

CIVIL ENGINEERING
TRANSPORTATION/TRAFFIC
WATER/WASTEWATER
GEOTECHNICAL
LAND SURVEYING
ENVIRONMENTAL
PLANNING

December 4, 2019

Newburyport Planning Board Attn; Bonnie Sontag, Chair 60 Pleasant Street Newburyport, MA 01950

Subject: 10 Mullikan Way

**Minor Site Plan Review Application** 

Dear Bonnie,

Please see the enclosed minor site plan review application for 10 Mullikan Way. This application is submitted concurrently with a special permit for use. The proposal is to convert a portion of the existing light industrial use to an Animal Boarding/Kennel use. The proposed project does not propose any exterior site work other the providing a fenced dog run area in the rear of the building. There also will be a new handicap access ramp constructed at the main entry. The required parking with utilize the existing spaces provided on the property. The application included the following:

- 1. Site Plan Review Application
- 2. Zoning Determination
- 3. Site plan

Please do not hesitate to contact me should you have any questions regarding this material at 617-776-3350 ext. 115.

Sincerely yours, **DESIGN CONSULTANTS, INC.** 

Stephen Sawyer

Stephen Sawyer Sr. Project Manager

## City of Newburyport Planning Board Application for SITE PLAN REVIEW

Applicant:	Scott and Tina Devivo			
Address:	65 Turkey Hill Road			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Newburyport MA 01950			
Phone:	978-904-1657			
Email:	Scottdevivo1@comcast.net			
Property Addre	10 Mullikan Way			
Assessor's Map	79-7Δ			
Book and Page(	35/106/27/			
Type of Project:				
Engineer:	play area. 12 existing paved parking spaces will be allocated to the new use.  Design Consultants Inc. Suite 20			
Address:	120 Middlesex Ave.			
	Somerville MA 02145			
Phone:	617-776-3350 ext. 115			
Email:	ssawyer@dci-ma.com			
Owner: Gateway Productions Realty, LLC				
Address:	10 Mulliken Way			
	Newburyport, MA 01950			
Phone:	978-836-4559			
Owner's Signatı	ure:			
Rev. 8/6/19				

## CITY OF NEWBURYPORT, MA ZONING DETERMINATION

APR#	201	9-083
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Name: _	Scott and Tina Devivo				
Address	10 Mulliken Way Zoning District(s):				
Request	Utilize portion of existing light industrial use building for a animal boarding/kennel facility including new outdoor fenced space for dog runs and play area. 12 Parking spaces allocated to new use.				
	NING BOARD REVIEW REQUIRED  Variance  Dimensional Controls (VI)  Lot Area  Dopen Space Front Side  Lot Coverage Lot Width Rear  Modification	_ 0 0	Size Location		
	Table of Use Regulations (V.D) #: Spacing (VI.D) In-Law Apartment (XIIA) Bonus for Multifamily Developments (XVI) Personal Wireless Communication Services (X Demolition Control Overlay District (XXVIII)* Wind Energy Conversion Facilities (XXVI) Other	Parking Upward Extension Open Space	IX.B.2) Rear Yard Lot Coverage Side Yard Lot Frontage Front Yard B.3.c)		
<u>s</u>	NNING BOARD REVIEW REQUIRED  pecial Permit  Table of Use Regulations (V-D) # 424  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  mart Growth District (XXIX)  Plan Approval  ORICAL COMMISSION REVIEW REQUIRED  Demo. Delay  *Advisory Review	Special Permit for Non-Conform  Extension or Alteration (IX Parking Upward Extension Open Space Height Lot Area Use Over 500 sf. increase (IX.E	Rear Yard  Rear Yard  Lot Coverage  Side Yard  Lot Frontage  Front Yard		
	SERVATION COMMISSION REVIEW REQUIRED	Am of Sunful	TT WETLAND		
v	Spartmont Noviov	Newburyport Zoning Administrator	Date		

## **GENERAL NOTES** 1. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF NEWBURYPORT, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA. 2. CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PROP. 8' SOLID VINYL FENCE PUBLIC RIGHT-OF-WAY. 3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. 4. REPLACE METAL OVERHEAD LOADING DOCK DOORS WITH ROLL UP PAINTED METAL AND GLASS DOORS. REMOVE <u>ØUTDOOR DOG RUN AND</u> WETLAND LINE AND PLAY AREA - 3,600 SF ZONING GATEWAY PRODUCTIONS LLC INDUSTRIAL (I-1) PROP. 8' VINYL COATED CHAIN LINK FENCE REQUIRED EXISTING (LIGHT MANUF. - 602) MINIMUM LOT AREA 50,000 SQUARE FEET 201,247 SQUARE FEET MINIMUM FRONTAGE **DEVELOPER**: 200 FEET 474 FEET PROP. VEHICLE OVERHEAD DOOR ACCESS GATE SCOTT DEVIVO FRONT SETBACK 50 FEET SIDE SETBACK (R) 50 FEET 170' 61 TURKEY HILL ROAD SIDE SETBACK (L) 50 FEET 64' PROP. H.C. PARKING SIGN NEWBURYPORT, MA. 202' REAR SETBACK 50 FEET 01950 MAXIMUM LOT COVERAGE (%) 40% 14% DOG BOARDING FACILITY 40' FEET MAXIMUM HEIGHT 9,500 S.F. ± OVERHEAD DOOR MINIMUM OPEN SPACE SEE NOTE 4. PROP. HANDICAP RAMP \*REQUIRED ZONING PROVIDED ON TABLE IS FOR LIGHT MANUFACTURING; USE (602) PAINTED ALUMINUM OR PROJECT TEAM PARKING REQUIREMENTS LIGHT MANUFACTURING (USE 416) GALVANIZED STEEL PROP. PLANTER (TYP\) 0.75 SPACE PER EMPLOYEE MAX. SHIFT PLUS 1 PER COMPANY VEHICLE OVERHEAD DOOR 24 TOTAL PARKING SPACES PROVIDED. SEE NOTE 4. ALLOWS FOR 2 COMPANY VEHICLES AND 29 EMPLOYEES PROP. PLANTER (TYP.) MAIN ENTRANCE ZONING EXISTING BIT. CONC. KENNEL & ANIMAL BOARDING (424) REQUIRED EXISTING (KENNEL 424) GATEWAY PRODUCTIONS MINIMUM LOT AREA 20,000 SQUARE FEET 201,247 SQUARE FEET 474 FEET 90 FEET MINIMUM FRONTAGE PROJECT NAME 20 FEET FRONT SETBACK DROP-OFF PARKING ZONE 20 FEET 170' SIDE SETBACK (R) 10 MULLIKEN WAY SIDE SETBACK (L) 20 FEET 64' NEWBURYPORT, MA REAR SETBACK 20 FEET 202' MAXIMUM LOT COVERAGE (%) 40% 14% PROJECT INFO 40' FEET MAXIMUM HEIGHT MINIMUM OPEN SPACE \*REQUIRED ZONING PROVIDED ON TABLE IS FOR KENNEL/ANIMAL BOARDING; USE (424) KENNEL/ANIMAL BOARDING (USE 424) 2 SPACE PER EMPLOYEE MAX. SHIFT PLUS 4 VISTOR SPACES 12 TOTAL PARKING SPACES PROVIDED. ALLOWS FOR MAX SHIFT OF 4 EMPLOYEES PROPOSED SIGN SPR PLAN UPDATE | 12/4/19 DESCRIPTION SITE SCALE: 1" = 20' FLUSH CONCRETE CURB PLAN LEGEND PROPOSED: - GRASS FIBERS **EXISTING:** ∠ 4" WHITE LINES ----CS---- COMBINED SEWER & DRAIN ■ ● CATCH BASIN GAS GATE **DECIDUOUS TREE** TEST PIT CONIFEROUS TREE SHEET NAME: STOCKADE PLANTER PEASTONE LEVELING LAYER SEWER LINE FIRE HYDRANT ——GAS—— GAS LINE WATER GATE ——DOM—— DOMESTIC WATER LINE TELEPHONE LINE O GG <sup>3</sup>/<sub>4</sub>" CRUSHED STONE **GAS GATE** ——FIRE — FIRE SUPRESSION LINE STEAM LINE WASTE BASKET ——ETC—— ELECTRIC, TEL. & CABLE LINE SANITARY MANHOLE PARKING METER DRAIN LINE DRAIN MANHOLE ☐ MB MAIL BOX SPOT GRADE

EXISTING BIT.CONC. SURFACE

MULTI FIBER TURF DETAIL

1. FIELD ENGINEER TO DETERMINE FINAL DIMENSIONS.

PLANTER

2. PAVEMENT MARKINGS SHALL BE WHITE REFLECTORIZED PAINT.

HANDICAP STRIPING FOR CAR OR VAN
NOT TO SCALE

UNKNOWN MANHOLE

TELEPHONE MANHOLE

ELECTRIC MANHOLE

TRAFFIC SIGNAL

UTILITY POLE

SPOT GRADE

CONTOUR

CLEAN OUT

INSPECTION PORT

TW,BW

CO

TOP OF CURB, BOTTOM OF CURB

TOP OF WALL, BOTTOM OF WALL

DR BY: GS

CHK BY: SS

PROJ NO: 2019-120

DATE: 11/05/2019

SCALE: 1"=20'