



Design Consultants, Inc.

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 than 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 will 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

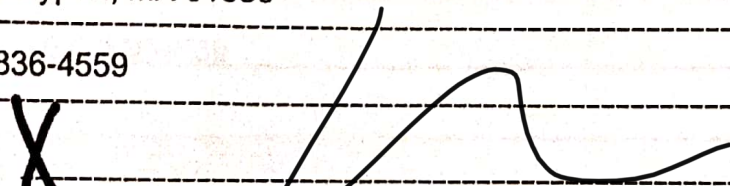
Applicant: Scott and Tina Devivo
Address: 65 Turkey Hill Road
Newburyport MA 01950
Phone: 978-904-1657
Email: Scottdevivo1@comcast.net

Property Address: 10 Mullikan Way
Assessor's Map and Lot(s): 79-7A Zoning District: I-1
Book and Page(s) or Cert.#: 35496/274

Type of Project: Major Minor Amendment (attach previous decision)

Project Description: Conversion of a 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 existing paved parking spaces will be allocated to the new use.

Engineer: Design Consultants Inc. Suite 20
Address: 120 Middlesex Ave.
Somerville MA 02145
Phone: 617-776-3350 ext. 115
Email: ssawyer@dc-ma.com

Owner: Gateway Productions Realty, LLC
Address: 10 Mulliken Way
Newburyport, MA 01950
Phone: 978-836-4559
Owner's Signature: 

CITY OF NEWBURYPORT, MA
ZONING DETERMINATION

APR# 2019-083

Name: Scott and Tina Devivo

Address: 10 Mulliken Way Zoning District(s): I1B

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.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

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

Other

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

PLANNING BOARD REVIEW REQUIRED

Special 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 _____

Special Permit for Non-Conformities

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

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major
- Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

* WITHIN 25' NO DISTURB OF WETLAND

Health Department Review

[Signature] 11/14/2019
 Newburyport Zoning Administrator Date

