



NOTICE OF INTENT

11 Barker Street
Newburyport, MA
August 28, 2020

Introduction/Site Description

The project site is a 7,787 square foot residential parcel on Plum Island in Newburyport, MA. The property is bounded by residential lots to the south, east and west and Barker Street to the north. The site contains a single-family home elevated on piles, and detached garage at grade. The project is located as indicated on Figure 1 below.



Fig. 1: USGS Topo Site Locus

Proposed Project

This Notice of Intent is for construction of a second story addition to the existing garage and construction of an open breezeway and deck connecting the garage to the home. A new stairway will also be installed.

The work includes:

1. Construction of a first-floor addition of 525 square feet over the existing garage. The floor of the addition will be above the garage and supported by posts within the garage footprint.
2. Construction of a two-story elevated addition/connector or 285 square feet between the house and garage. Access from the garage to the connector will be located within the garage
3. Construction of a 143 square foot open deck with stairs on the rear of the house. The existing 90 square foot deck on the second floor will include an exterior stair up to the existing roof deck on the main house.
4. The existing 105 square foot wood deck on the west side of the house is proposed to be removed.

Wetland Resources

Barrier Beach/Coastal Dune

The project site is located entirely within Barrier Beach and is regulated as Coastal Dune. The work area is unvegetated and consists of gravel. The only vegetated areas are rear and east of the garage which contain beach grass.

Land Subject to Coastal Storm Flowage

The entire site is located within Land Subject to Coastal Storm Flowage, as determined by reference to the most recent FEMA Flood Map included as Figure 2 below. The project site is bisected by the boundary between the VE and AO Zones.

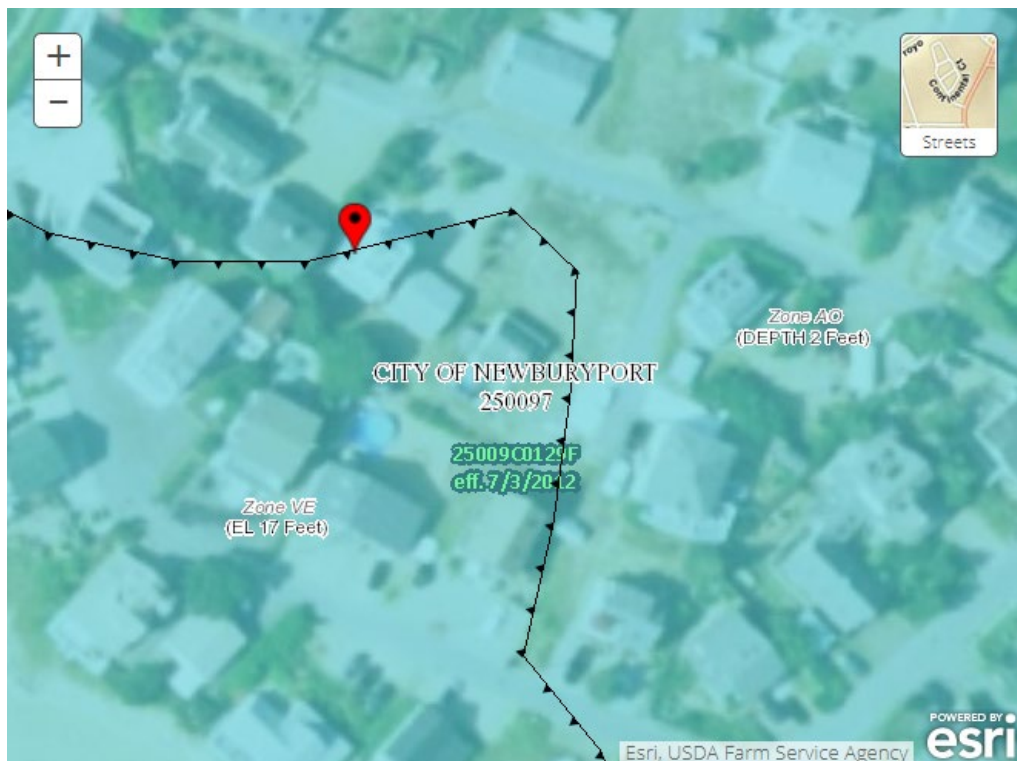


Fig. 2: FEMA Flood Map

Other Resources

The project site is not located within Estimated Habitat of Rare Wetlands Wildlife or Priority Habitat as determined by reference to the most recently available data provided by the Mass. Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program available on MassGIS.

Performance Standards and Mitigation Measures

The project area is unvegetated and the work will not result in alteration of existing dune vegetation. All new structures are proposed on piles at least 2 feet above the base flood elevation. The site is within FEMA Zone VE to Elevation 17 and the new deck is proposed at 19.8.

The project complies with the City of Newburyport Wetlands Protection Ordinance. Specifically, under section 6.5-28, for construction on the Barrier Beach, the project does not qualify as new development, which includes construction of a new structure or building. Nor does it constitute redevelopment, which is defined as an increase in footprint of buildings or structures resulting in the sum of footprints exceeding a 20% in the footprint of the existing structure or conversion of open structures such as porches, carports and decks to Usable Interior Space below the first floor dwelling.

The project will not result in a substantial improvement which increases the market value of the building by an amount equal to or greater than 50% as determined by comparison of the current assessed value from the City of Newburyport Assessor (\$242,000) and the proposed project cost from the builder of (\$120,488- see attached). However, the project construction will result in an increase in more than 25% square footage of habitable living space. Please refer to the attached habitable area calculation for details. The exceedance of the 25% rule is the reason the proposed garage addition will be elevated on piles. The piles will be interior to the garage. While the existing garage roof will be required to be removed, no existing exterior walls will be removed.

Robert A. Imlach Jr.
Swazy & Alexander
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Ponting Residence
11 Barker St.

The following construction budget is based on:

-Plan to Accompany Notice of Intent – 11 Barker Street in Newburyport, Massachusetts” prepared by Hancock Associates dated August 21, 2020

-Floor Plans and Elevations prepared by Savoie Nolan Architects dated 3/1/2020.

1. Remove garage roof and install 12” sono Tubes with footings at 6 locations.	\$ 4,500.00
2. Frame materials	\$ 15,500.00
3. Frame Labor	\$ 20,000.00
4. Windows and doors Andersen	\$ 15,500.00
5. Roofing material	\$ 4,500.00
6. Roofing labor	\$ 3,000.00
7. Siding material	\$ 13,440.00
8. Siding labor	\$ 5,000.00
9. Deck material	\$ 13,400.00
10. Deck labor	\$ 3,000.00
11. Trash removal	\$ 2,400.00

Sub Total	\$100,240.00
12. Overhead & profit 20%	\$ 20,248.00

Weather Tight	\$120,488.00

Sincerely,

Robert A. Imlach Jr.
CLS #029093