



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
<b>Newburyport</b>
City/Town      SEC 18026

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
**City of Newburyport Wetlands Protection Ordinance**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>12, 54th Street</u>	<u>Newburyport</u>	<u>01950</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>76</u>	<u>42.809625</u>	<u>-70.812622</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>4</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Gregory Candace</u>	<u>Elliot McMahan</u>	
c. Organization		
<u>12, 54th Street</u>		
d. Street Address		
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>
e. City/Town	f. State	g. Zip Code
<u>978-462-1857</u>		
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Michael</u>	<u>Seekamp</u>	
a. First Name	b. Last Name	
<u>Seekamp Environmental Consulting, Inc.</u>		
c. Company		
<u>129 Route 125</u>		
d. Street Address		
<u>Kingston</u>	<u>NH</u>	<u>03848</u>
e. City/Town	f. State	g. Zip Code
<u>603-642-8300</u>	<u>603-643-8500</u>	<u>seekampm.sec@comcast.net</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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## A. General Information (continued)

6. General Project Description:

Construct a 8.75' x 14.64' addition/screened porch to an existing single family house on a Barrier Beach/Coastal Dune.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex	
a. County	b. Certificate # (if registered land)
36546	372
c. Book	d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input checked="" type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	-0- _____	
	1. square feet	2. cubic yards beach nourishment
e. <input checked="" type="checkbox"/> Coastal Dunes	-0- _____	
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Current MassGIS  
Oliver \_\_\_\_\_

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

2.  Assessor’s Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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### C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP
  3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

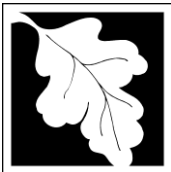
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
  - a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
  - b. ACEC

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- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
  - a.  Yes  No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
  - a.  Yes  No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
  - a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
    - 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
    - 2.  A portion of the site constitutes redevelopment
    - 3.  Proprietary BMPs are included in the Stormwater Management System.
  - b.  No. Check why the project is exempt:
    - 1.  Single-family house
    - 2.  Emergency road repair
    - 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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#### D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Plan of Land

a. Plan Title

GA Consultants, Inc.

John Hargreaves

b. Prepared By

c. Signed and Stamped by

2/24/20

1" = 10'

d. Final Revision Date

e. Scale

Addition for Gregory Elliot & Cancace McMahan

9/23/19

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

#### E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

8453

2. Municipal Check Number

02-27-20

3. Check date

8455

4. State Check Number

02-27-20

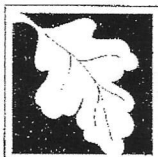
5. Check date

Seekamp Environmental Consulting, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name





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### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310-CMR-10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

*Carolee D. McMahon*  
1. Signature of Applicant

*5/28/18*  
2. Date

3. Signature of Property Owner (if different)

*Michael Rockaway*  
5. Signature of Representative (if any)

4. Date

*5-3-18*  
6. Date

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

<u>12, 54th Street</u>	<u>Newburyport</u>
a. Street Address	b. City/Town
<u>8455</u>	<u>42.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Gregory</u>	<u>Elliot</u>	
<u>Candace</u>	<u>McMahan</u>	
c. Organization		
<u>12, 54th Street</u>		
d. Mailing Address		
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>
e. City/Town	f. State	g. Zip Code
<u>978-462-1857</u>		
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1 a.) work on a single family lot, addition	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$110.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$110.00
			a. Total Fee from Step 5
State share of filing Fee:			\$42.50
			b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:			\$67.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

SEEKAMP ENVIRONMENTAL  
CONSULTING, INC.

129 ROUTE 125, KINGSTON, NH 03848  
TEL: 603.642.8300 FAX: 603.642.8500



America's Most Convenient Bank®  
53-7054/2113

8452

2/18/20

PAY TO THE ORDER OF City of Newburyport

\$ \*\*50.00

Fifty and 00/100\*\*\*\*\*

DOLLARS

City of Newburyport

MEMO  
NOI 18026 Local Ordinance Fee

AUTHORIZED SIGNATURE

Security features. Details on back.

SEEKAMP ENVIRONMENTAL  
CONSULTING, INC.

129 ROUTE 125, KINGSTON, NH 03848  
TEL: 603.642.8300 FAX: 603.642.8500



America's Most Convenient Bank®  
53-7054/2113

8455

2/27/20

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ \*\*42.50

Forty-Two and 50/100\*\*\*\*\*

DOLLARS

Commonwealth of Massachusetts

MEMO  
NOI 18026

AUTHORIZED SIGNATURE

Security features. Details on back.

SEEKAMP ENVIRONMENTAL  
CONSULTING, INC.

129 ROUTE 125, KINGSTON, NH 03848  
TEL: 603.642.8300 FAX: 603.642.8500



America's Most Convenient Bank®  
53-7054/2113

8453

2/27/20

PAY TO THE ORDER OF City of Newburyport

\$ \*\*67.50

Sixty-Seven and 50/100\*\*\*\*\*

DOLLARS

City of Newburyport

MEMO  
NOI 18026 WPA Fee

AUTHORIZED SIGNATURE

Security features. Details on back.

## Project Narrative

for  
Gregory Elliott  
&  
Candace McMahan  
(applicants)

for a property at

12 54th Street  
Newburyport, Massachusetts  
2/25/20

### Proposed project

The proposed project involves the addition of a screened in porch that will be supported by beams suspended between existing house and deck columns. There will also be a second floor added to the existing house. The existing home is on a Barrier Beach/Coastal Dune, Plum Island.



Existing conditions. This view shows the gap between the existng deck and the west facing wall of the building where the addition is proposed.

### Elevation rule

The elevation of the proposed replacement support members is greater than two feet above the base flood elevation and the highest ground elevation in those areas. See photographs below.



The area below the lowest support beam will remain open. There will be no on-the-ground impacts (other than shadowing) resulting from the proposed addition.

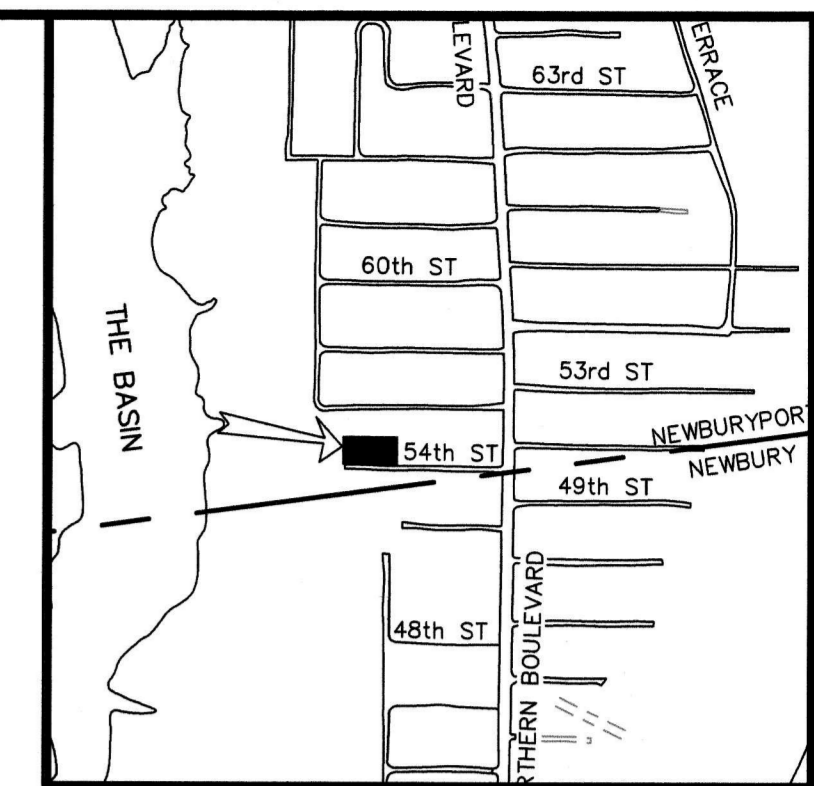
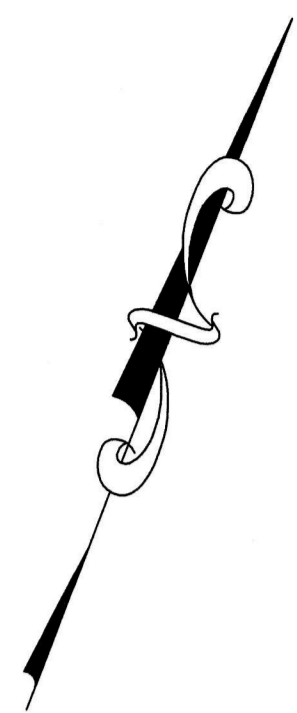


**25% - 50% Rule**

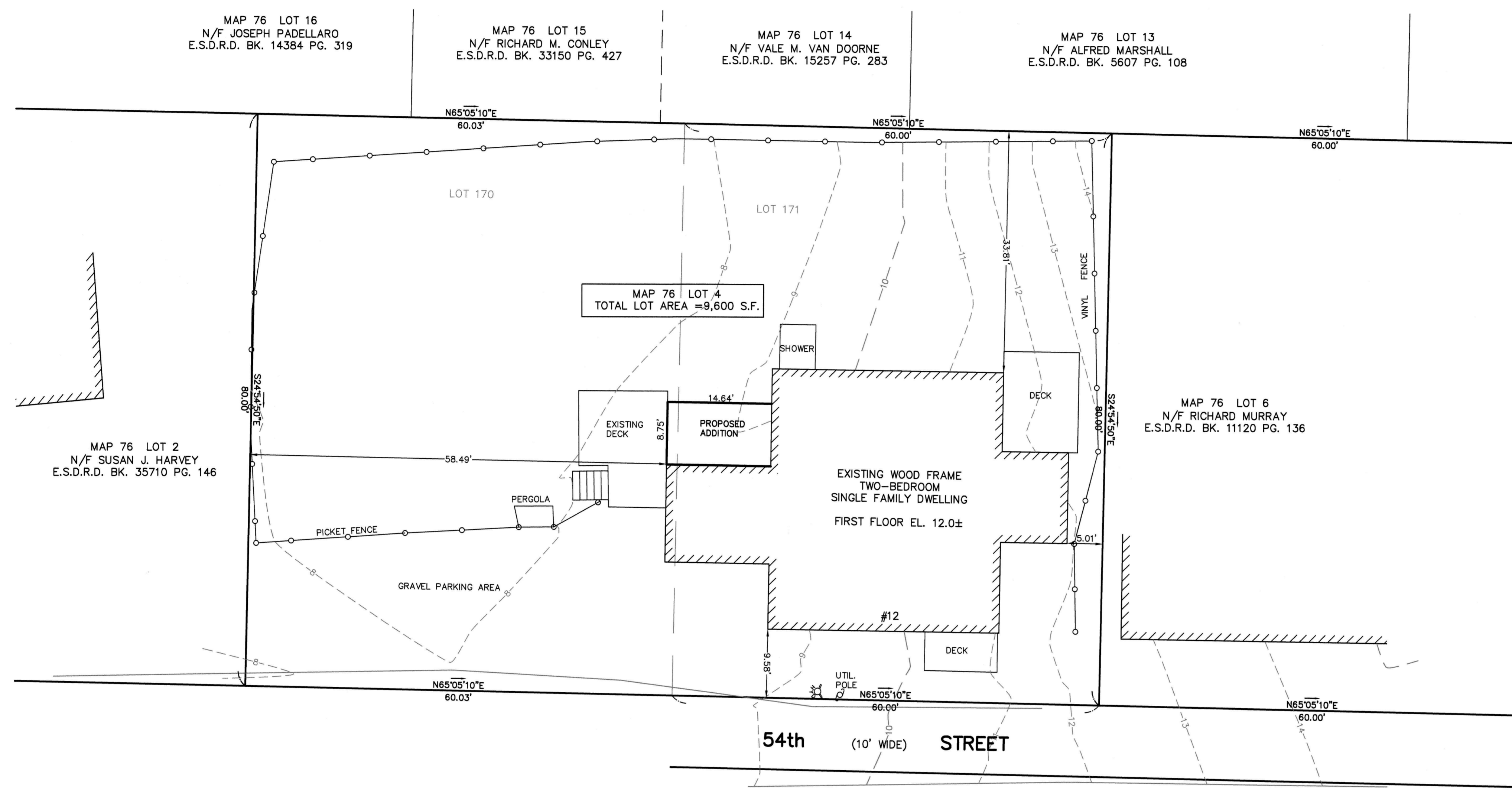
The area being added to the footprint of the living space of the existing building is less than 25% of the existing living space. The cost to the renovation is less than 50% of the value of the existing dwelling. We have provided an analysis of these assertions with this application.

A handwritten signature in black ink that reads "Michael Seekamp". The signature is written in a cursive style with a large, sweeping initial "M".

Michael Seekamp  
Senior Wetland Scientist



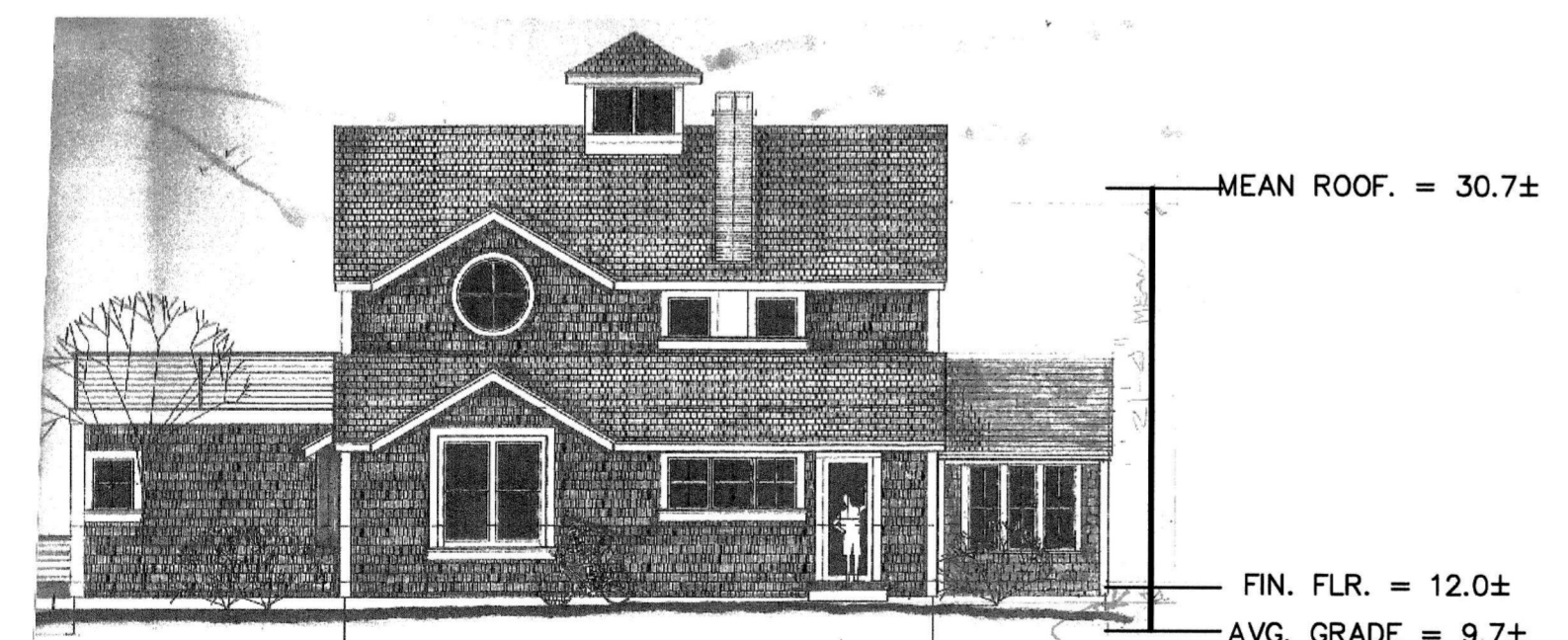
VICINITY PLAN  
SCALE: 1"=500'



SITE PLAN  
SCALE: 1"=10'

TABLE OF ZONING REQUIREMENTS RESIDENTIAL (R-3), PLUM ISLAND OVERLAY SINGLE FAMILY RESIDENCE			
ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA (S.F.)	12,000	9500*	9500*
STREET FRONTAGE (FT.)	120	120	120
BUILDING HEIGHT (FT.)	35	<35	<35
MAX LOT COVERAGE (BLDGS) %	20	16	17
MIN OPEN SPACE %	25	84	83
MAX. # OF STORIES	2	2	2
MIN. STREET SETBACK (FT.)	20	9.6±	9.6±
MIN. SIDE SETBACK (FT.)	20	5.0±	5.0±
MIN. REAR SETBACK (FT.)	20	33.8±	33.8±

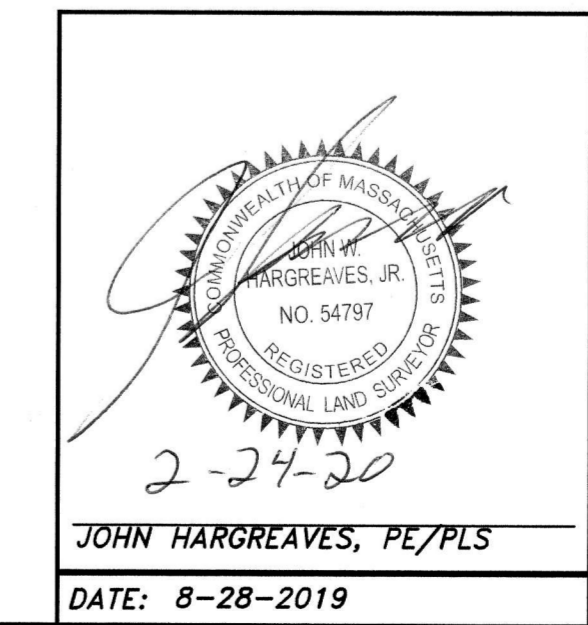
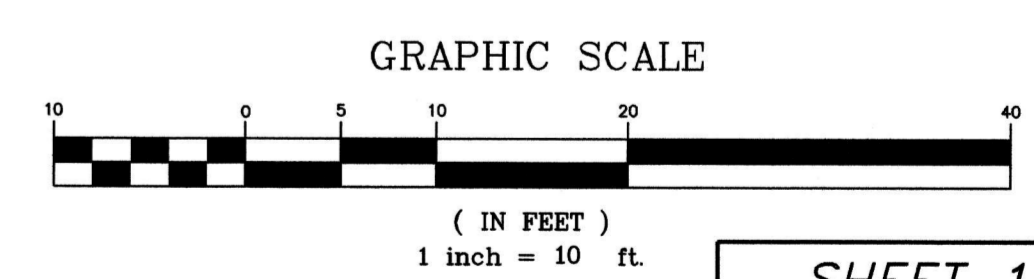
\* TOTAL LOT AREA IS 9,600 S.F., APPROXIMATELY 100 S.F. LIES WITHIN THE TOWN OF NEWBURY AND 9,500 S.F. IN NEWBURYPORT.



PROPOSED BUILDING SOUTH ELEVATION  
SCALE: 1"=10'

PLAN REFERENCES:  
1) LOTS NO. 170 AND 171 IN BLOCK LETTERED "C" AS SHOWN ON PLAN ENTITLED "PLAN OF SECTIONS ONE AND TWO OF LANDS OF PLUM ISLAND BEACH COMPANY", DATED MAY 1920 BY ROWLAND H. BARNES AND HENRY F. BEAL, CIVIL ENGINEERS, RECORDED WITH ESSEX SOUTH DISTRICT REGISTRY OF DEEDS, PLAN BOOK 34, PLAN 22.

LOCUS DEED REFERENCE:  
E.S.D.R.D. BK. 26901 PG. 413

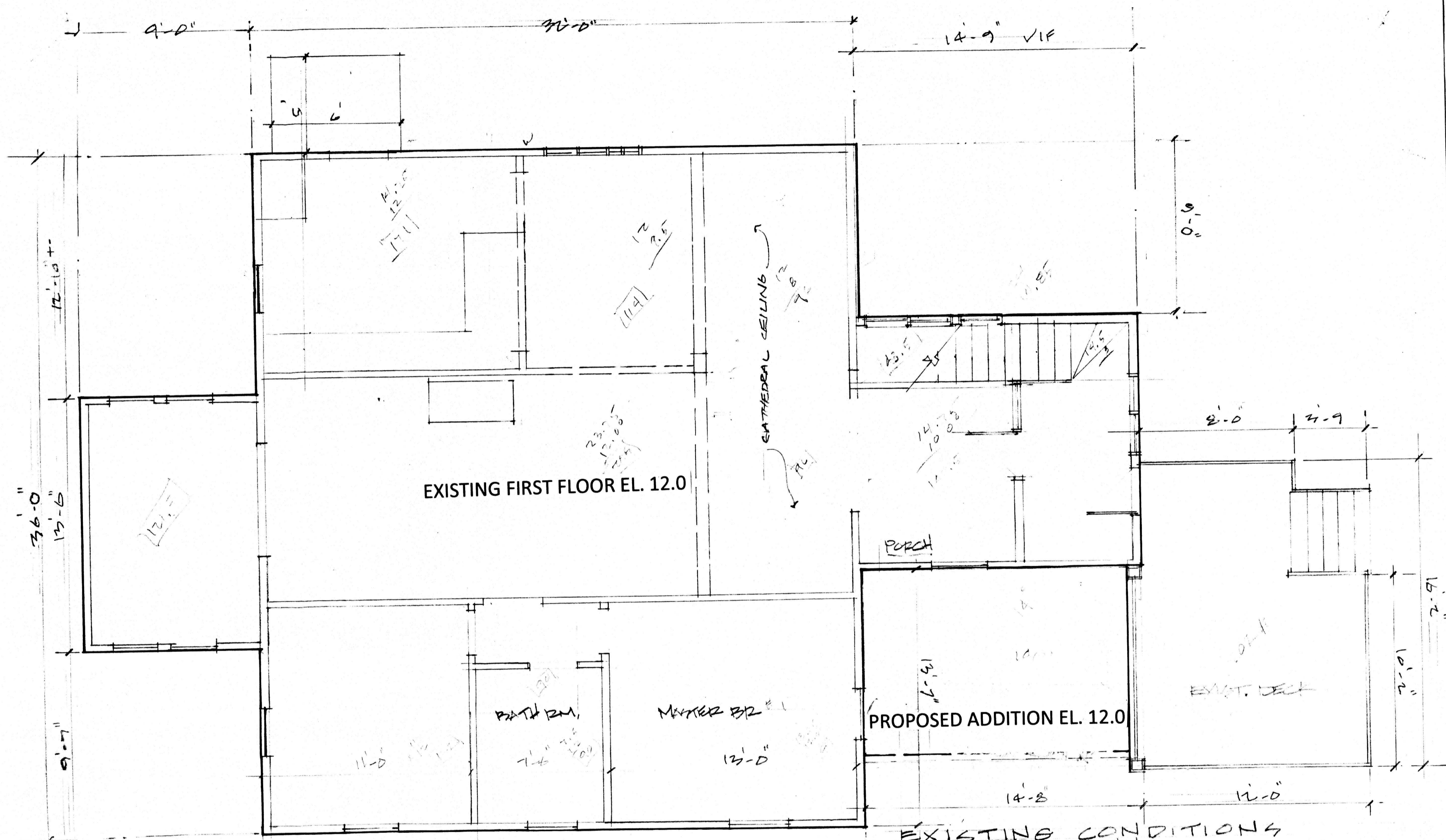


PLAN OF LAND  
IN  
NEWBURYPORT, MASSACHUSETTS  
12 54th STREET, PLUM ISLAND  
ASSESSORS MAP-76, LOT-4  
AS PREPARED FOR:  
GREGORY D. ELLIOT & CANDACE D. McMAHON  
12-54TH STREET, NEWBURYPORT, MA

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS  
10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197

DATE: 8-28-2019

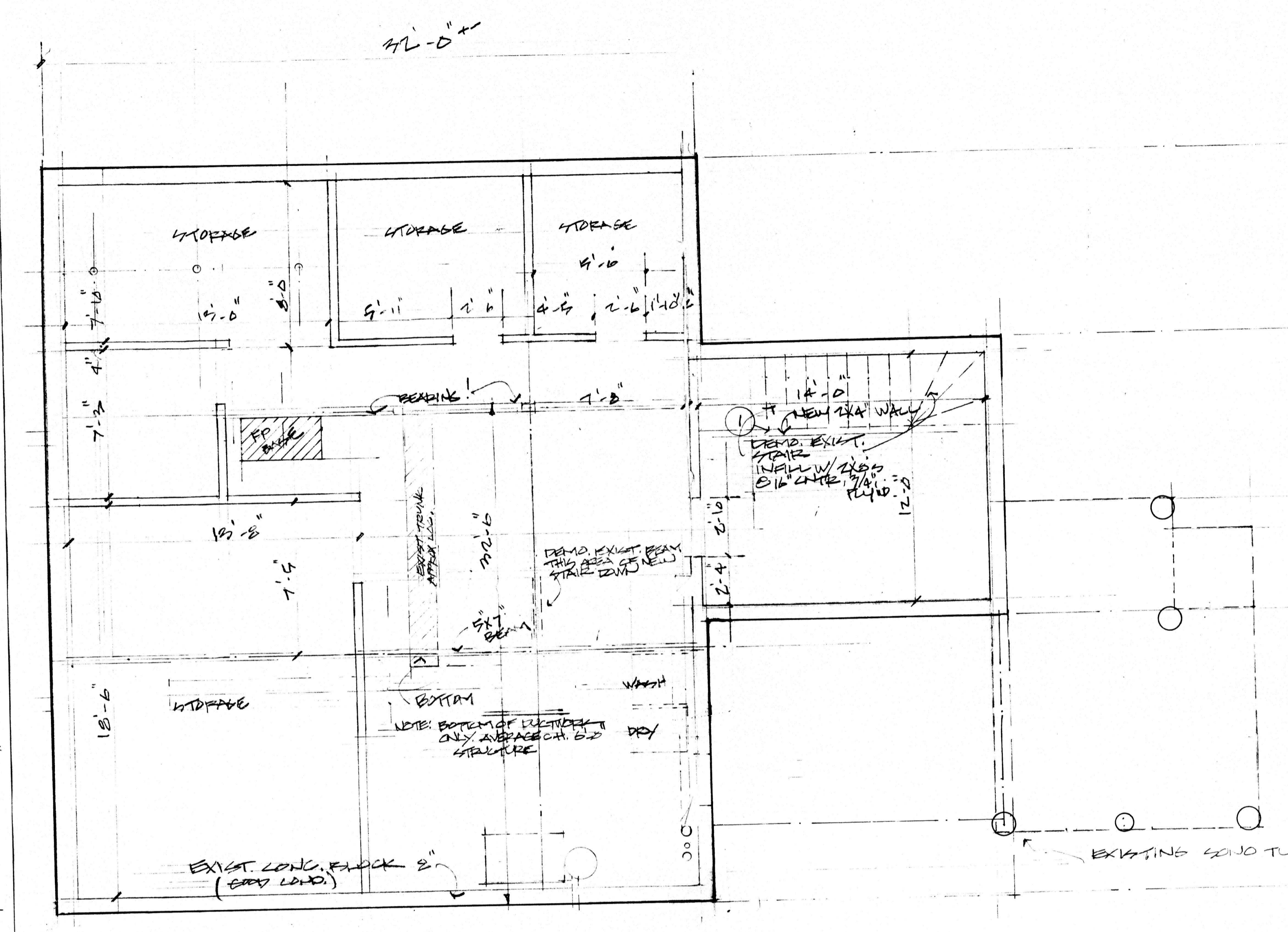




FIRST FLOOR PLAN

EXISTING CONDITIONS  
 #12, 54<sup>th</sup> ST. NEWBURYPORT, MA 01950  
 JOHN SAVA ARCHITECTS, LLC, 191 INN ST. NEWBURYPORT, MA 01950

SCHEMATIC DESI

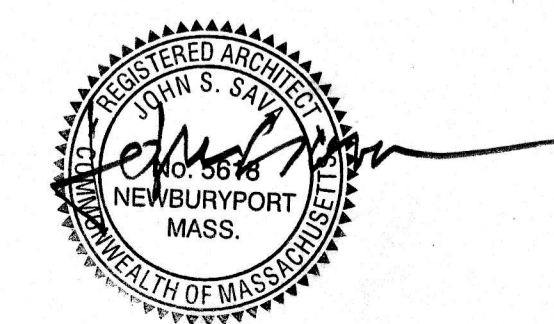


BASEMENT PLAN

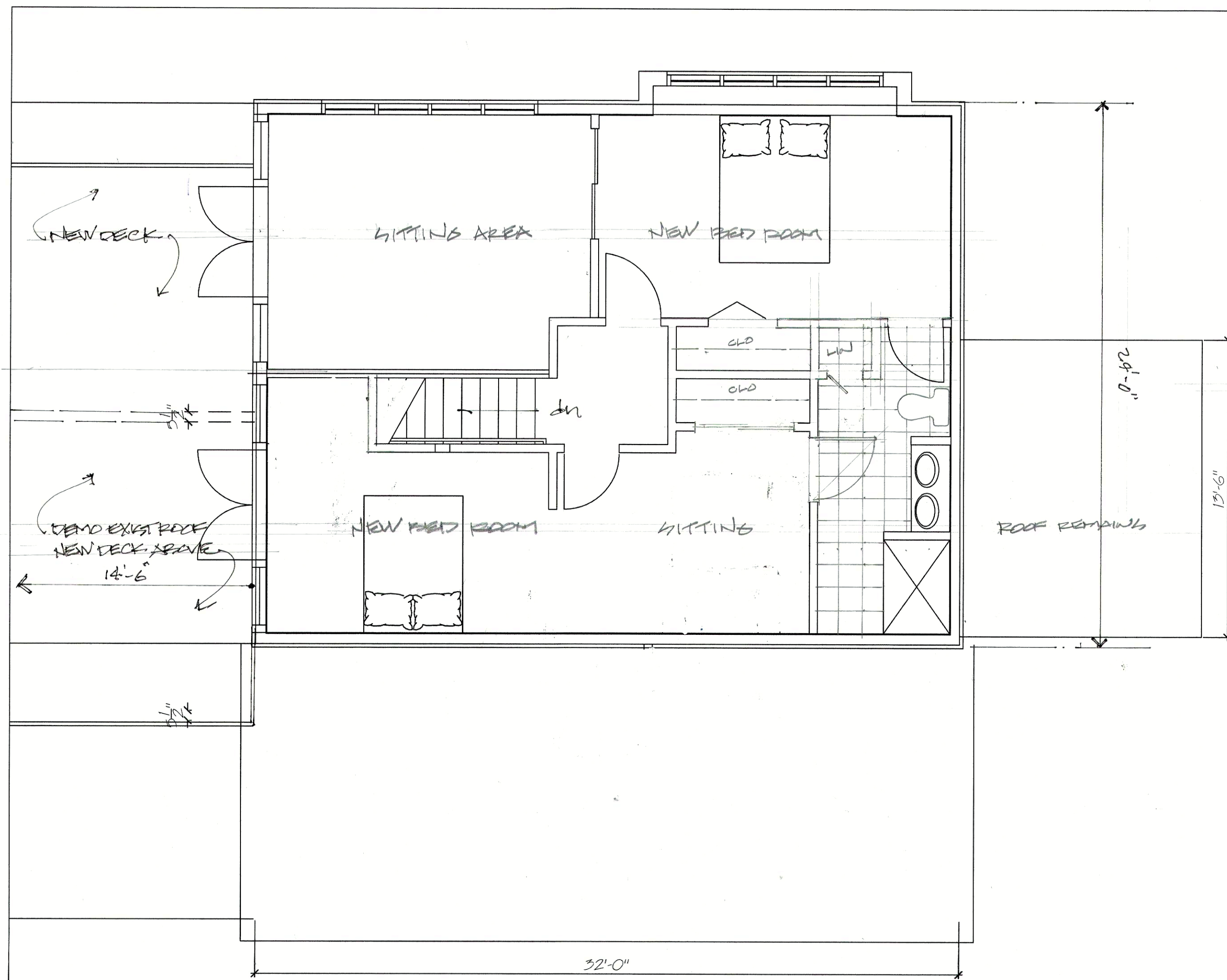
SCALE: 1/4" = 1'-0"

191 Inn Street  
 Newburyport  
 Massachusetts 01950  
 johnsavaarchitects.com  
 JOHN SAVA ARCHITECTS, LLC  
 tel 978 417 9324  
 john@johnsavaarchitects.com  
 John S. Sava, Principal  
 AIA, NCARB

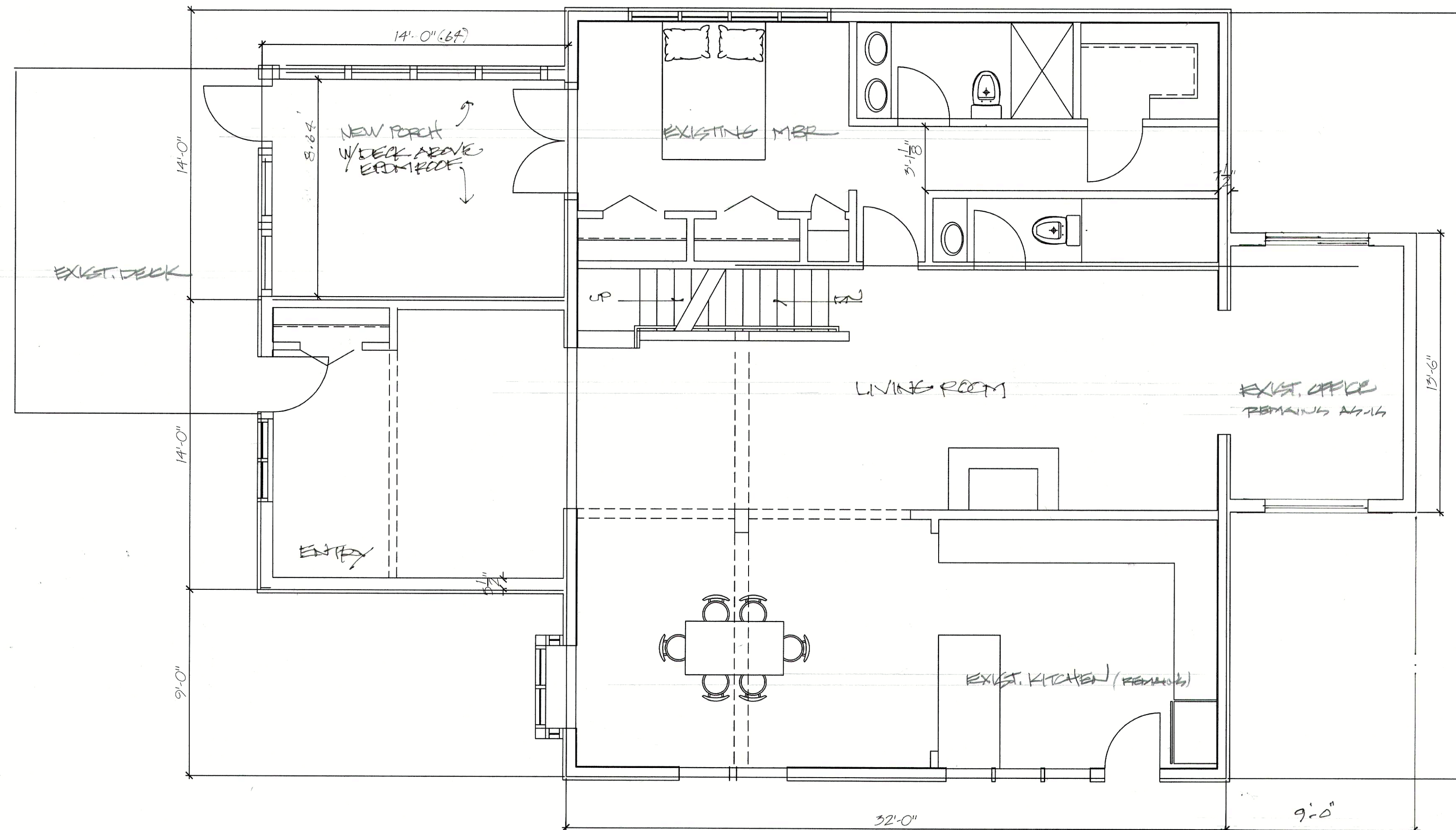
Addition for: Gregory Elliot and Candace McMahon  
 12, 54<sup>th</sup> Street, Newburyport, Ma 01950  
 EXISTING CONDITIONS



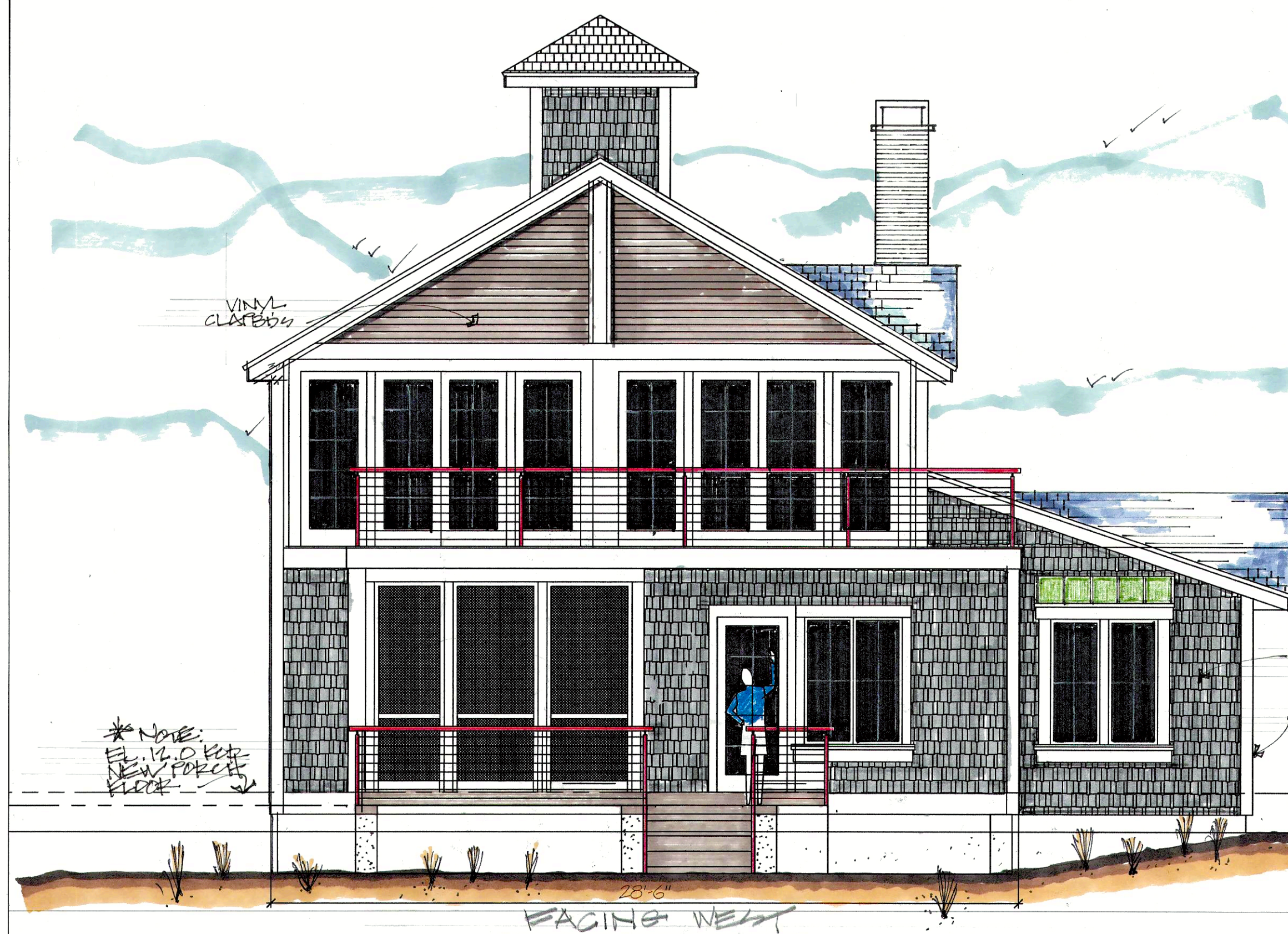
9/23/19



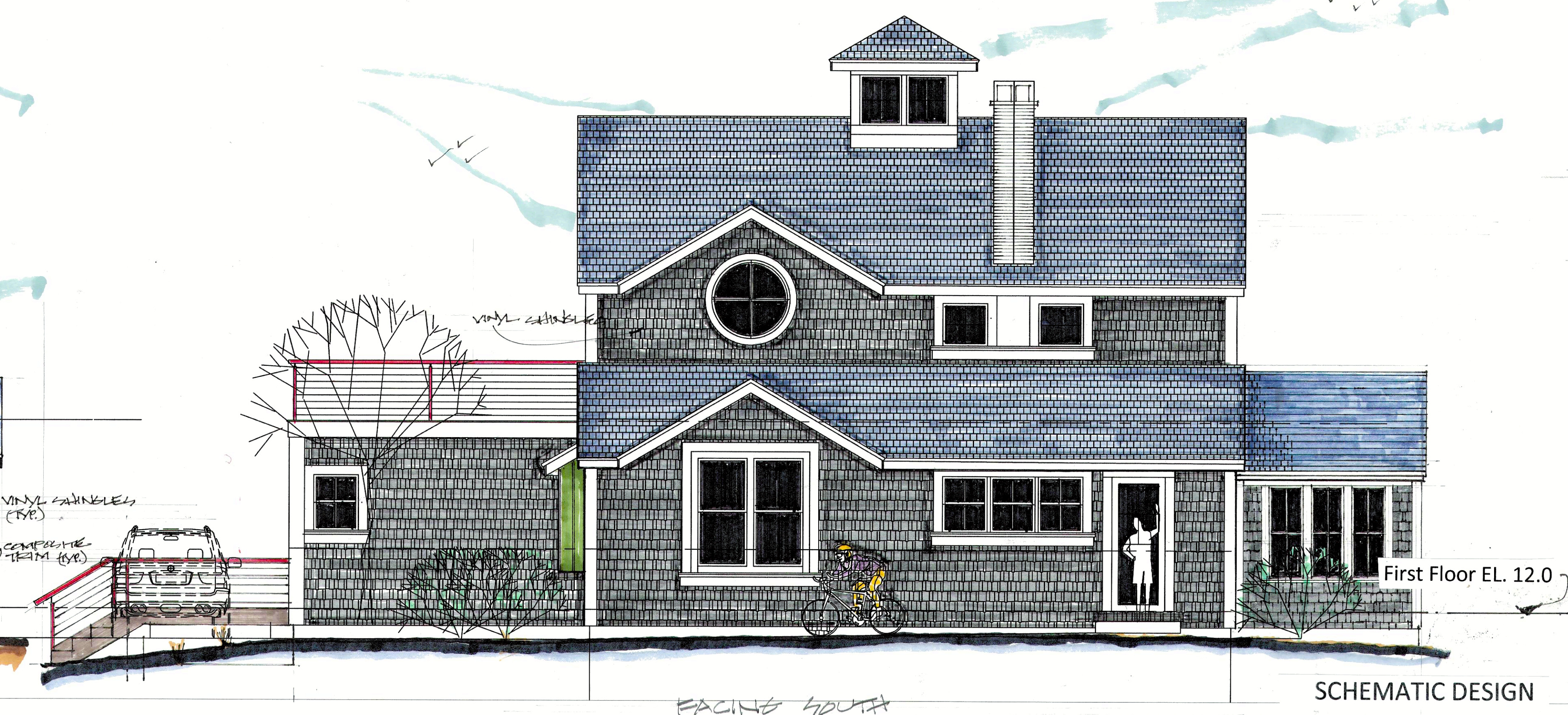
SECOND FLOOR PLAN



FIRST FLOOR PLAN

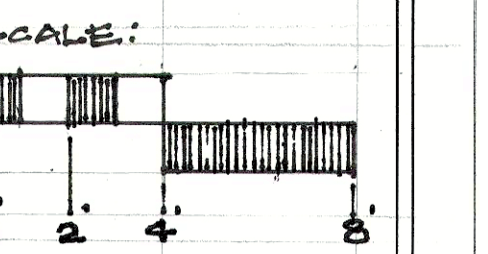
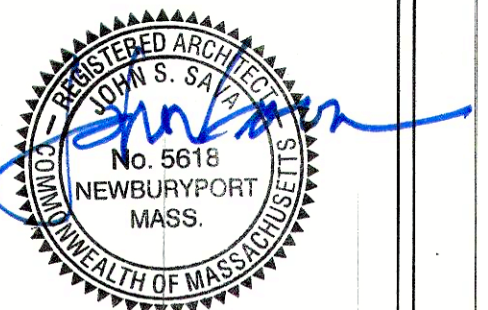


FACING WEST



FACING SOUTH

SCHEMATIC DESIGN



No.	Description	Date
1	FLOOR PLANS	9/13/19

**RESIDENCE**

12 56 th Street  
Newburyport, MA

**FLOOR PLANS & EXTERIOR ELEVATIONS**

Project Number 150X  
Date February 25, 2018

**A1.0**

Scale 1/4" = 1'-0"

19L Inn Street  
 Newburyport  
 Massachusetts 01950  
 johnsavaarchitect.com

JOHN SAVA ARCHITECTS, LL

tel (978) 417 9324  
 john@johnsavaarchitects.com  
 John S. Sava, Principal  
 AIA, NCARB

General Notes:  
 GENERAL CONTRACTOR SHALL MAKE ALL  
 SUB-CONTRACTORS AND SUPPLIERS AWARE  
 OF THE REQUIREMENTS OF THESE NOTES.

ALL WORK SHALL BE PERFORMED IN COM-  
 PLIANCE WITH ALL APPLICABLE LOCAL,  
 STATE AND NATIONAL BUILDING, LIFE  
 SAFETY, ELECTRICAL AND PLUMBING CODE

ELECTRICAL CONTRACTOR SHALL BE RESPO-  
 NSIBLE FOR SECURING ALL PERMITS NECESS-  
 ARY FOR COMPLETION OF WORK THROUGH  
 OUT THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL LAYOUT IN  
 THE FIELD THE ENTIRE WORK TO BE PER-  
 FORMED TO VERIFY ALL EXISTING CONDI-  
 TIONS AND LOCATIONS BEFORE PROCEEDING  
 WITH WORK.

GENERAL CONTRACTOR SHALL BE REPONS-  
 IBLE FOR THE CO-ORDINATION OF DIMEN-  
 SIONAL REQUIREMENTS BETWEEN THE WOR-  
 K OF REQUIRED TRADES / SUB-CONTRACTORS  
 FOR WORK.

ANY DISREPARANCIES FOUND IN THE PLANS,  
 DIMENSIONS, EXISTING CONDITIONS OR AN  
 APPARENT ERROR IN THE CLASSIFYING OR  
 SPECIFICATION OF A PRODUCT, MATERIAL  
 OR METHOD OF ASSEMBLY IS TO BE  
 BROUGHT TO THE ATTENTION OF THE GEN-  
 ERAL CONTRACTOR IMMEDIATELY.

REGARDLESS OF WHETHER OR NOT AN ITEM  
 IS SHOWN OR SPECIFIED, THE GENERAL CON-  
 TRACTOR SHALL PROVIDE SAID ITEM IF IT IS  
 NECESSARY FOR THE PROPER INSTALLATION  
 OR FUNCTION OF AN ITEM SHOWN OR SPECI-  
 FIED, SUPPLIERS AND SUBCONTRACTORS  
 SHALL INFORM THE GENERAL CONTRACTOR  
 OF THEIR REQUIREMENTS FOR THE WORK C  
 OTHER TRADES, WHICH MAY NOT BE INDI-  
 CATED, PRIOR TO SUBMITTAL OF FINAL BID.

DRAWINGS SHALL NOT BE SCALED FOR  
 DIMENSIONS AND/OR SIZES. DRAWINGS MAY  
 HAVE BEEN REPRODUCES AT A SCALE DIF-  
 FERENT THAN ORIGINALLY DRAWN.

Gregory Elliot & Candace McMahon  
 12.54 th St. Newburyport, Ma 01950

REVISIONS:

- Date:
- Date:
- Date:
- Date:

ISSUE DATES:

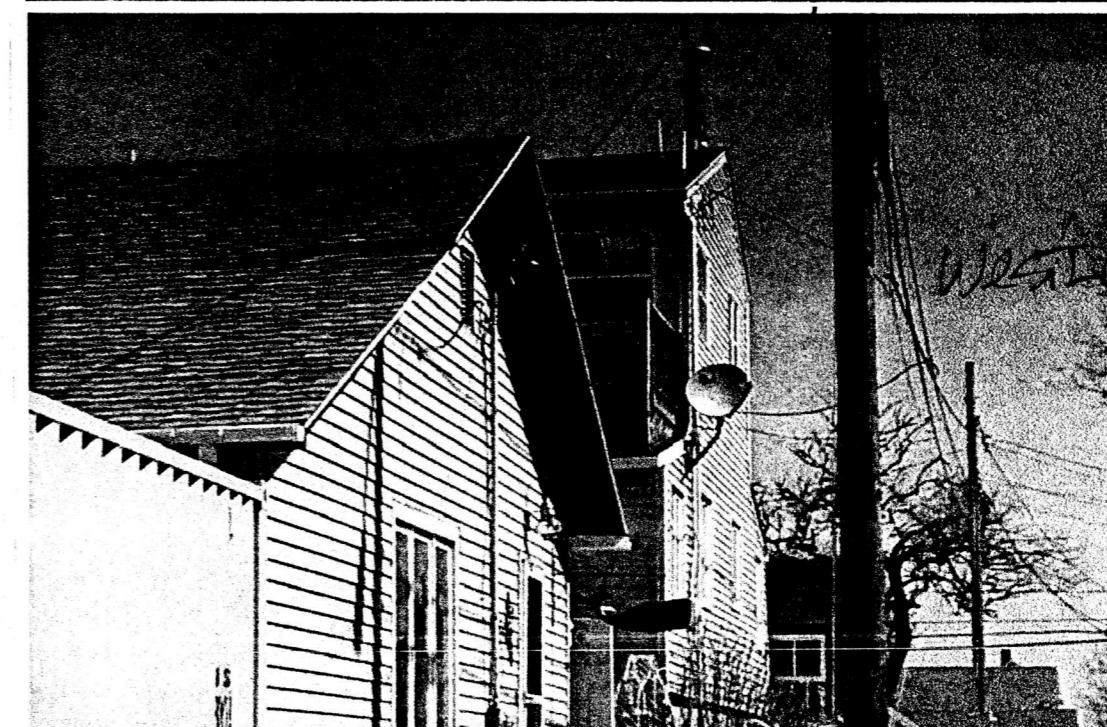
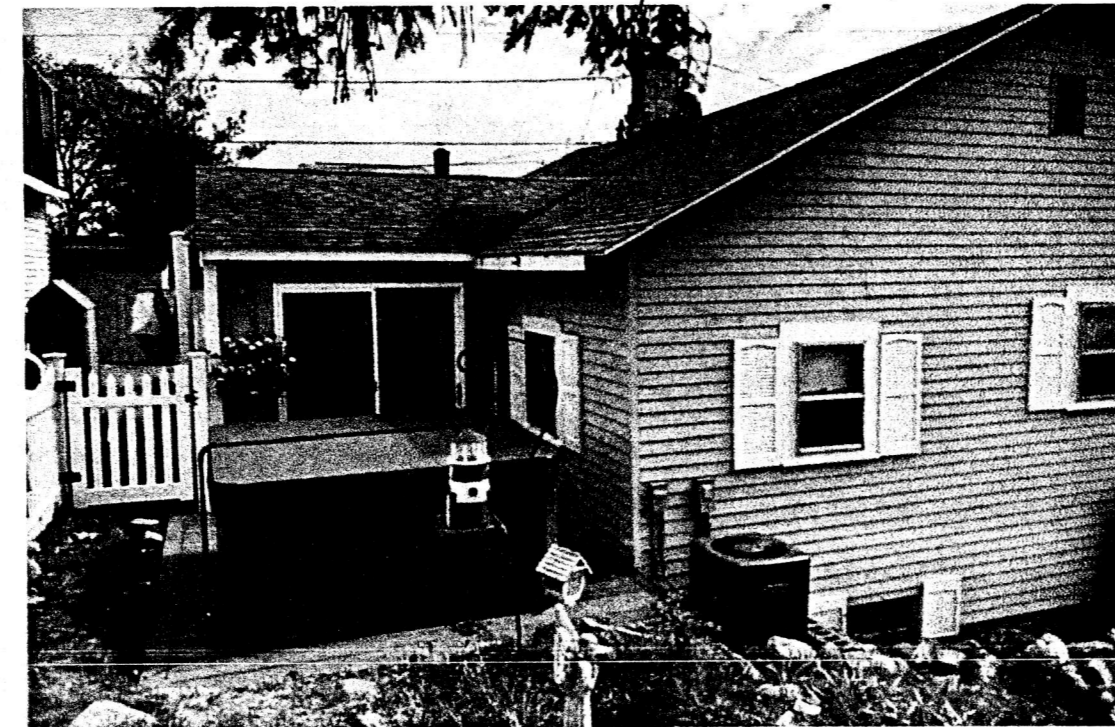
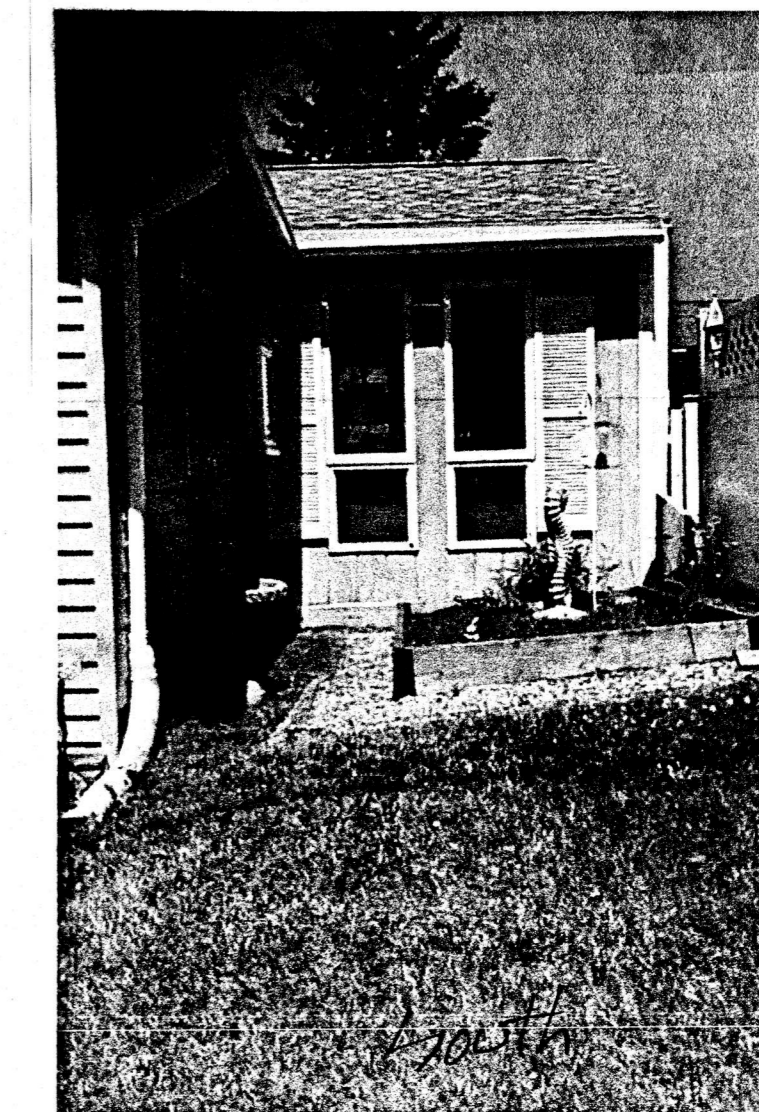
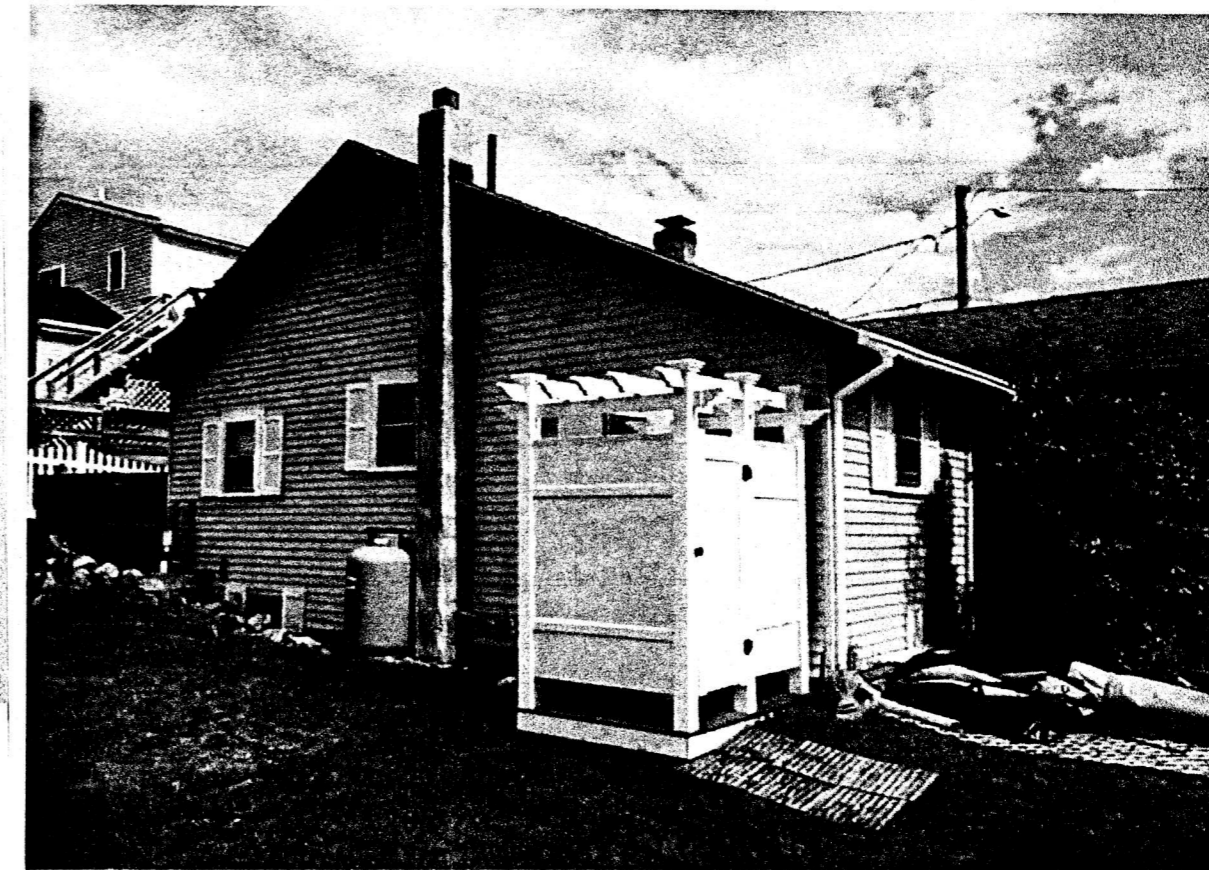
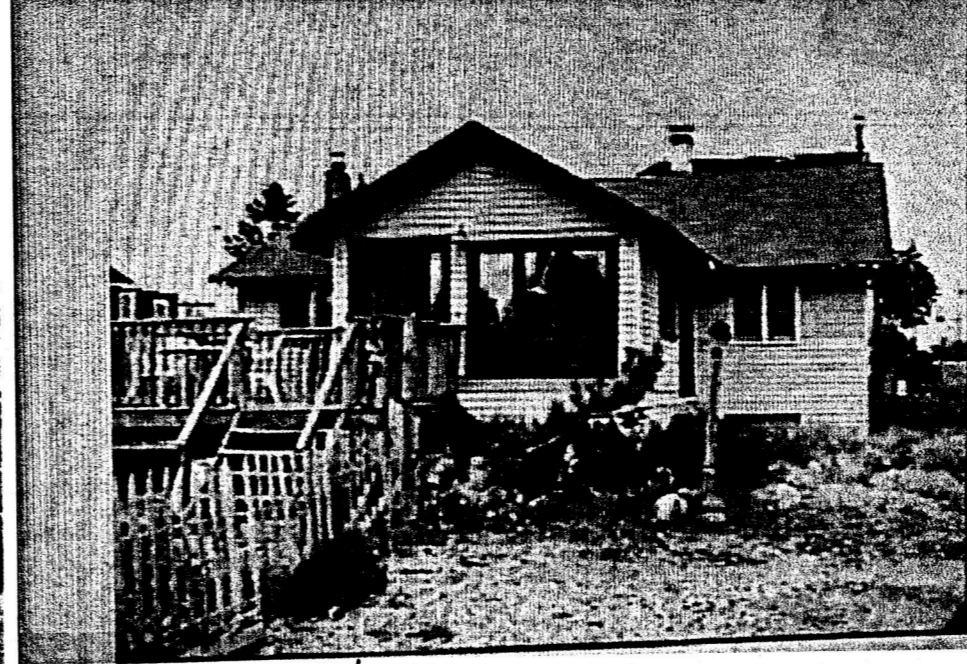
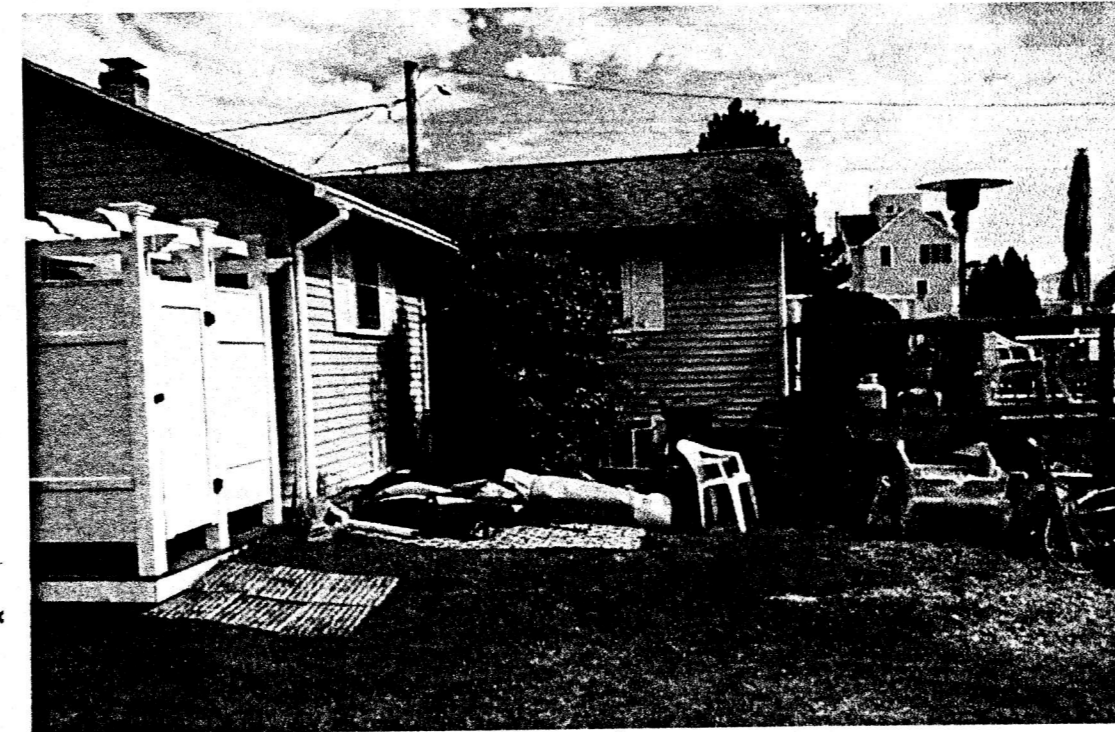
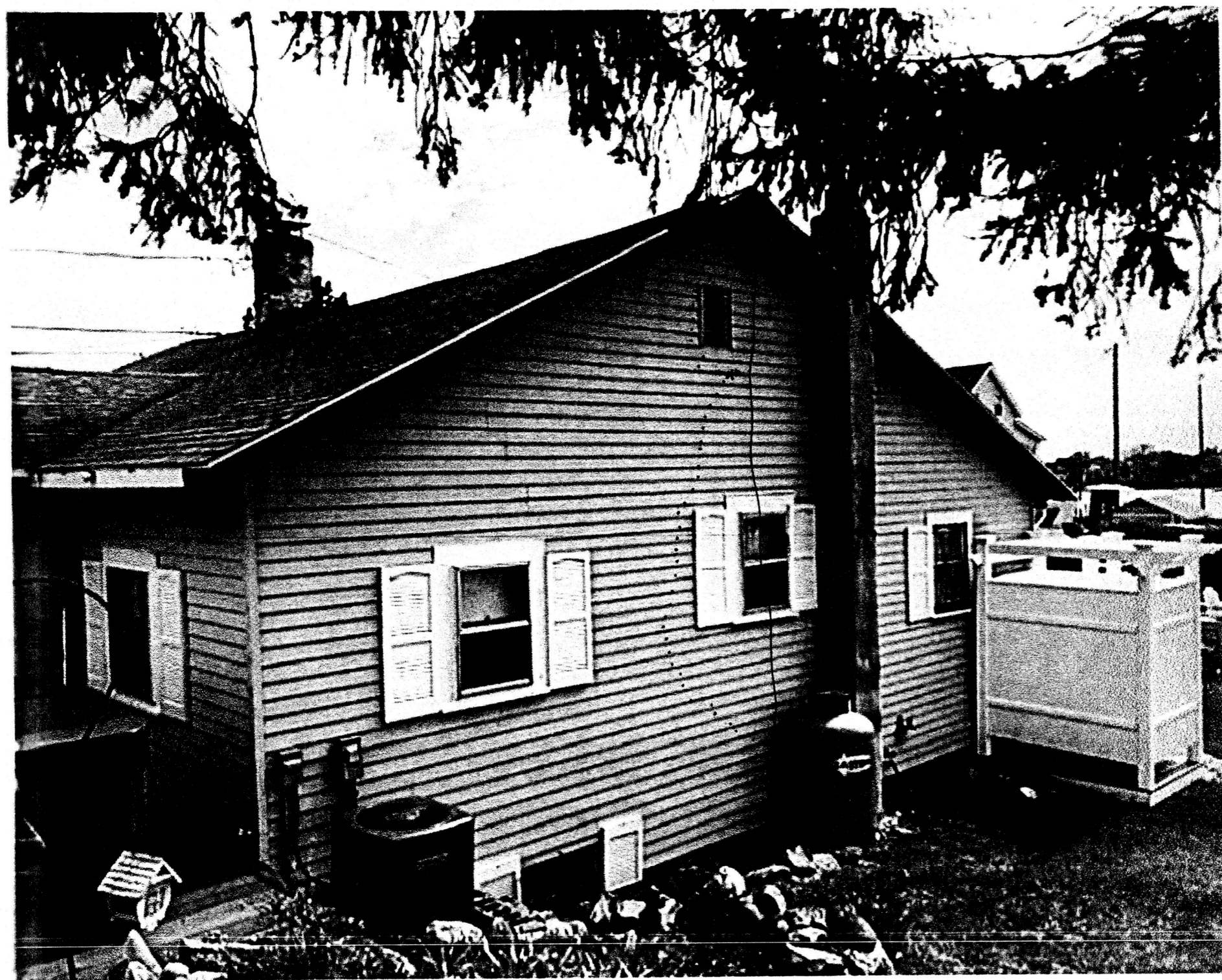
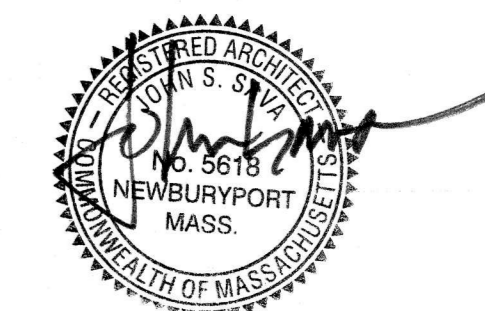
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- Date:
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- Date:

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PROPOSED NORTH AND  
 EAST ELEVATIONS

Drawing Sheet Number:

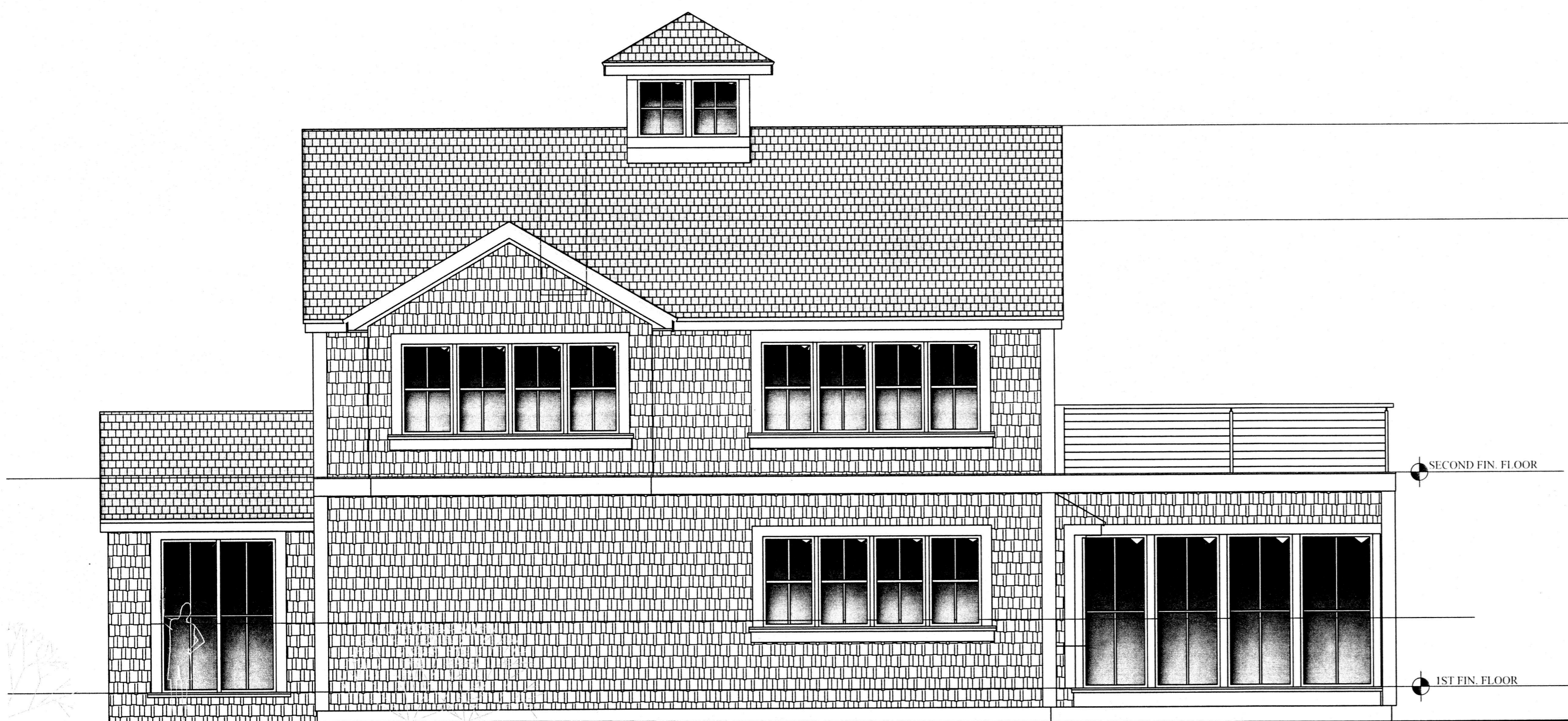
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*northerly*

*West Elevation*

*northerly*



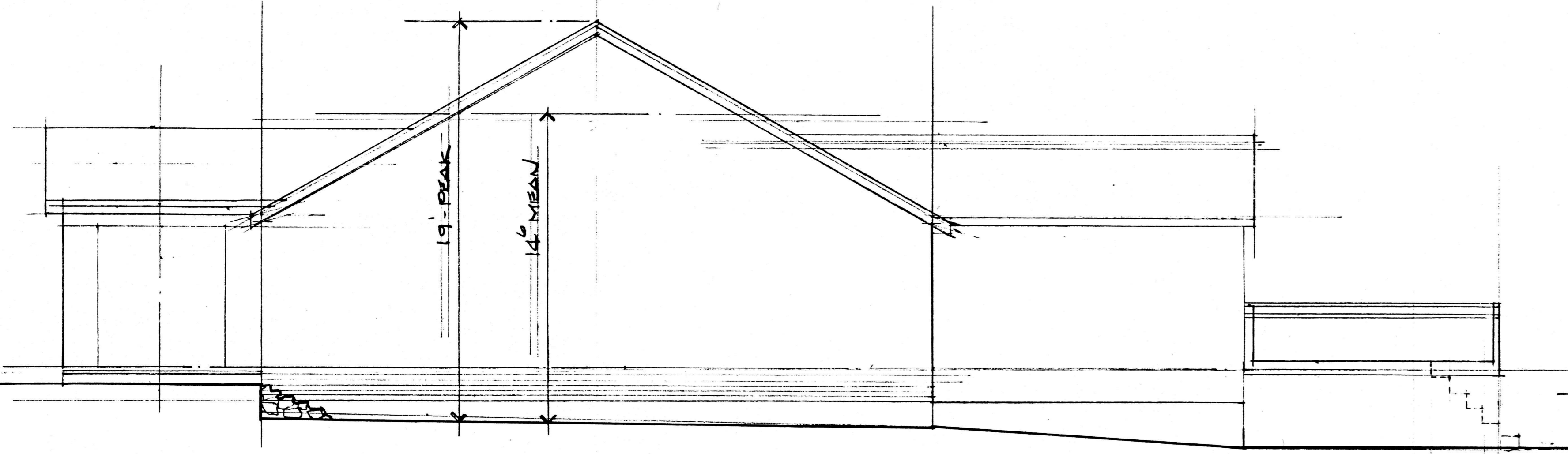
NORTH ELEVATION  
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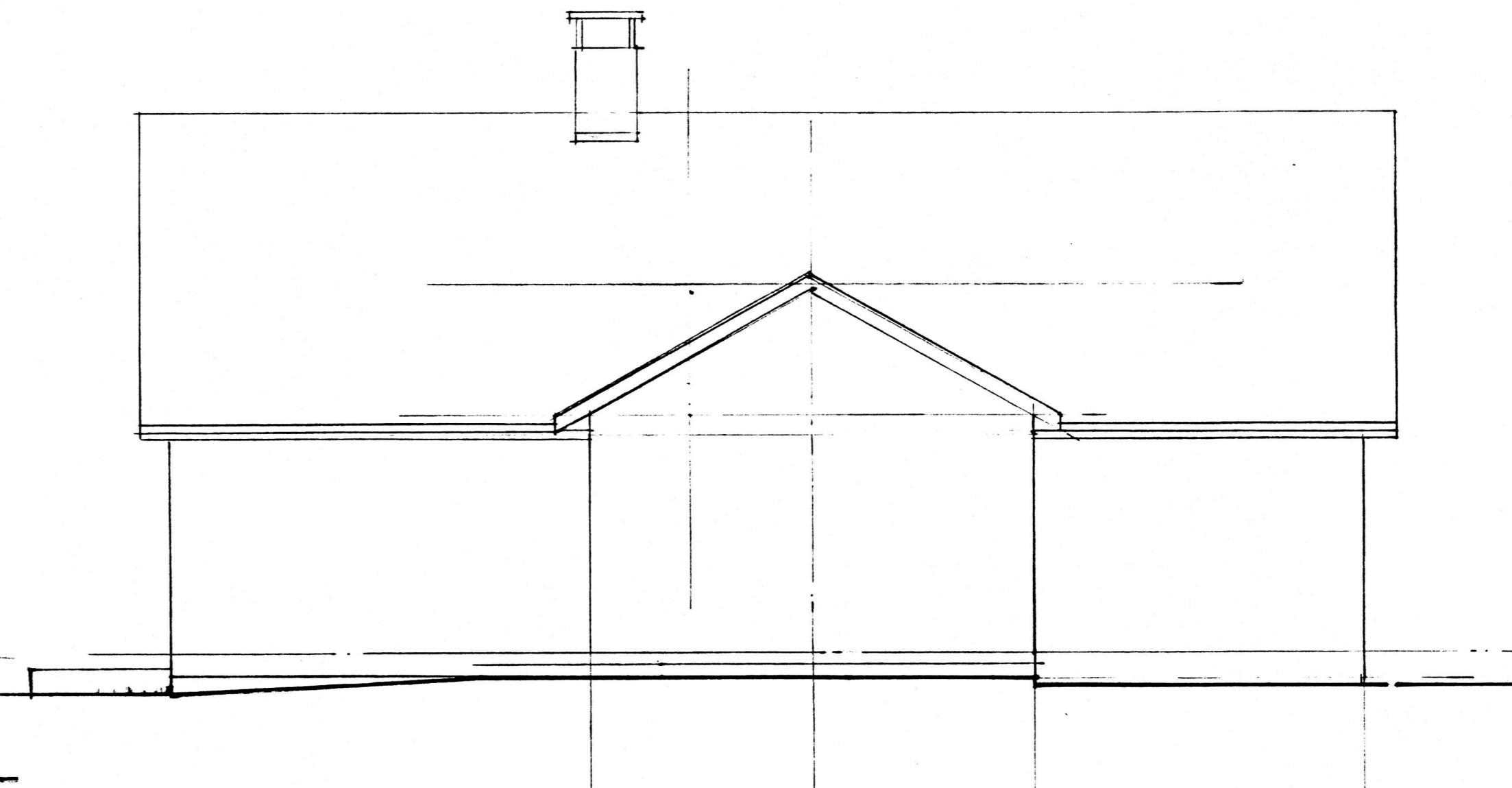
EAST ELEVATION  
 Scale 1/4" = 1'-0"

19 Inn Street  
Newburyport  
Massachusetts 01950  
www.savaarchitects.com  
**SAVA. ARCHITECTS**  
tel 978 462 8288  
cell 978 417 9324  
savaarchitects@verizon.net  
John S. Sava, AIA principal

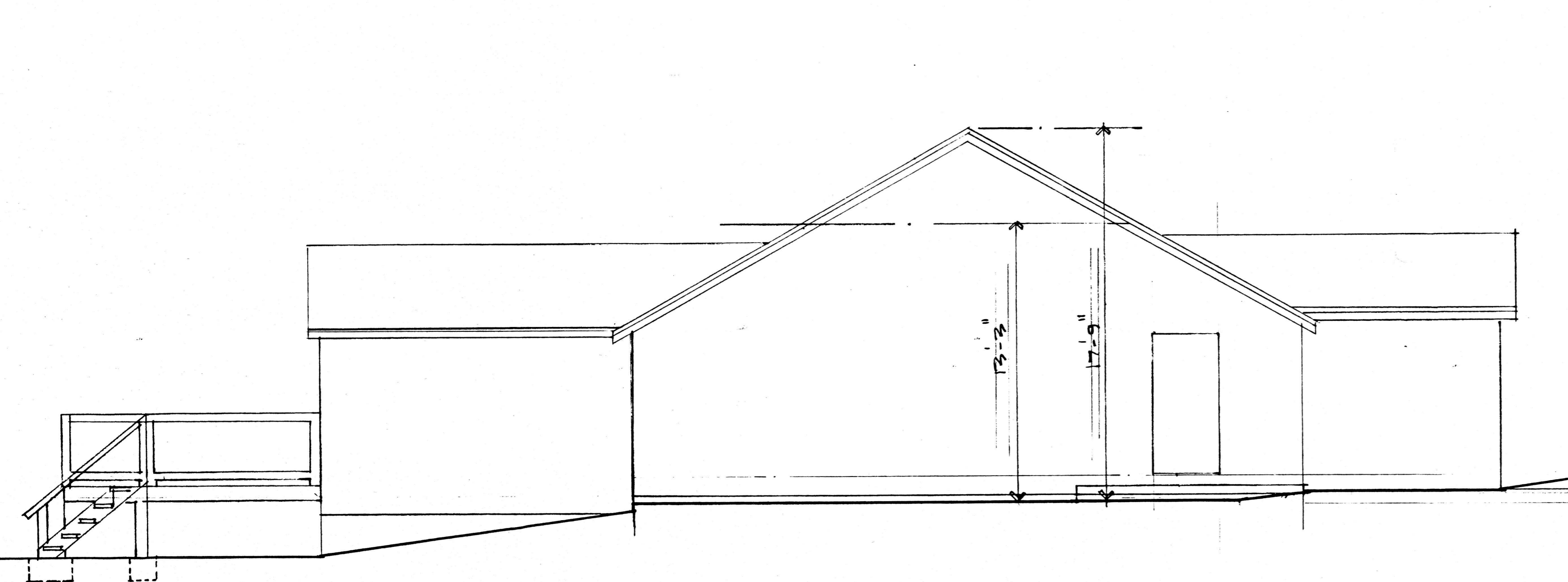
Addition for:  
Elliott Gregory & Candace McMahon  
12,54<sup>th</sup> St. Newburyport, Ma 01950



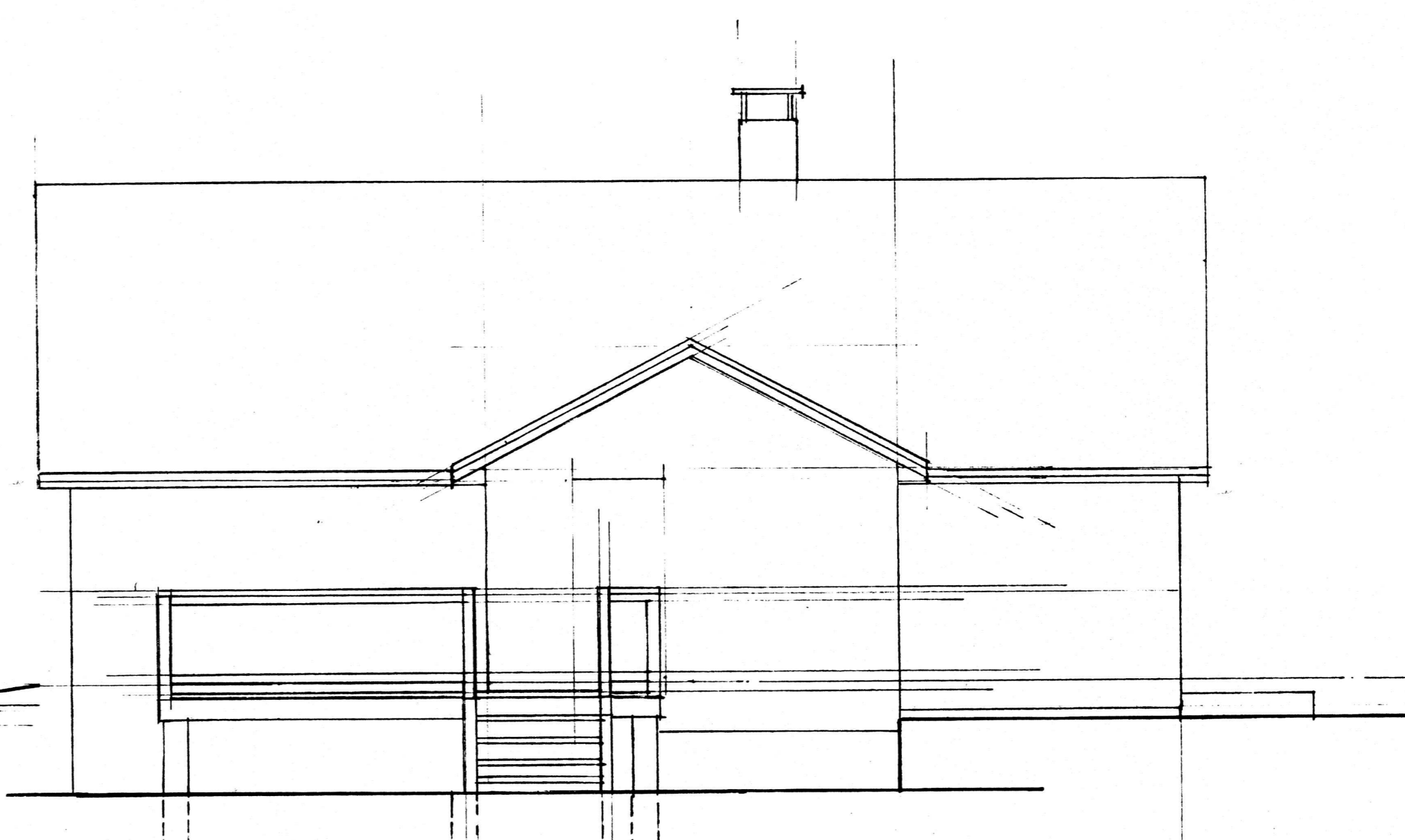
#12,54<sup>th</sup> ST. NORTH ELEVATION  
EXISTING CONDITIONS



#12,54<sup>th</sup> ST. EAST ELEVATION  
EXISTING CONDITIONS



#12,54<sup>th</sup> ST. SOUTH ELEVATION  
EXISTING CONDITIONS



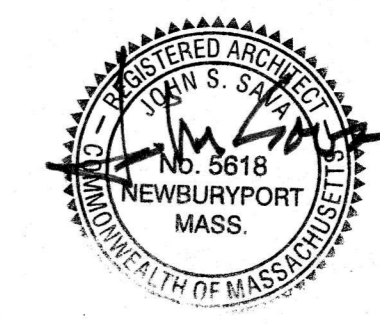
#12,54<sup>th</sup> ST. WEST ELEVATION  
EXISTING CONDITIONS

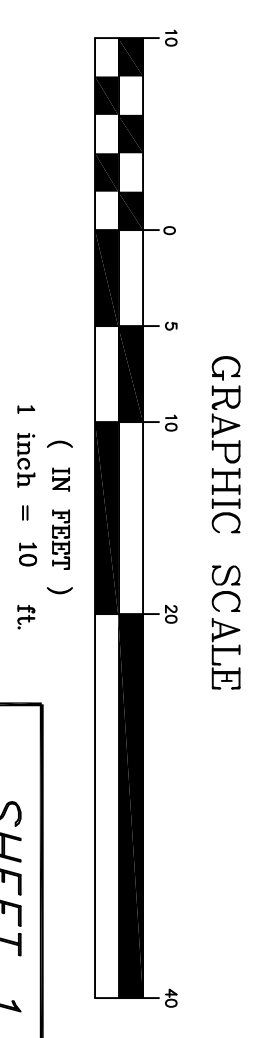
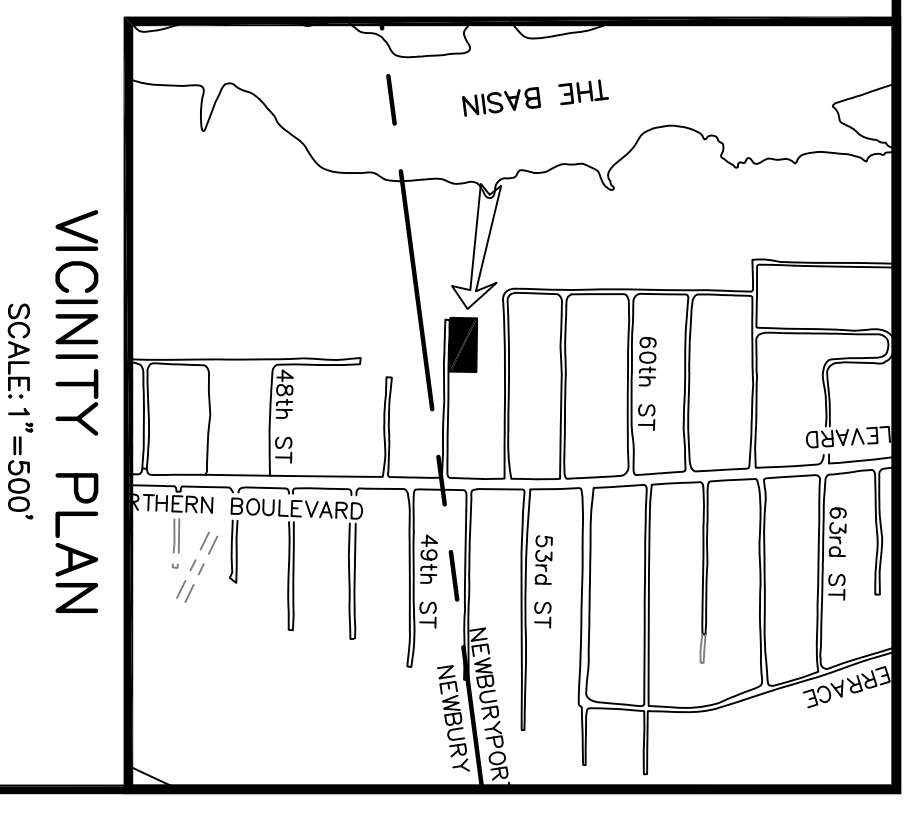
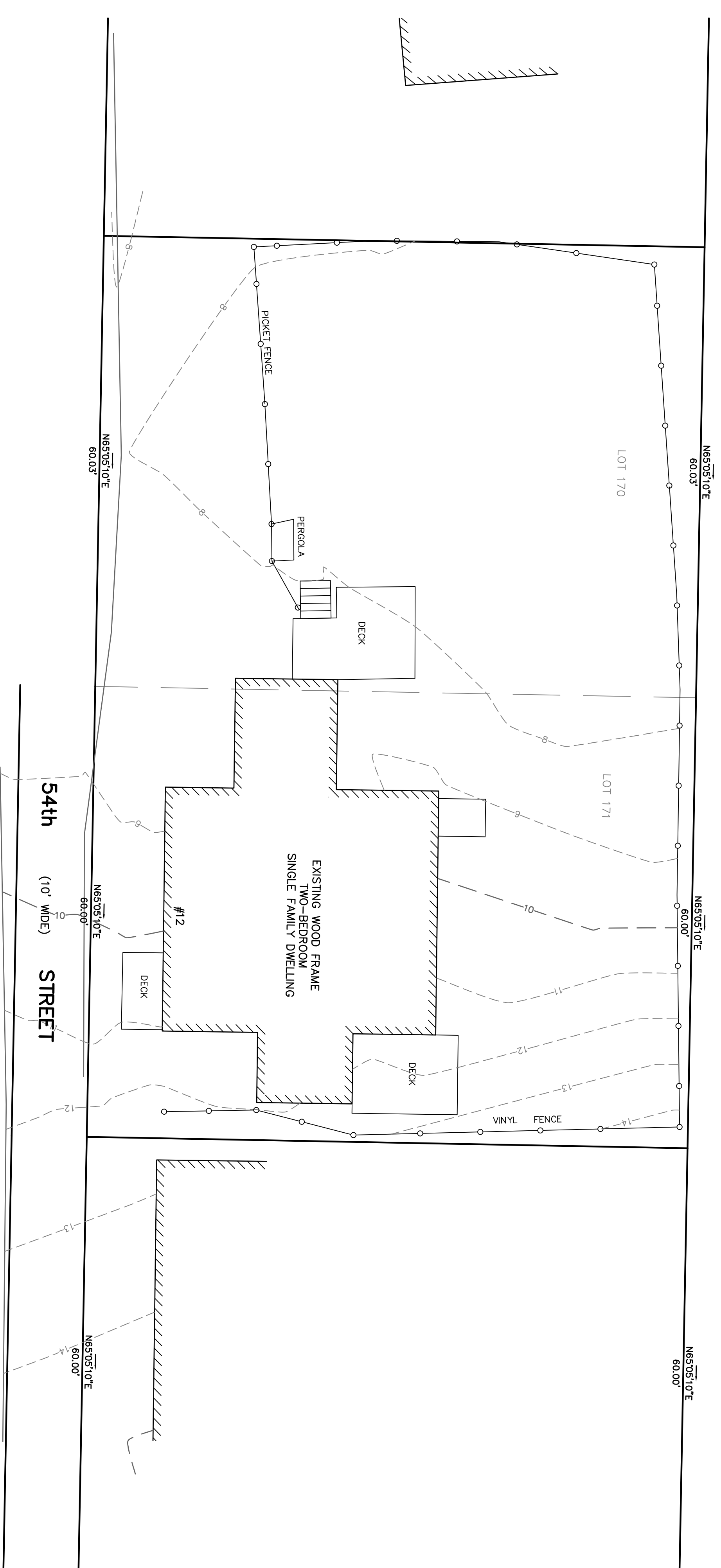
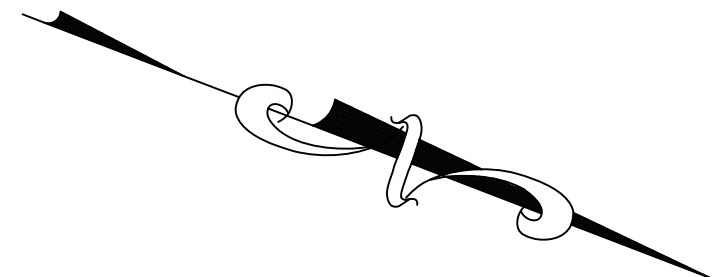
Drawing Title:  
AS- BUILT CONDITIONS

REVISIONS:  
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 Date:  
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 Date:

ISSUE DATES  
 Date:  
 Date:  
 Date:

Drawing Sheet Number:





SHEET 1 OF 1

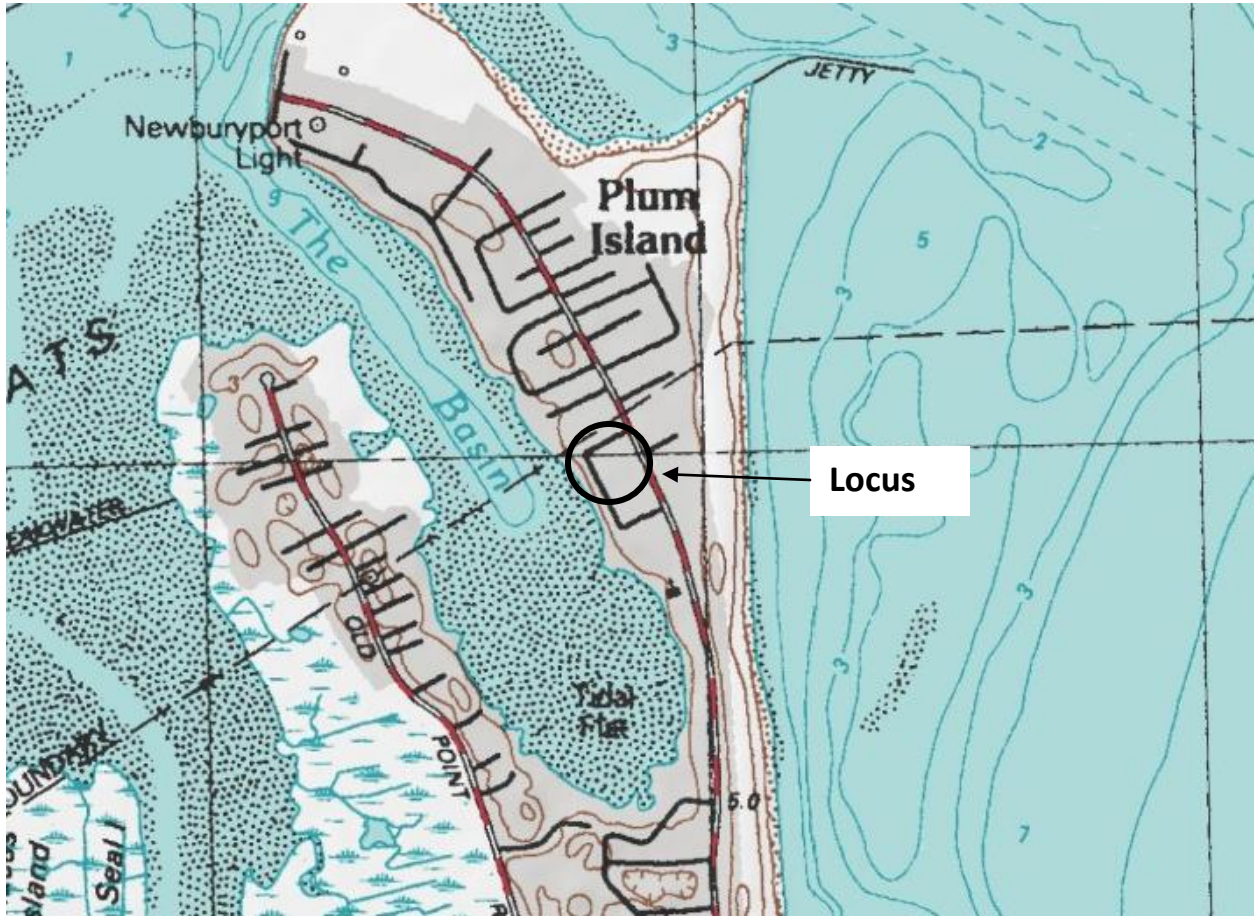
- PLAN REFERENCES:
- 1) PLAN ENTITLED "REVISED PLAN OF SECTION J OF LAND OF PLUM ISLAND BEACH COMPANY" BY ROWLAND H. BARNES AND HENRY F. BEAL, C.E., DATED JUNE 27, 1921, RECORDED AT E.S.D.R.D. IN PLAN BOOK 2485, PLAN 1.
  - 2) PLAN ENTITLED "SUBDIVISION PLAN OF LOT #1 AND LOT #2 OF LOTS #10, #11, #12 AND #13 OF PLUM ISLAND BEACH CO., JUNE 27, 1921. AS SHOWN ON PLAN OF PLUM ISLAND BEACH CO., JUNE 27, 1921. FILED 1921 BY MCGILLIAMS ENGINEERING ASSOCIATES, RECORDED AT E.S.D.R.D. IN PLAN BOOK 1998, PLAN 214.
  - 3) PLAN ENTITLED "SUBDIVISION PLAN OF LOT #1 AND LOT #2 OF LOTS #10, #11, #12 AND #13 OF PLUM ISLAND BEACH CO., JUNE 27, 1921. AS SHOWN ON PLAN OF PLUM ISLAND BEACH CO., JUNE 27, 1921. FILED 1921 BY MCGILLIAMS ENGINEERING ASSOCIATES, RECORDED AT E.S.D.R.D. IN PLAN BOOK 1998, PLAN 214.

LOCUS DEED REFERENCE:  
E.S.D.R.D. BK. 26901 PG. 413

JOHN W. HARGREAVES, JR., P.E. DATE: 4-10-2018	<b>DRAFT PLAN OF LAND</b> IN <b>NEWBURYPORT, MASSACHUSETTS</b> <b>12 54th STREET, PLUM ISLAND</b> <b>ASSESSORS MAP-76, LOT-4</b> AS PREPARED FOR: <b>GREGORY D. ELLIOT &amp; CANDACE D. McMAHON</b> 12-54TH STREET, NEWBURYPORT, MA
<b>GA CONSULTANTS, INC.</b> PROFESSIONAL ENGINEERS 10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197	

# Locus

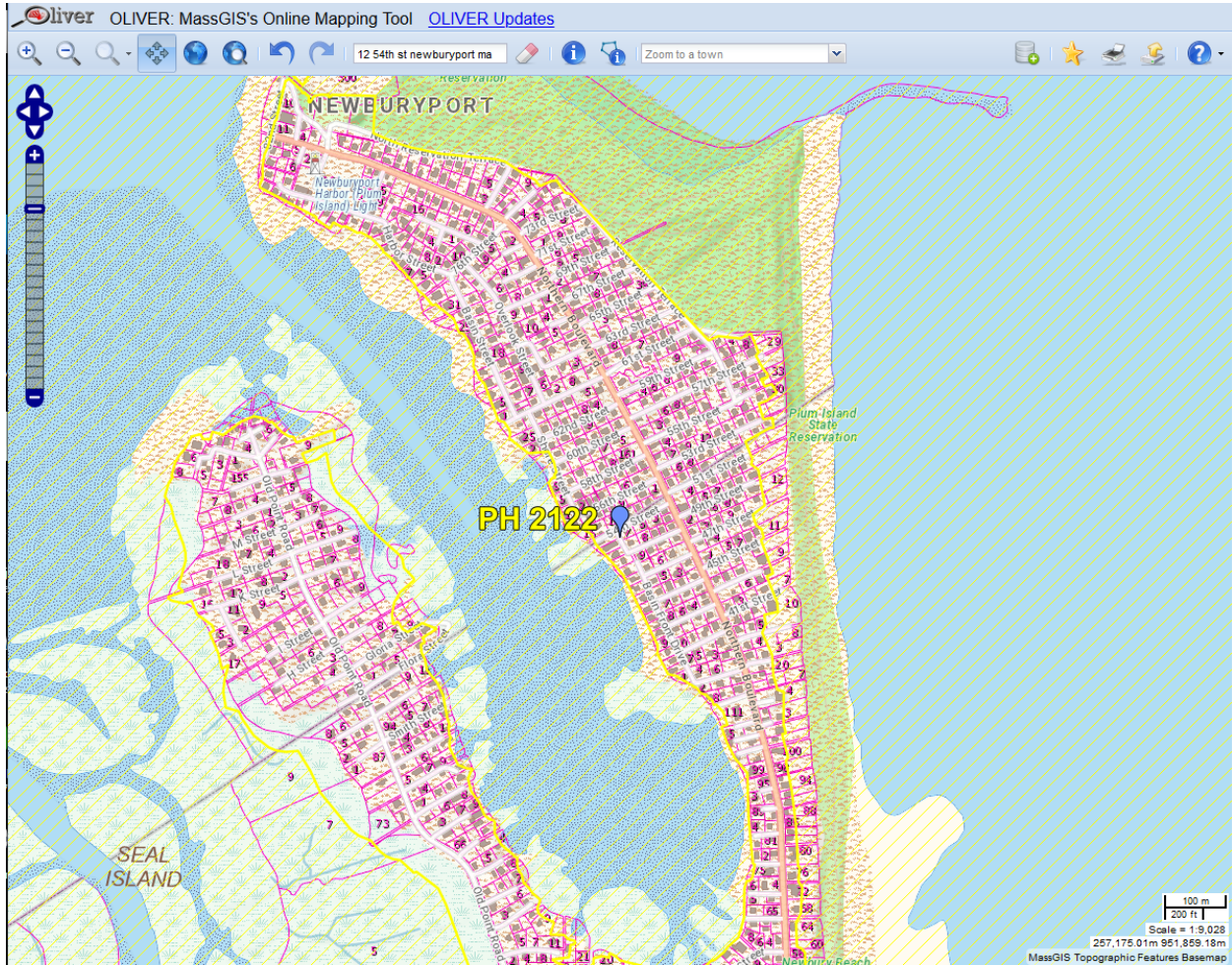
12 54<sup>th</sup> Street, Newburyport, MA



# Natural Heritage and Endangered Species

12 54<sup>th</sup> Street, Newburyport, MA

February 27, 2020



Scott Robertson  
Robertson Appraisal, LLC  
191 Hay Meadow Rd  
North Andover, MA 01845  
1/24/2019

Mr. Gregory Elliott & Ms. Candace McMahon  
12 54<sup>th</sup> St  
Newburyport, MA 01950

Dear Mr. Gregory Elliott & Ms. Candace McMahon :

Thank you for the opportunity to appraise your property at 12 54<sup>th</sup> St, Newburyport, MA 01950. At your request I have complete two appraisals of the property. The first being the property in its current condition as observed at the time of inspection, 12/18/2018. The second appraisal has been completed subject to the completion of the proposed renovation and addition to the existing property. For the proposed renovation I relied upon the plans and specifications that were prepared by John Sava, AIA and John Heargreaves, PE. According to the plans and specifications, essentially the existing first floor plan will remain the same except for a reconfigured, interior access to the basement and a new staircase to the proposed second floor. Most of the work will be occurring on the proposed second floor. The new second floor is proposed to include 2 bedrooms and a full bath. The schedule of finishes supplied to the appraiser are average in overall quality. The exterior of the subject is to receive new insulation, sheathing, windows and vinyl siding. The exterior finishes are also average quality. In summary, the second appraisal is subject to completion of the proposed renovation of the subject. The renovation is based the As-Built Conditions, Elevations and Proposed Floor Plans supplied to me and reviewed with John Sava, AIA.

The results of the two appraisals are as follows;

As Is - It is my opinion that the "As Is" value of the property at 12 54<sup>th</sup> St, Newburyport, MA as of 12/18/2018 is \$600,000. This opinion includes the land and the improvements. I have supplied you with an appraisal supporting this opinion.

Subject to Completion of the proposed renovation/addition - It is my opinion that the value of the property at 12 54<sup>th</sup> St, Newburyport, MA, subject to completion of the proposed addition, as of 12/18/2018 is \$730,000. This opinion includes the land and the improvements. I have supplied you with an appraisal supporting this opinion.

Additionally, I have developed and opinion of value for your lot. Due to the lack of land sales on Plum Island I was not able to utilize a Sales Comparison analysis to develop the opinion of value.



Mr. Gregory Elliott & Ms. Candace McMahon

1/24/2019

Page 2

Therefore, my opinion of the site value has been developed through the Allocation Method. The Allocation Method is a technique for valuing a parcel of land based on recent sales of properties and applying a ratio of the land value to the total value. In this case the ratio has been calculated based on the current assessments of recent sales in the Plum Island section of Newburyport. I have supplied you with a spread sheet of arms-length, non-waterfront sales that have taken place in the past 6 months on Plum Island. The ratio of land value to total value has been calculated for each sale and that ratio has been applied to the recent sale prices. I have analyzed a data set of 11 sales. The median site value of the 11 sales is \$310,697 and the mean site value is \$308,392. Based on this analysis it is my opinion that the value of the land located at 12 54<sup>th</sup> St, Newburyport, MA is \$310,000 as of 12/18/2018. See attachment.

Using these values, it is my opinion that the current "As Is" value of the improvements at 12 54<sup>th</sup> St, Newburyport, MA, not including any land, is \$290,000 ( $\$600,000 - \$310,000 = \$290,000$ ) as of 12/18/2018. Further it is my opinion that the value of the improvements, subject to completion of the proposed renovation/addition would be \$420,000 ( $\$730,000 - \$310,000 = \$420,000$ ) as of 12/18/2018.

If you have any questions, please contact me at 978-857-6202 or [scott.robertson1@comcast.net](mailto:scott.robertson1@comcast.net).

Sincerely,

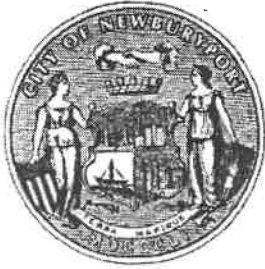
A handwritten signature in black ink, appearing to read 'Scott Robertson', written over a light blue horizontal line.

Scott Robertson

Massachusetts Certified Residential

Real Estate Appraiser #75484

Address	Total Assessment	Land Assessment	Improvements Assessment	% of Value Attributed to Land	Sale Date	Sale Price	% of Sale price Attributed to Land/Land Value	Valid Sale	Mean	Median
255 Northern Blvd	\$ 262,100	\$ 238,000	\$ 24,100	0.908050362	10/18/2018	\$ 315,000	\$ 286,036	Yes	\$ 286,036	\$286,036
21 Overlook St	\$ 299,800	\$ 198,200	\$ 101,600	0.661107405	8/30/2018	\$ 328,000	\$ 216,843	Yes	\$ 216,843	\$216,843
23 Overlook St	\$ 258,000	\$ 235,400	\$ 22,600	0.912403101	9/18/2018	\$ 355,000	\$ 323,903	Yes	\$ 323,903	\$323,903
7 Overlook St	\$ 327,000	\$ 247,800	\$ 79,200	0.757798165	10/26/2018	\$ 410,000	\$ 310,697	Yes	\$ 310,697	\$310,697
227 Northen Blvd	\$ 535,000	\$ 248,200	\$ 286,800	0.463925234	9/6/2018	\$ 455,000	\$ 211,086	Yes	\$ 211,086	\$211,086
11 67th St	\$ 337,900	\$ 243,900	\$ 94,000	0.721811187	9/28/2018	\$ 500,000	\$ 360,906	Yes	\$ 360,906	\$360,906
5 56th St	\$ 354,800	\$ 247,300	\$ 107,500	0.697012401	9/13/2018	\$ 575,000	\$ 400,782	Yes	\$ 400,782	\$400,782
12 Harbor St	\$ 611,200	\$ 269,900	\$ 341,300	0.441590314	8/13/2018	\$ 690,000	\$ 304,697	Yes	\$ 304,697	\$304,697
8 77th St	\$ 616,800	\$ 263,100	\$ 353,700	0.42655642	10/22/2018	\$ 805,000	\$ 343,378	Yes	\$ 343,378	\$343,378
196 Northern Blvd	\$ 766,100	\$ 271,000	\$ 495,100	0.353739721	8/7/2018	\$ 835,000	\$ 295,373	Yes	\$ 295,373	\$295,373
9 K St	\$ 880,800	\$ 312,300	\$ 568,500	0.354564033	7/27/2018	\$ 955,000	\$ 338,609	Yes	\$ 338,609	\$338,609
									Mean	Median
									\$ 308,392	\$310,697



CITY OF NEWBURYPORT  
CONSERVATION COMMISSION  
60 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-465-4462

**CITY OF NEWBURYPORT, CONSERVATION COMMISSION**

**Significant Improvement Determination Form**

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
  - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
  - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

*\*note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

**The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.**

Project Address: 12 54<sup>th</sup> St, Newburyport, MA 01950

Property Owner or Applicant: Gregory Elliot & Candace McMahon

Name of Certified Appraiser/Contractor: Scott Robertson

Phone number: 978 857-6262

Email address: Saraappraisal@gmail.com

Project Title/Description: Expansion of 12 54<sup>th</sup> St, Newburyport, MA 01950

Title and Date of Proposed Project Plans and Specifications used to determine values:

Existing conditions, Basement & First Floor, 8/28/19. Also Sheet A1.0 containing proposed First & Second Floor and Proposed Siding & Gable Elevations dated 9/22/19.

Signature of Certified Appraiser/Builder: [Signature]

Date: 10/28/2019

# Construction Costs

## 12 54<sup>th</sup> Street, Newburyport, MA

#12, 54<sup>th</sup> street plum island, Newburyport, Ma. 01950

nabc  
po box 132  
n andover ma 01845  
978-860-9216

Greg Elliot & Candace McMahon

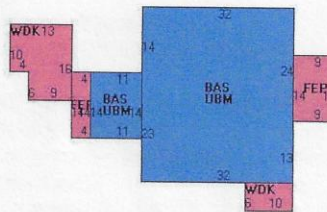
greg and candy	total all	division total	description
<b>general conditions</b>		\$ 2,400.00	
permit	\$ -		owner
plans / engineering	\$ -		by owner
project manager	\$ -		included
layout	\$ -		included
dumpster	\$ 2,400.00		included
tools	\$ -		included
equipment	\$ -		included
heat, light, Power	\$ -		by owner
toilet	\$ -		included
water	\$ -		by owner
<b>demolition</b>		\$ 5,472.00	
siding	\$ -		
building	\$ 5,472.00		included
<b>sitework</b>		\$ -	
excavation	\$ -		
grade and prep new driveway	\$ -		
loam and seed	\$ -		
driveway 25x80	\$ -		
<b>concrete</b>		\$ -	
footings	\$ -		
foundation	\$ -		
slab	\$ -		
waterproofing	\$ -		
<b>masonry</b>		\$ -	
chimney	\$ -		none included
walls	\$ -		
<b>steel</b>		\$ -	
beams	\$ -		none
decking	\$ -		
<b>rough carpentry</b>		\$ 52,712.00	
framing	\$ 21,600.00		included
roofing	\$ 5,460.00		addition
garage doors	\$ -		
siding	\$ 8,640.00		cedar shingle
windows	\$ 11,120.00		allowance
french door	\$ -		
decks	\$ -		
exterior doors	\$ 2,304.00		allowance

Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\0>)

#### Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketch>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,338	1,338
FEP	Porch, Enclosed	182	0
UBM	Basement, Unfinished	1,338	0
WDK	Deck, Wood	244	0
		3,102	1,338

#### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,700	1

#### Land

##### Land Use

**Use Code** 1010  
**Description** SINGLE FAM

##### Land Line Valuation

**Size (Acres)** 0.22  
**Depth** 0  
**Assessed Value** \$426,100



**City of Newburyport**  
**Office of the Assessor**  
60 Pleasant Street / P.O. Box 550  
Newburyport, MA 01950  
Ph 978-465-4403 / Fax 978-462-8495

**February 27, 2020**

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**To:** Newburyport Conservation Commission

**From:** Newburyport Board of Assessors

**Re:** Abutters List: 12 54th

Newburyport Map: 76 Lots: 4

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**The following are the abutters of the above mentioned property:**

**Board of Assessors**

*The Assessors Office is certifying that the persons listed in the foregoing list of abutters are the owners of record of the foregoing properties as of January 1<sup>st</sup>, 2020. The city Assessor is not certifying that the persons so listed are the persons who are required to receive notification under applicable law.*

76/ 1/ / /  
CORMIER EDWARD R  
ANNE T T/E  
303 DILLARD AVE  
FT MYERS, FL 33908

76/ 17/ / /  
JOHNSTON BRIAN  
DEBRA T/E  
168 ASH STREET  
HOPKINTON, MA 01748

76/ 2/ / /  
HARVEY SUSAN J  
16 54TH ST  
NEWBURYPORT, MA 01950

76/ 20/ / /  
BURNS DIANNE & CRYSTAL FIREK TRUS  
CULLEN-BURNS REALTY TRUST  
434 MAIN ST  
HAVERHILL, MA 01830

76/ 4/ / /  
ELLIOTT GREGORY D  
CANDACE D MCMAHON T/C  
12 54TH ST  
NEWBURYPORT, MA 01950

76/ 21/ / /  
JOHNSON WILLIAM E  
MICHELLE D T/E  
16 56TH ST  
NEWBURYPORT, MA 01950

76/ 6/ / /  
MURRAY RICHARD D  
LYNNE M. T/E  
8 54TH STREET PLUM ISLAND  
NEWBURYPORT,, MA 01950

76/ 22/ / /  
METRANO CHERYLE L  
14 56TH ST  
NEWBURYPORT, MA 01950

76/ 7/ / /  
FREESE MICHELLE COLETTE  
JAMES JOHN T/E  
16911 SE 39TH ST  
BELLEVUE, WA 98008

76/ 23/ / /  
DOHERTY LESLIE A  
12 56TH ST  
NEWBURYPORT, MA 01950

76/ 12/ / /  
MARSHALL LISA TRS  
7-56TH STREET REALTY TRUST  
66 SUNSET ROCK RD  
NORTH ANDOVER, MA 01845

76/ 24/ / /  
FREEMAN JOHN G & ELEANOR G TRS  
J G & E G FREEMEN IRREVOC. TRUST  
19 STONEBRIDGE DR  
PLAISTOW, NH 03865

76/ 13/ / /  
MARSHALL STEVEN  
9 56TH ST  
NEWBURYPORT, MA 01950

76/ 25/ / /  
FREEMAN JOHN G & ELEANOR G TRS  
J G & E G FREEMAN IRREVOC. TRUST  
19 STONEBRIDGE DR  
PLAISTOW, NH 03865

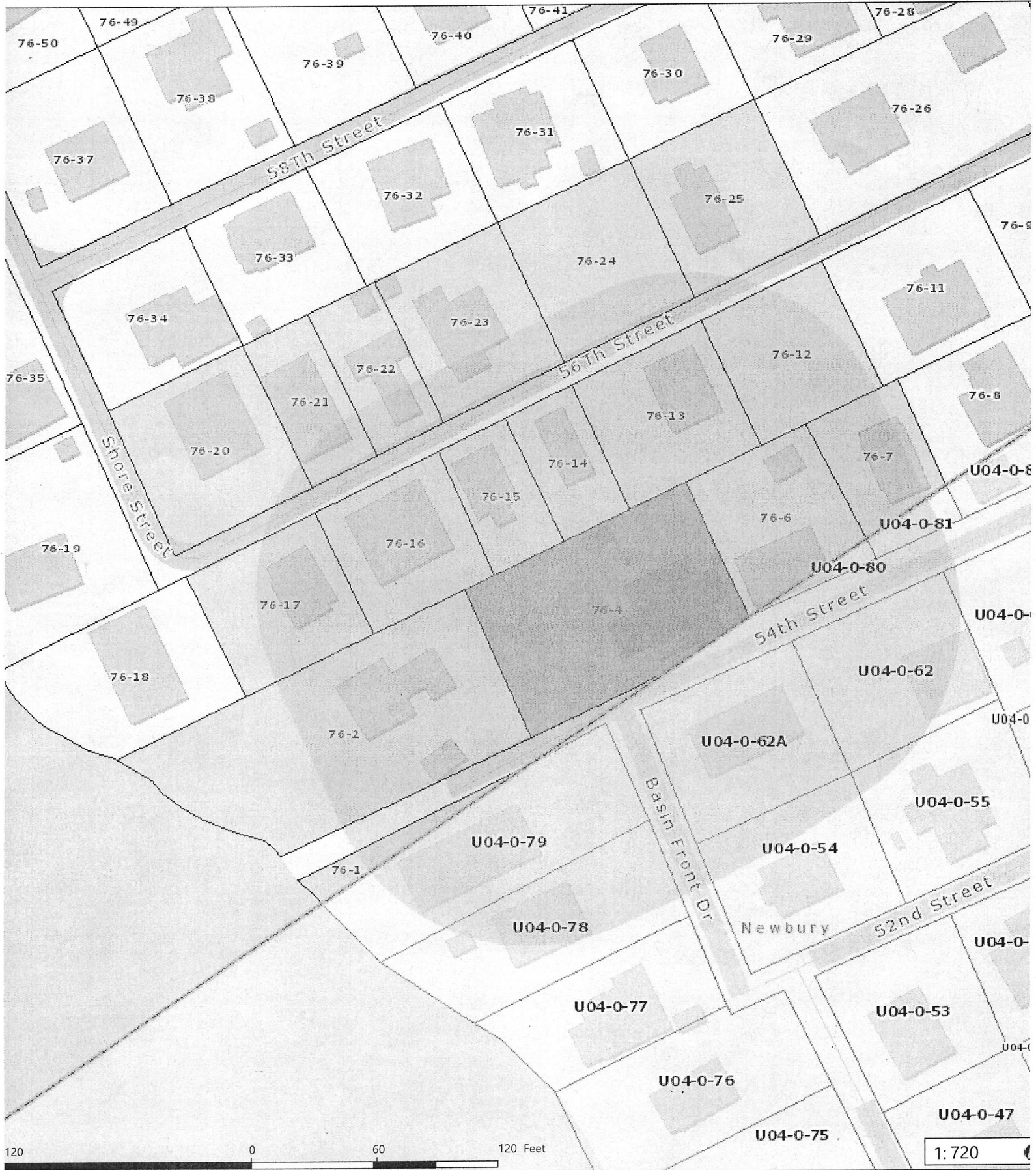
76/ 14/ / /  
VAN DOORNE VALE M  
11 56TH ST  
NEWBURYPORT, MA 01950

76/ 15/ / /  
CONLEY RICHARD M  
VALERIE C ARMBRUST T/E  
292 ANDOVER ST  
LOWELL, MA 01852

76/ 16/ / /  
DELIBERO KIM-SOO & BRAD T/E  
17 56TH ST  
NEWBURYPORT, MA 01950

# City of Newburyport

02/27/202



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassGIS/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



- Legend**
- Municipal Boundary
  - Roads
    - Interstate
    - Major Road
    - Local Road
  - Parcels
  - Paved
  - Unpaved
  - Hydrographic Feature
    - Stream
    - Intermittent Stream

1:720



Abutters in Newbury  
Abutters Obtained from  
Assessors Office on  
3-2-20

004-0-62A	William Crotty	754 <sup>th</sup> St	Nby
004-0-62	Bertrand Racine	554 <sup>th</sup> St	Nby
004-0-79	Anne Cormier	954 <sup>th</sup> St	Nby
mailing	303 Dillard Ave Ft Myers FL 33908		
004-0-54	Sharon Breighner	1052nd St	Nby
004-0-55	Micki McVann	852nd St	Nby
004-0-61	Ronald Ellen	354 <sup>th</sup> St	Nby
mailing	74 Powderhorn Dr Ridgefield Ct 06877		

004 62A ✓  
004 62 ✓  
004 79 ✓  
004 54 ✓  
004 55 ✓  
004 61 ✓  
~~004 82~~

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act and the  
Newburyport Wetlands Ordinance**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the City of Newburyport's Wetlands Ordinance, you are hereby notified of the following.

- A. The name of the applicant is Gregory Elliot
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the City of Newburyport seeking permission to remove, fill, dredge, or alter an Area subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the City of Newburyport's Wetlands Ordinance.
- C. The address of the lot where the activity is proposed is:  
12 54th Street
- D. Copies of the Notice of Intent may be examined at the Newburyport Planning Office between the hours of 8am and 4pm Monday through Wednesdays, Thursdays from 8am to 8pm, and Fridays from 8am to noon.
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant \_\_\_\_\_ or the applicant's representative <sup>xx</sup>\_\_\_\_\_, by calling this telephone number (603 ) 642 -8300 between the hours of 9:00 and 5:00 , on the following days of the week: Monday - Friday
- F. The Public Hearing will be held on March 17, 2020 at 7pm at the Newburyport Senior/Community Center (or otherwise posted) located at 331 High Street, Newburyport, MA.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Newburyport Daily News.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in Newburyport City Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact the Newburyport Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact the Newburyport Conservation Commission, please call 978-465-4462. You may also contact the Newburyport Planning Office for meeting dates at 978-465-4400.