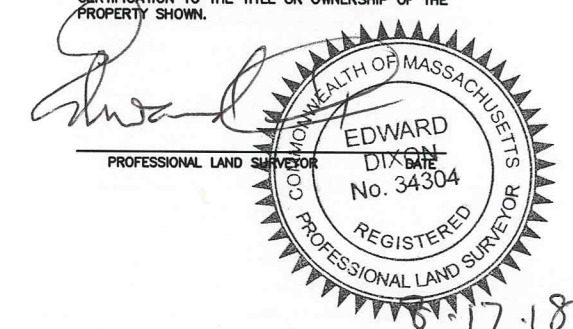
PLAN BOOK 110 PLAN 57
PLAN BOOK 302 PLAN 77
PLAN BOOK 384 PLAN 92
PLAN BOOK 417 PLAN 38

NOTES:

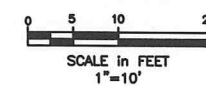
- FIELD SURVEY PERFORMED: JULY 20, 2018.
- VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS
- THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.



Reduced NOT to Scale



EXISTING CONDITIONS PLAN 106-108 HIGH STREET IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY		RESEARCH: CHA
PREPARED FOR: THE JOPPA GROUP, LLC		FIELD: CHA/JBJ
PREPARED BY: HANCOCK ASSOCIATES Civil Engineers Land Surveyors Wetland Scientists		CALCULATION: AM
ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950		DRAFTING: AM
TEL: 978-465-9992 www.hancockassociates.com		CHECK: EDX
		PROJ. MANAGER: EDX
		DATE: AUG. 13, 2018
		JOB NO. 22117A
		CRD FILE 22117.CRD
		SHEET NO. 1 OF 2

EDX	EX PARKING ADDED	8/17/18	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.: 22117 EXCON.dwg			

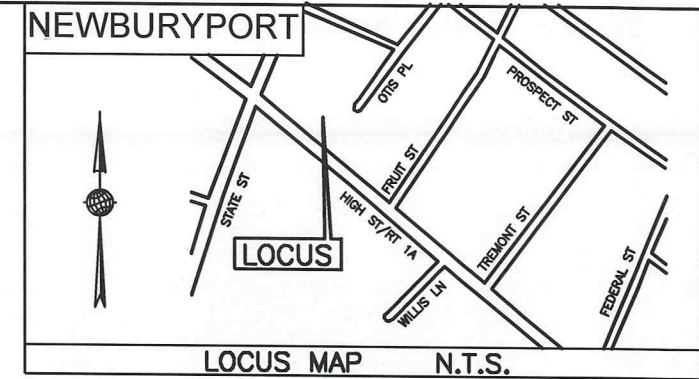
ZONING:
RESIDENTIAL 3 (R3)
DOWNTOWN OVERLAY DISTRICT
(DOD)

REQUIRED:
LOT AREA=20,000 sf
FRONTAGE=120'
MIN. FRONT SETBACK=20'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=20'
BUILDING HEIGHT=35' MAX
LOT COVERAGE=40% (BLDG ONLY)
OPEN SPACE=40%

EXISTING:
10,975 SF±
87.58'
13.1'
(L)13.1' / (R)13.5'
71.8'
30'±
28.79%
42.14%

PROPOSED:
10,975 SF± N.C.
87.58' N.C.
13.1' N.C.C.
(L)12.8' / (R)13.0'
51.4'
30'± N.C.
39.2%
41.5%

OPEN SPACE COMPUTATION
10,975± SF (LOT AREA)
-4,299.7 SF (SUM BLDG. AREA)
-2,123± SF (PARKING/PAVED AREA)
4,552.3± / 10,975± = 41.5%



OWNER/APPLICANT:

MARILYN WAITS
DEED BOOK 11915 PAGE 117
ASSESSOR'S MAP 14 LOT 48

REFERENCES:

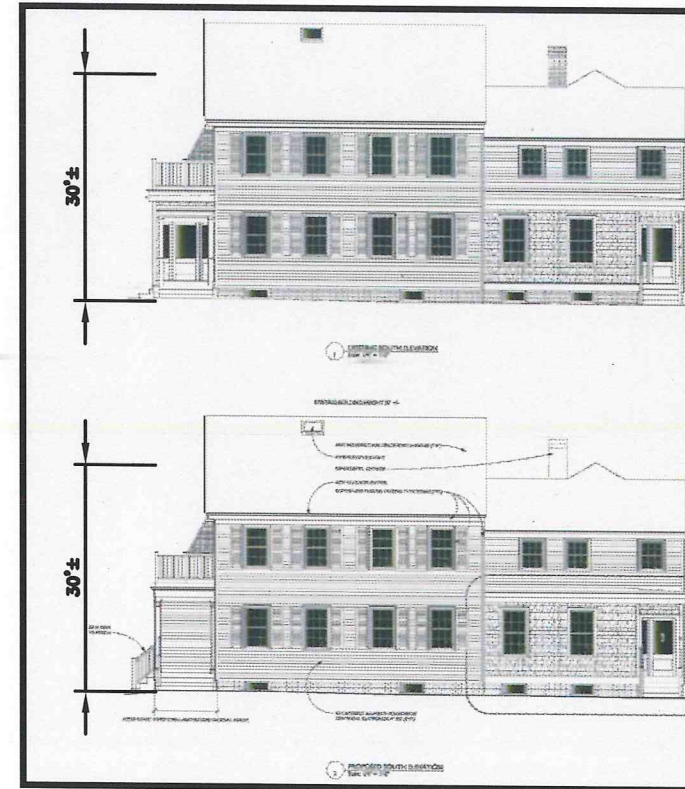
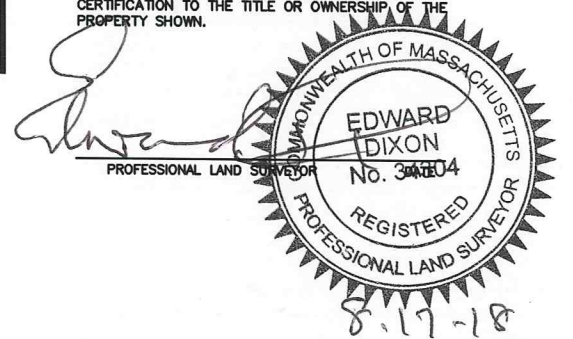
- ESSEX COUNTY REGISTRY OF DEEDS
DEED BOOK 11915 PAGE 117
- PLAN BOOK 110 PLAN 57
- PLAN BOOK 302 PLAN 77
- PLAN BOOK 384 PLAN 92
- PLAN BOOK 417 PLAN 38

NOTES:

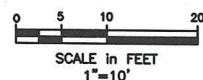
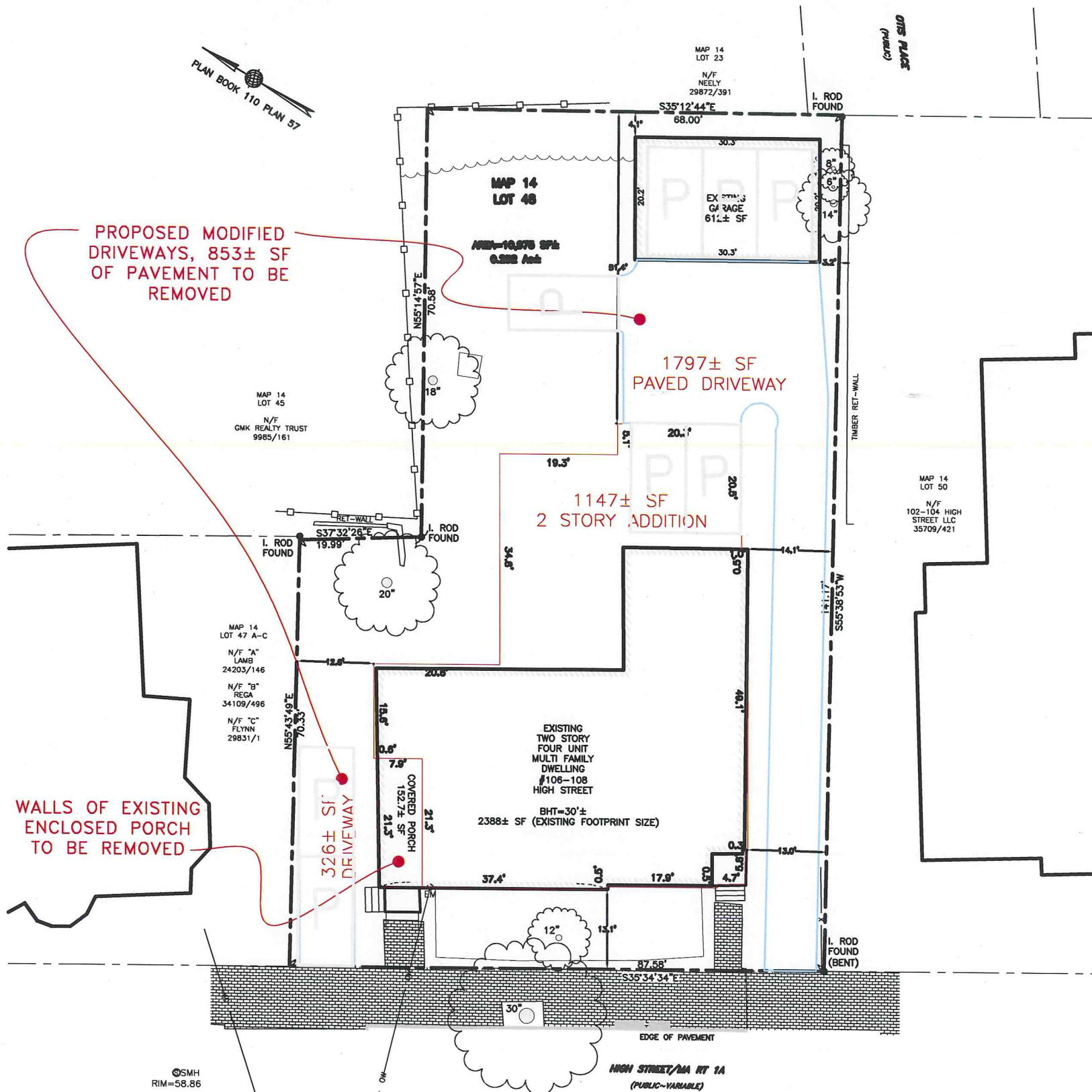
- FIELD SURVEY PERFORMED: JULY 20, 2018.
- ARCHITECTURAL DESIGN PROVIDED BY DESIGN ASSOCIATES, INC.
- VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS
- THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.



ELEVATION VIEW N.T.S.



Reduced NOT to Scale

PROPOSED PLOT PLAN
106-108 HIGH STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
THE JOPPA GROUP, LLC

PREPARED BY:
HANCOCK ASSOCIATES

ONE HARRIS STREET
SUITE 3
NEWBURYPORT, MA
01950

Civil Engineers
Land Surveyors
Wetland Scientists
TEL: 978-465-9992
www.hancockassociates.com

RESEARCH: CHA
FIELD: CHA/JBJ
CALCULATION: AAM
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: AUG. 13 2018
JOB NO. 22117A
CRD FILE 22117.CRD
SHEET NO. 2 OF 2

Edx	PROP. PARKING ADDED	8/17/18	REV: 2
Edx	P. AREA OPEN SPACE	8/18/18	REV: 1
Edx	INITIAL ISSUE	8/13/18	REV: 0
DRAWING NO.: 22117 PR PLOT PLAN.dwg			





NO PARKING

MASONRY
Full Service Masonry
Call for estimates and quotes
www.masonrypros.com

C.S. Painting Inc.
Interior & Exterior
• Fully Insured
• Free Estimates
781.608.6267



108





108

G. MELLO
Dumpster Corp.





















110

ONE WAY

STOP





106