

# City of Newburyport Zoning Board of Appeals Application for a SPECIAL PERMIT for NON-CONFORMITIES

Petitioner: Charles Reynolds

Mailing Address: 133 Old Ferry Road, Newburyport, MA 01950

Phone: 978-270-9416 Email: cjtsreynolds@gmail.com

Property Address: 133 Old Ferry Road, Newburyport MA 01950

Map and Lot(s): MAP ID: 115/3///, Lot 8 Zoning District: Ag/Con

Book and Page(s): book 15446, page 249

Owner(s) Name: Charles & Joan Reynolds

Mailing Address (if different): \_\_\_\_\_

This request for a Special Permit for Non-Conformities is made under section(s):  
(Refer to the Zoning Determination form supplied by the Zoning Administrator)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Extension or Alteration (IX.B.2) | <input type="checkbox"/> Over 500 s.f. increase (IX.B.3.c)      |
| <input type="checkbox"/> Parking                                     | <input type="checkbox"/> Plum Island Overlay District (XXI-G-3) |
| <input type="checkbox"/> Upward Extension                            | <input type="checkbox"/> FAR                                    |
| <input type="checkbox"/> Open Space                                  | <input type="checkbox"/> Footprint Expansion                    |
| <input type="checkbox"/> Height                                      | <input type="checkbox"/> Height Increase                        |
| <input type="checkbox"/> Lot Area                                    |   |
| <input type="checkbox"/> Use   |   |
| <input type="checkbox"/> Rear Yard                                   |   |
| <input checked="" type="checkbox"/> Lot Coverage                     |   |
| <input type="checkbox"/> Side Yard                                   |   |
| <input type="checkbox"/> Lot Frontage                                |   |
| <input type="checkbox"/> Front Yard                                  |   |

**Description of request:**

Construct 12' by 24' shed on existing nonconforming AG/Con parcel that extends the nonconforming 3% max lot coverage. Proposed structure to conform to assessor structure guidelines.

All information contained within this application will become a formal part of the Zoning Board of Appeals proceedings and decision.

1a,

**City of Newburyport Zoning Board of Appeals**  
**Application for a SPECIAL PERMIT for NON-CONFORMITIES**

	Existing Dimensional Controls	Proposed Dimensional Controls	Required Dimensional Controls
Lot Area	20,020 S.F.	20,020 S.F.	
Frontage	167.07'	167.07'	
Height*	2 stories	13.7'	
Lot Coverage (%)**	6.0%	7.4%	
Open Space (%)***	94%	92.6%	
Front Setback		81'	
Side A Setback		7'	
Side B Setback		156'	
Rear Setback		10'	
Parking Spaces	2	2	
FAR****			

\*Height is measured to median roof line.


\*\*Total building footprint divided by the lot area expressed as a percentage.

\*\*\*Area unoccupied by building, parking areas, or driveways expressed as a percentage of lot area. Pools, patios, and decks may be included in open space.

\*\*\*\*FAR is only applicable in the Plum Island Overlay District (PIOD).

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Owner's signature(s):

 \_\_\_\_\_

\_\_\_\_\_

CITY OF NEWBURYPORT, MA  
ZONING DETERMINATION

APR# 2019-049Rev

Name: Charles Reynolds

Address: 133 Old Ferry Rd

Zoning District(s): Ag/Con

Request: Construct 12'x24' shed on existing nonconforming AG/Con parcel that extends the nonconforming 3% max lot coverage. Proposed structure to conform to accessory structure guidelines.

ZONING BOARD REVIEW REQUIRED

Variance

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

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) # \_\_\_\_\_
- 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
  - Open Space
  - Height
  - Lot Area
  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major
- Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay
- \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Conservation Easement

  
Newburyport Zoning Administrator

11/14/2019  
Date

December 5  
Date: ~~November 25~~, 2019

To: The City of Newburyport Zoning Board of Appeals

From: Charles & Joan Reynolds, 133 Old Ferry Rd, Newburyport MA

RE: Application for a Special Permit for Non-Conformities, APR# 2019-049Rev

This memorandum addresses the following Special permit for Non-Conformities criteria:

1. We are requesting the placement of a 12' by 24' storage shed to be located in the back, left-hand, corner of the 0.47-acre property which currently sits only a single-family residence also referred to as the 1790 House. The location would fit into the landscape without retracting from the 1790 House or its views. The shed would also not obstruct any views between neighboring houses. The shed would be located 10 feet from the rear property line and 7 feet from the eastern, fenced property line. The shed would be 47 feet from the nearest corner of the 1790 House. The shed would be placed on 2-inch concrete blocks. Site location would not require any excavation or removal of any shrubbery or trees. No driveway or pathway would be required.
2. An application for a lot split was filed at the City Hall's Clerk's Office on 5/15/96, under Zoning Ordinance Section X-H.3 Powers of the Board and Sections: IV, X-B, X-D in the CON Zoning District. The application was for the premises located at 131 Old Ferry Road as indicated on the Newburyport Assessors Map 115, and Parcel 3A, which is recorded in the Registry of Deeds, Book 12556 and Page 508. The ZBA voted on 6/25/96 to GRANT the application. The new 0.47-acre lot located at 133 Old Ferry Road (and the applicant of this Special Permit for Non-Conformities) became a non-conforming lot within the AG/Con district as the 1790 House exceeded the 3% Yard Requirements listed under the Residential, Single-Family Table of Dimensional Requirements under Section VI-A – General regulations. At the time of the lot split, an existing approximately 12' by 34' horse barn was located to the rear of the 1790 House (and still listed under the property Assessor's Card as a 408 square feet Outbuilding. During a subsequent renovation of the 1790 House, the horse barn was removed from the property.
3. The existing 1790 House covers 6% of the 20,020 S.F. lot. The addition of the 12' by 24' shed would cover an additional 1.4% making the total lot coverage 7.4%. The purpose of the proposed shed would be used to store lawn/yard tools, a riding mower, a hand mower, a wheelbarrow, snow removal equipment, bikes, kayaks, lawn furniture, etc. Having a storage shed would allow such common household items to be stored in an unsightly and uncluttered manner and be maintained in functional order.

4. The Department of Conservation and Recreation (DCR) holds a Conservation Restriction (CR) recorded 11/19/1993 Essex South Registry of Deeds, book 12256, book 510) and amended 2/2/1999 (Essex South Registry of Deeds, 15446, page 249). Charles & Joan Reynolds requested the exact same shed location, dimensions and method of installation on 8/13/2019 (see **Attached** submission dated August 13, 2019). Approval for the proposed storage shed was granted by DCR and by the Massachusetts Historical Commission (MHC) on 9/13/2019 (see **attached** letter from dated November 20, 2019, from Felicia Bakaj, Conservation Restriction Stewardship Coordinator). A “no adverse effect” determination by MHC and DCR was made on 9/13/2019.

Property Location: 133 OLD FERRY RD

MAP ID: 115/ 3/ //

Bldg Name:

State Use: 1010

Vision ID: 7270

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/16/2019 23:08

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
BLOOD LEIGH O						Description	Code	Appraised Value	Assessed Value	123 NEWBURYPORT, MA
133 OLD FERRY RD						RESIDENTL	1010	375,300	375,300	
NEWBURYPORT, MA 01950						RES LAND	1010	248,900	248,900	
Additional Owners:		<b>SUPPLEMENTAL DATA</b>				<b>Total</b>				<b>VISION</b>
Other ID: 115-3 SUB-DIV PHOTO WARD 6 TILE #: ATT 1/2 HSE: GIS ID: M_247508_953823		CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNG: ASSOC PID#				624,200		624,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
BLOOD LEIGH O		36984/0079	08/31/2018	U	I		1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
BLOOD ROBERT E IV		28408/0400	03/16/2009	U	I	144,000	1W	2019	1010	375,300	2018	1010	352,700	2017	1010	341,400	
SKIBBEE JOHN R		15522/0037	03/08/1999	U	I	64,000	1G	2019	1010	248,900	2018	1010	237,100	2017	1010	225,900	
TRUST FOR PUBLIC LAND		12259/0508	11/19/1993	U	I	428,240	1E										
CHASE RICHARD M		09331/0277	12/18/1987	U	I		1A										
CHASE GLENDON W		5249/ 458					0										
<b>Total:</b>								<b>624,200</b>		<b>Total:</b>		<b>589,800</b>		<b>Total:</b>		<b>567,300</b>	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
5/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	371,000
Appraised XF (B) Value (Bldg)	4,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	248,900
Special Land Value	0
Total Appraised Parcel Value	624,200
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>624,200</b>

**NOTES**

FY2001 CHANGED FROM 131 TO 133 FERRY RD. VACANT SINCE 1963, UNLIVEABLE UNTIL 2009.

FY08 CHANGED FROM FERRY RD TO OLD FERRY RD

UC=DWELLING TOTALLY GUTTED 8/27/09 &

REDUCED TO ONLY A FOUNDATION. DEED RESTRICTIONS WITH THIS LOT.

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
A/R 09-67	03/18/2009	RS	Residential	16,000	08/27/2009	100	07/01/2009	INTERIOR EXPLORA	08/09/2010			PM	00	Measur+Listed
									08/27/2009			DR	50	Building Permit
									09/18/2006			PR	02	Measur+2Visits
									08/28/1996			BB	02	Measur+2Visits
									09/15/1988			DS	09	Measu Estmt Owner no

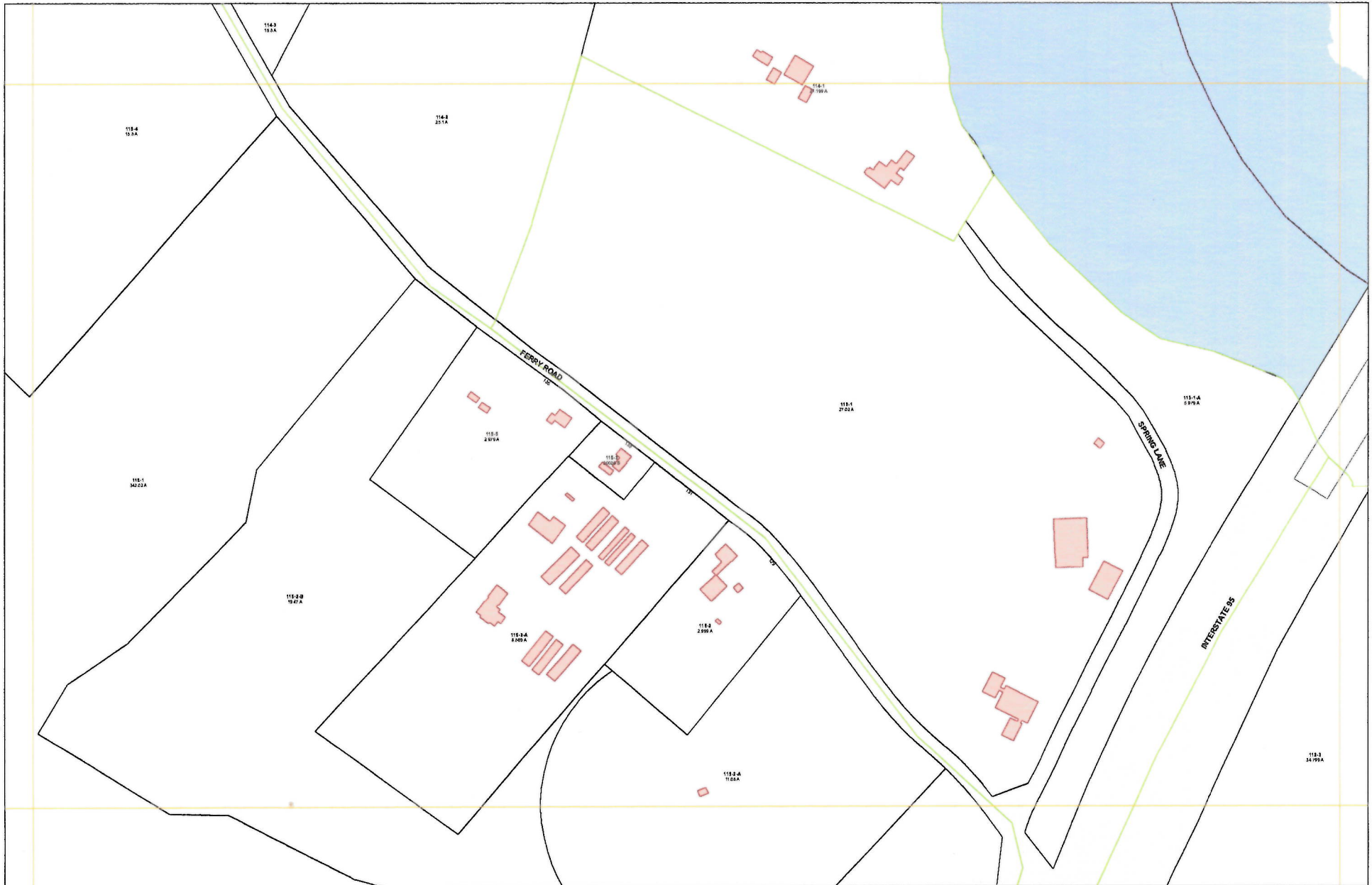
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing				
															Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value	
1	1010	SINGLE FAM	AC				20,000	SF	12.44	1.0000	5	1.0000	1.00	0.00				1.00	12.44	248,800
1	1010	SINGLE FAM	AC				0.01	AC	14,600.00	1.0000	0	1.0000	1.00	0.00				1.00	14,600.00	100

Total Card Land Units: 0.47 AC Parcel Total Land Area: 0.47 AC Total Land Value: 248,900

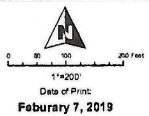




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- Legend**
- Parcels
  - Easements
  - Combined Lots
  - Tax Map
  - Map Tile
  - Municipal Boundary
  - Conservation Restriction

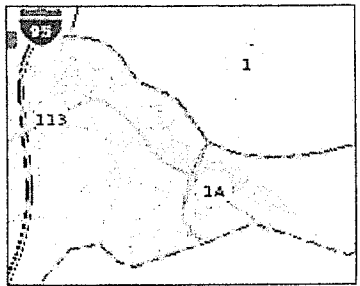


**City of Newburyport, MA**  
Assessor's Map Tile No. 7



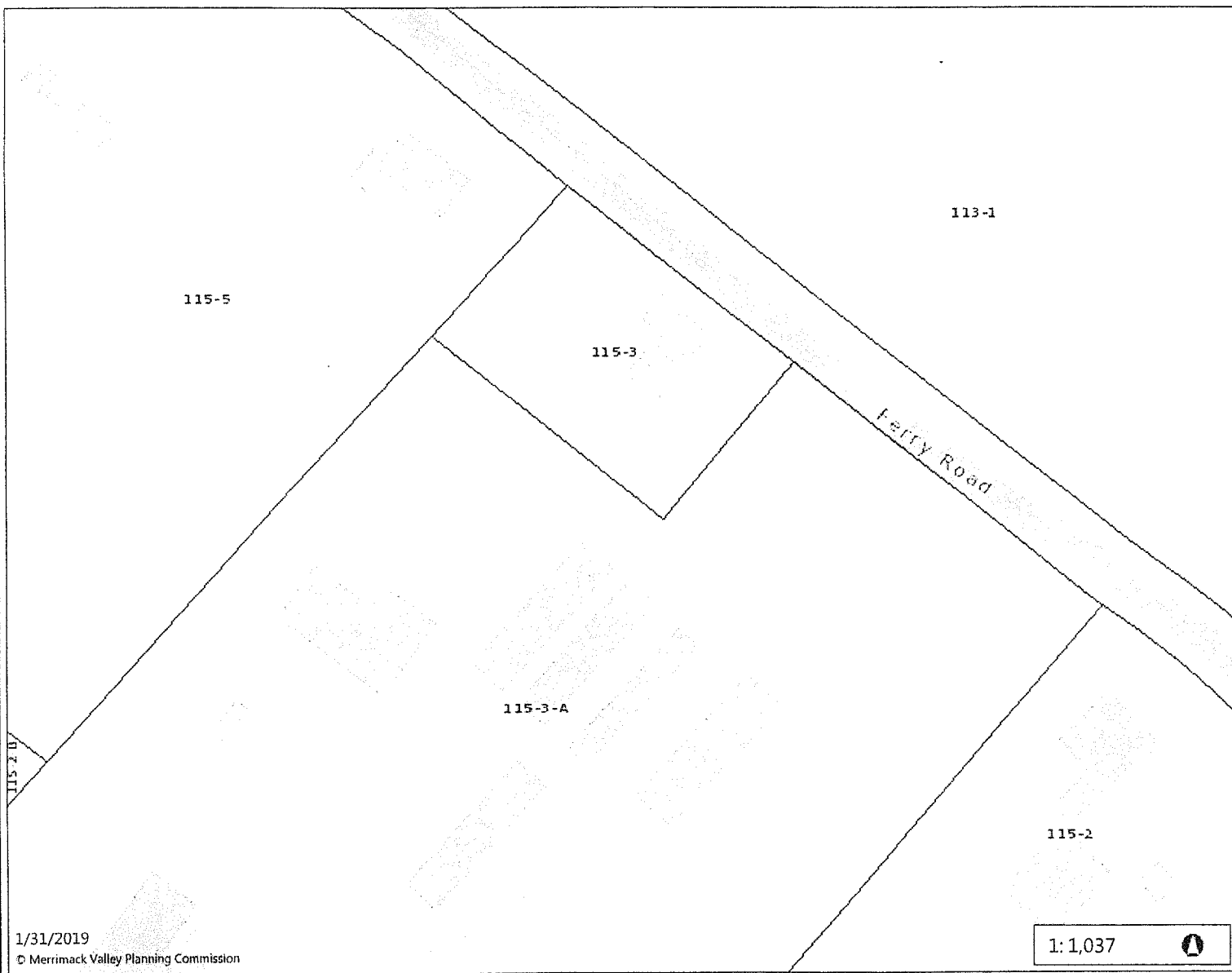
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# City of Newburyport



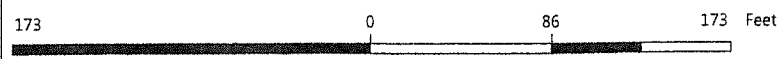
### Legend

- Municipal Boundary
- Parcel Label
- Roads**
  - Interstate
  - Major Road
  - Local Road
- Parcels
- Driveways**
- Road Right of Way**
  - Paved
  - Unpaved
- Hydrographic Features**
  - Streams
  - Stream
  - Intermittent Stream



1/31/2019  
 © Merrimack Valley Planning Commission

1:1,037



Project No. 1661 1963, State Plane, Massachusetts, Meridian, NAD83, 2011

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Amesbury & MassDOT, MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF AMESBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF AMESBURY DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

### Notes

# FERRY ROAD

PUBLIC WAY ~ VARIABLE WIDTH

20,010.1 S.T.

N/F JOHN R. SKIBB  
SK  
(SEE

BENCHMARK  
TOP OF STON  
EL=100.45' A

STONE  
BND FND

20 REMOVE EXIST. BUSHES AND TREES  
PROPOSED SEPTIC TANK (+)  
PROPOSED D-BOX (H2O)

PROPOSED LEACHING  
REMOVE EXIST. BUSHES /  
REMOVE TO SUB-SOIL,  
EXISTING FI  
AROUND AN  
SEPTIC ARE

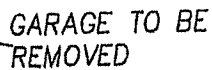
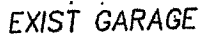
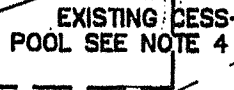
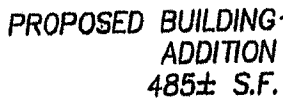
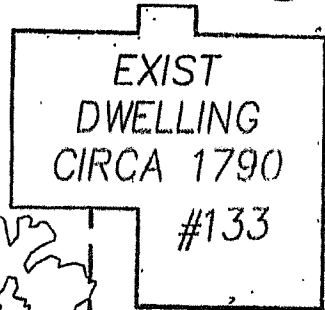
4' PVC VENT

*Proposed 12' x 24' shed*

*7' side setback*

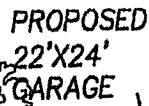
BENCHMARK  
TOP OF STO  
EL=100.31' A

STONE  
BND FND



EXIST DRIVE TO BE  
USED IN COMMON

PROPOSED  
GRAVEL  
DRIVEWAYS



*10' rear  
setback*

30" DECID. TREE

6" CONIF. TREE

24" DECID. TREE

8" CONIF. TREE

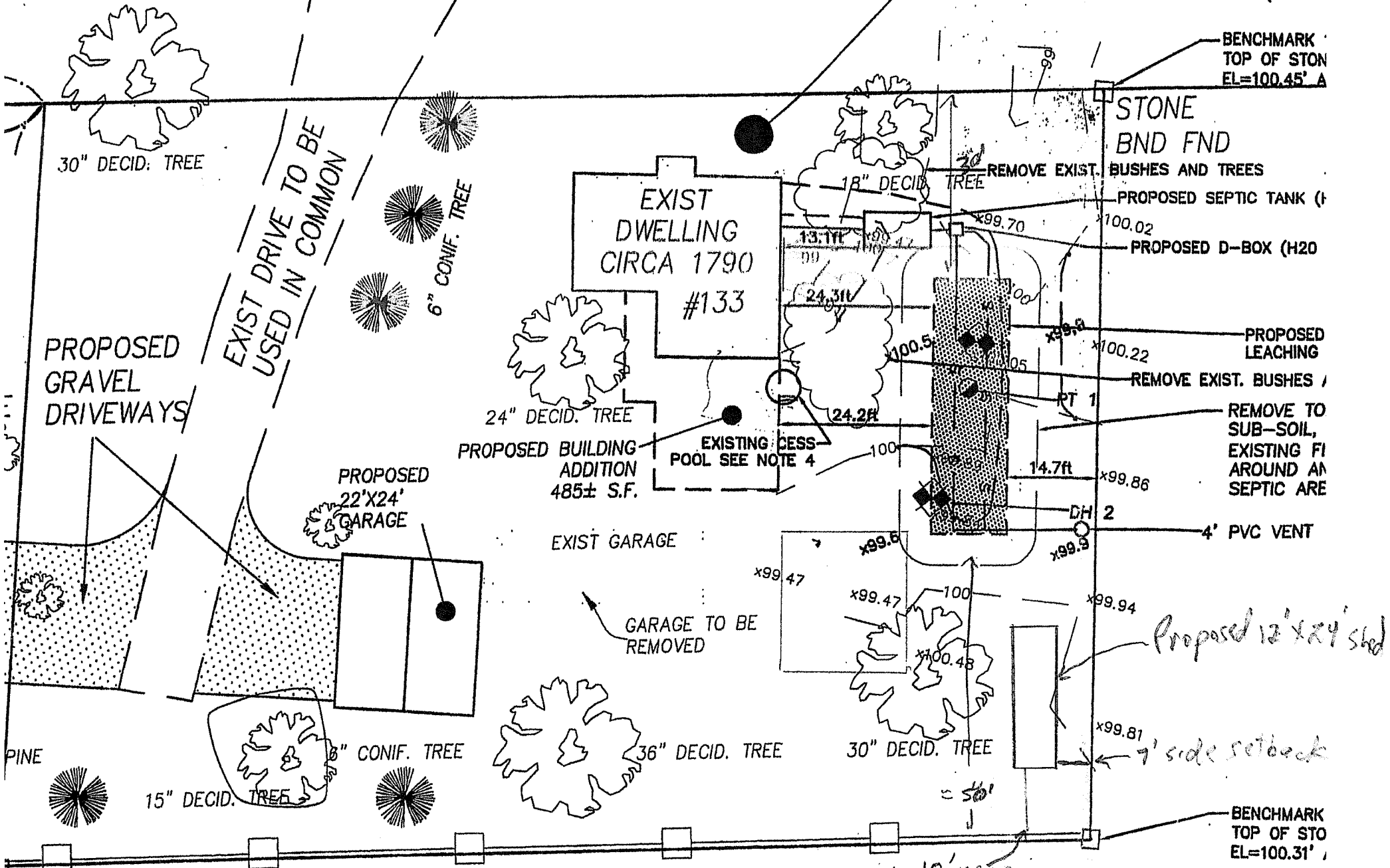
15" DECID. TREE

36" DECID. TREE

30" DECID. TREE

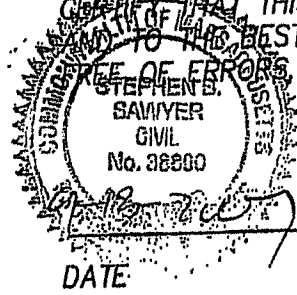
PINE

STONE  
BND FND



1e

I HEREBY WARRANTY THAT THIS PLAN MEETS ALL REQUIREMEN  
310 CMR 15.00 TITLE V OF THE STATE ENVIRONMENTAL CODE,  
ALL APPLICABLE REGULATIONS OF THE CITY OF NEWBURYPORT,  
BOARD OF HEALTH. I ASSUME LIABILITY FOR ANY ERRORS AN  
OMISSIONS IN THE DESIGN OF THIS SEWAGE DISPOSAL SYSTEM.  
CERTIFY THAT THIS PLAN HAS BEEN REVIEWED BY ME PERSON  
TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORREC:



*[Signature]*  
REGISTERED P.E.

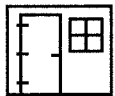

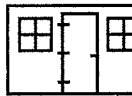
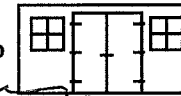
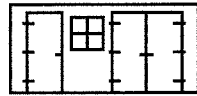
## SCHEDULE OF ELEVATIONS

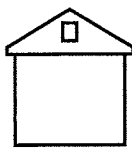
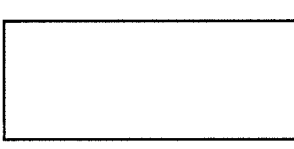

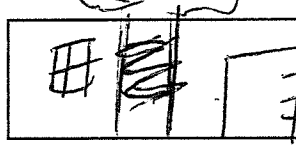
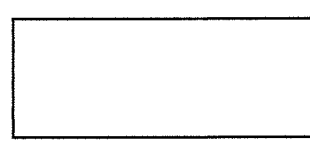
102.1±		INVERT AT DISTRIBUTION BOX INLET	=	91.53		
97.0 ±		INVERT AT DISTRIBUTION BOX OUTLETS	=	91.36		
99.82±						
		LINE NO.	FIELD BOTTOM	ELEV. @ END LEACHING LINE	ELEV. @ BEGINNING LEACHING LINE	FINISH GRADE ABOVE LEACHING LINE
99.56		1	98.0	91.50	98.70	100.5±
99.31		2	98.0	98.50	98.70	100.5±



DEALER: <i>Display</i>	DATE: <i>7/26/19</i>	REP: <i>Karen</i>
HOW DID YOU FIRST HEAR ABOUT US?		

CUSTOMER INFORMATION		
DELIVER TO: <i>Charlie Reynolds Newburyport Ma</i>	BILLING:	
EMAIL:	CELL:	HOME:

ORDER DETAILS					
SIZE: <i>12 x 24</i>	ROOF STYLE:			AMOUNT: <i>12274.50</i>	
	CAPE ANN	BRUNSWICK	<input checked="" type="checkbox"/> COHASSET		
	LEXINGTON	HAMPTON	CUSTOM		
SIDING:	VINYL COLOR:			ROOF COLOR:	
CUSTOM VINYL	WHITE	ALMOND	BEIGE	<input checked="" type="checkbox"/> BLACK	BROWN
	BLUE	CLAY	CREAM		
PINE	<input checked="" type="checkbox"/> CEDAR	FLINT	GRAY	MIST	
		OLIVE	PEARL	TAN	
SHUTTER COLOR:	LAYOUT:				
BLACK	GREEN	A 			B 
BLUE	MAROON	C 			D 
WHITE		E 			CUSTOM

ADDITIONAL FEATURES				
				
LEFT END	FRONT	RIGHT END	BACK	FLOOR

ADDITIONAL OPTIONS			
QUANTITY:	ITEMS:	COST:	AMOUNT:
1	7' Walls - Extended Eaves (Gables)		-
1	6' Transom Window upgrade		30
1	6' Sliding Door upgrade with crossback		60
1	Aluminum Ramp System		399.00
1	2" ProStruct floor upgrade		432.00
1	36" Cedar Door (No. crossback)		150.00
1	24x40 window with trim		0
1	12x4 left		100.00
2	Window Credit		-60.00
	12x12 Cedar vents		0

NOTES: <i>Height to Peak approx. 12'9" includes 2" Block</i>	SUBTOTAL:	<i>13385.00</i>
	TAX:	<i>836.56</i>
	TOTAL:	<i>14221.56</i>
	DEPOSIT:	
	BALANCE:	
	DELIVERY FEE:	
DEALER SIGNATURE:	CUSTOMER SIGNATURE:	BALANCE DUE:



POSTWOODWORKING.COM



1-866-PWI-SHED (794-7433)



163 KINGSTON ROAD, DANVILLE, NEW HAMPSHIRE 03819

Attachment 4

### Estimate

Date		Estimate #			
5/16/2019		191421			
Name / Address		Ship To		Phone	
Charlie Reynolds 133 Old Ferry Rd Newburyport, MA 01950		Charlie Reynolds 133 Old Ferry Rd Newburyport, MA 01950		Day 978-370-9416 Night	
EMAIL ADDRESS		Rep		Dealer	
cjtsreynolds@gmail.com		KM		Display Lot	

Ordered	Description	Rate	Roof Style	Front Style	Color	Roof Color	Onsite C...	Amount
1	12x24 Cedar	12,274.00	Cohasset	Custom		Rustic ...		12274.00T
24	Extended Eaves ( On Gable Walls)	0.00						0.00T
72	7' Tall Wall Height	0.00						0.00T
1	24"x40" Window	0.00						0.00T
	Window Credit (2)	-60.00						-60.00
1	Upgrade From 5' to 6' Wide Sliding Door	60.00						60.00T
1	6' Transom Window With Trim	30.00						30.00T
1	Upgrade to 36" Cedar Single Door- No Crossbuck	150.00						150.00T
1	12'x4' Loft	100.00						100.00T
288	Upgrade to Prostruct Flooring	1.50						432.00T
1	12"x12" Cedar Vents (Pair)	0.00						0.00T
1	Aluminum Ramp System	399.00						399.00T
	Standard Shed Features: 2x4 Wall Framing 16" OC with Double Interlocking Top Plate 2x6 Engineered Roof Trusses 16" OC 2x6 Pressure Treated Floor Joist 16" OC 3/4" Floor Plywood Hurricane Clips Gable Vents Architectural Roof Shingles	0.00						0.00T
	Sales Tax	6.25%						836.56

<b>Total</b>		\$14,221.56
<b>Customer Signature</b>		

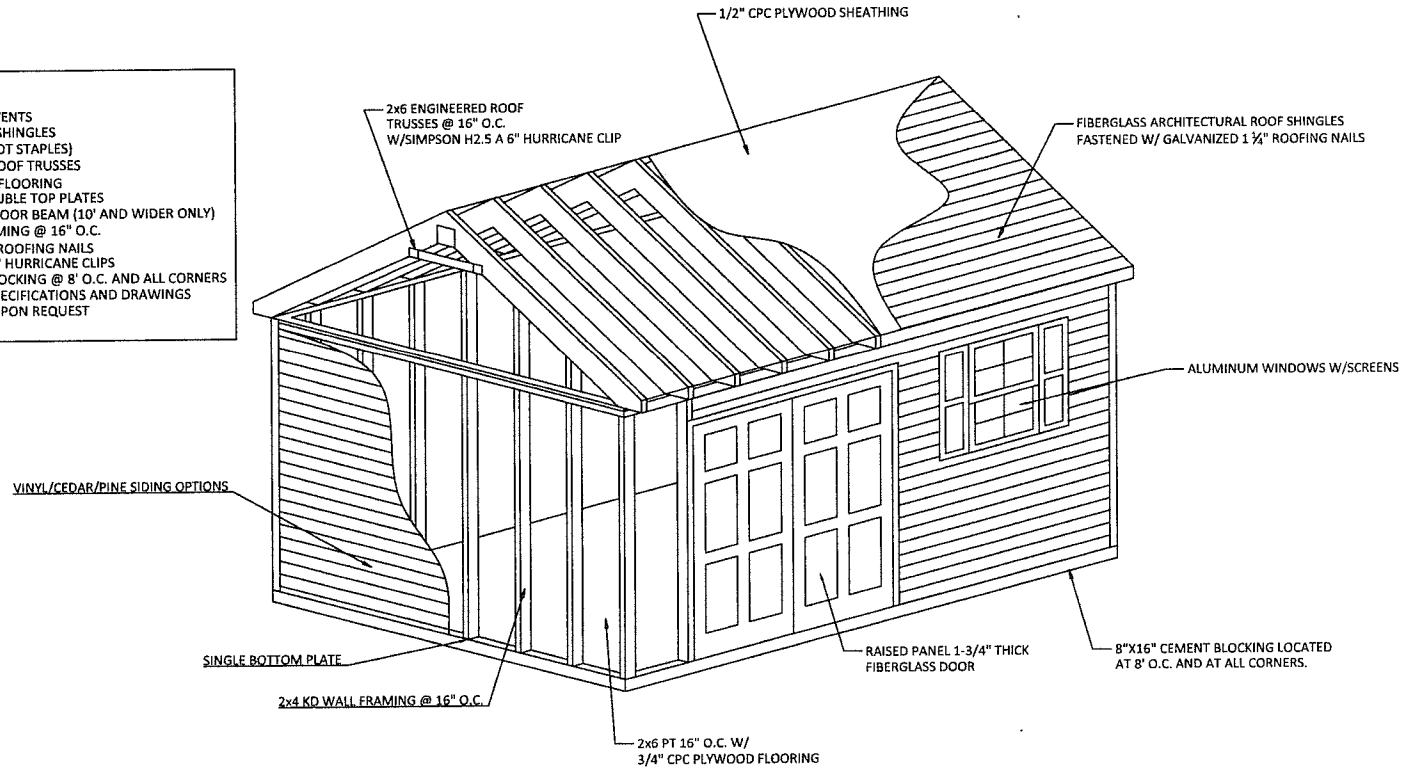
All permits are the property owner's responsibility



# Attachment 4

## STANDARD FEATURES

VINYL/CEDAR/PINE SIDING OPTIONS	SCREENED GABLE VENTS
ALUMINUM WINDOWS W/SCREENS	FIBERGLASS ROOF SHINGLES
ALUMINUM DRIP EDGE ON ALL SIDES	ROOFING NAILS (NOT STAPLES)
LOCKING DOOR HANDLE	2x6 LOAD RATED ROOF TRUSSES
FULL 1-3/4" THICK FIBERGLASS DOORS	3/4" CPC PLYWOOD FLOORING
DOUBLE 2x DOOR HEADERS W/ JACK STUDS	INTERLOCKING DOUBLE TOP PLATES
ALL PVC TRIM (VINYL SIDED ONLY)	DOUBLE CENTER FLOOR BEAM (10' AND WIDER ONLY)
6' 4 1/2" STANDARD WALL HEIGHT	2x6 PT FLOOR FRAMING @ 16" O.C.
ALL FLOORS 10' IN WIDTH (10'x12', 10'x14')	GALVANIZED 1 1/2" ROOFING NAILS
HAVE RIM JOIST AT 6'/4' SEAM	SIMPSON H2.5 A 6" HURRICANE CLIPS
ALL FLOORS 12' IN WIDTH WITH A DOUBLE JOIST AT THE 6' SEAM	8"x16" CEMENT BLOCKING @ 8' O.C. AND ALL CORNERS
ALL FLOORS WIDER WILL BE SEAMED AT 8'	TRUSS LOADING SPECIFICATIONS AND DRAWINGS AVAILABLE UPON REQUEST



**GREGSAK ENGINEERING, INC.**



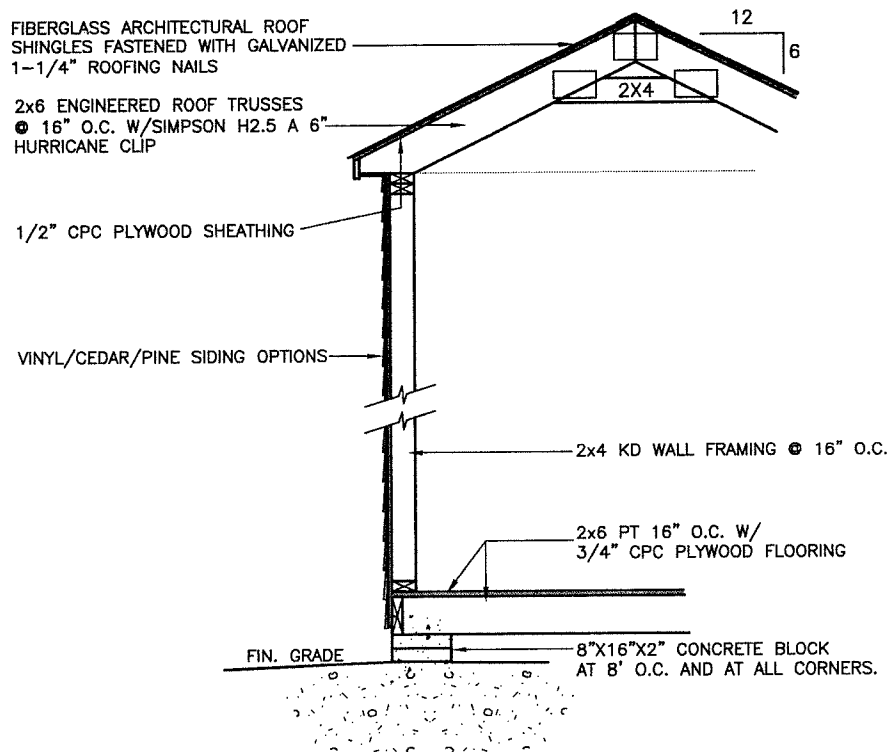
CIVIL AND STRUCTURAL  
ENGINEERS  
P.O. BOX 271  
CHESTER, NEW HAMPSHIRE 03036  
PH: (603) 887-6979  
FAX: (603) 887-6636  
[www.gregsak.com](http://www.gregsak.com)

ISOMETRIC VIEW  
POST WOODWORKING TYPICAL SHED DESIGN  
163 KINGSTON ROAD  
DANVILLE NH

PREPARED FOR:  
POST WOODWORKING, INC.  
163 KINGSTON ROAD  
DANVILLE, NH 03819  
(866) 794-7433

Scale: NTS  
APRIL 18, 2016

# Attachment 4



**GREGSAK ENGINEERING, INC.**

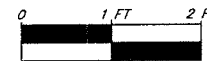


*CIVIL AND STRUCTURAL ENGINEERS*  
 P.O. BOX 271  
 CHESTER, NEW HAMPSHIRE 03036  
 PH: (603) 887-6979  
 FAX: (603) 887-6636  
[www.gregsak.com](http://www.gregsak.com)

**WALL SECTION**  
**POST WOODWORKING TYPICAL SHED DESIGN**  
 163 KINGSTON ROAD  
 DANVILLE NH

PREPARED FOR:  
 POST WOODWORKING, INC.  
 163 KINGSTON ROAD  
 DANVILLE, NH 03819  
 (866) 794-7433

Scale: 3/4"=1'-0"



APRIL 18, 2016

# Attachment 4

## STANDARD FEATURES

~~VINYL~~/CEDAR/PINE SIDING OPTIONS  
INSULATED SINGLE HUNG VINYL WINDOWS  
ALUMINUM DRIP EDGE ON ALL SIDES  
LOCKING DOOR HANDLE  
FULL 1-3/4" THICK STEEL DOORS  
DOUBLE 2x DOOR HEADERS W/ JACK STUDS  
ALL PVC TRIM (VINYL SIDED ONLY)  
8' 4 1/2" STANDARD WALL HEIGHT

FIBERGLASS ROOF SHINGLES  
ROOFING NAILS (NOT STAPLES)  
LOAD RATED ROOF TRUSSES 24" O.C. W/ 3/4" PLYWOOD  
INTERLOCKING DOUBLE TOP PLATES  
GALVANIZED 1 1/4" ROOFING NAILS  
SIMPSON H2.5 A 6" HURRICANE CLIPS  
~~SLAB ON GRADE CONCRETE FLOOR, BY OTHERS~~  
TRUSS LOADING SPECIFICATIONS AND DRAWINGS  
AVAILABLE UPON REQUEST

Attachment 4

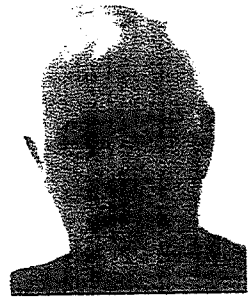


Commonwealth of Massachusetts  
Division of Professional Licensure  
Board of Building Regulations and Standards  
Construction Supervisor 1 & 2 Family

CSFA-104609

Expires: 07/06/2020

DANIEL R POST  
95 PARKER RD  
CHESTER NH 03036



Commissioner *Chris Be...*

*The Commonwealth of Massachusetts*

Office of Consumer Affairs and Business Regulation  
1000 Washington Street - Suite 710  
Boston, Massachusetts 02118  
Home Improvement Contractor Registration

POST WOOD WORKING INC.  
163 KINGSTON RD.  
DANVILLE, NH 03819

Type: Corporation  
Registration: 167768  
Expiration: 10/27/2020

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Update Address and Return Card.

SCA 1 20M-05/17

*The Commonwealth of Massachusetts*

Office of Consumer Affairs & Business Regulation  
HOME IMPROVEMENT CONTRACTOR  
TYPE: Corporation

Registration: 167768  
Expiration: 10/27/2020

POST WOOD WORKING INC.

Registration valid for individual use only  
before the expiration date. If found return to:  
Office of Consumer Affairs and Business Regulation  
1000 Washington Street - Suite 710  
Boston, MA 02118

DANIEL POST  
163 KINGSTON RD.  
DANVILLE, NH 03819

*Jed...*  
\_\_\_\_\_  
Undersecretary

*[Signature]*  
\_\_\_\_\_  
Not valid without signature

Attachment 4



Issue Date: Feb 28, 2019

This certificate is issued as a matter of information only and confers no rights upon the certificate holder.

This certificate does not amend, extend or alter the coverage afforded by the policies below.

### Certificate of Insurance

#### Certificate Holder

Paul Riley  
Post Woodworking, Inc.  
163 Kingston Road  
Danville, NH 03819

#### Companies Affording Coverage

Company Letter A Lumber Industries Self-Insured Group

Company Letter B Safety National

This policy is effective at 12:00 am on 1/1/2019, and will expire at 12:01 am on 1/1/2020.  
This policy will automatically be renewed unless notified by either party by October 1st of any fund year.

#### Coverages

This is to certify that the Workers' Compensation and Employer's Liability Insurance has been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

Type of Insurance/Carrier	Policy Number	Effective Date	Expiration Date	LIMITS
<b>A: Workers' Compensation &amp; Employer's Liability</b>				E.L. Each Accident \$1,000,000 E.L. Disease-Pol Limit \$1,000,000 E.L. Disease-Each Emp \$1,000,000
Lumber Industries Self-Insured Group	LT0120190001323	1/1/2019	1/1/2020	
<b>B: Excess Insurance</b>				Workers' Compensation Statutory Employer's Liability \$1,000,000
Safety National	SP4059622	1/1/2019	1/1/2020	

Officers Excluded

#### Description of Operations

#### Member

Paul Riley  
Post Woodworking, Inc.  
163 Kingston Road  
Danville, NH 03819

#### Cancellation

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.



Authorized Representative

Feb 28, 2019  
Date



Attachment 5



dcr

Massachusetts



November 20, 2019

Charles & Joan Reynolds  
133 Old Ferry Road  
Newburyport, MA 01950

Re: Lot 8 Shed Proposal, Chase Conservation Restriction, Newburyport

Dear Mr. & Mrs Reynolds:

Thank you for submitting a request for approval to the Department of Conservation and Recreation (DCR) to install a 12' x 24' storage shed on Lot 8 of your property located at 133 Old Ferry Road in Newburyport, MA over which DCR holds a Conservation Restriction (CR) recorded 11/19/1993 (Essex South Registry of Deeds, book 12256, book 510) and amended 2/2/1999 (Essex South Registry of Deeds, 15446, page 249). In your request for approval, dated 8/13/2019, you included the proposed storage shed location, dimensions and method of installation.

Article III J of the CR permits, with Grantee approval, "...new construction...on the 1790 House or Lot 8" so long as the alterations do not negatively impact the historic or aesthetic resources on the Premises.

After a site visit on 6/26/2019, desk review of the proposed storage shed by DCR Preservation Planner Jeffrey Harris, and a "no adverse effect" determination by the Massachusetts Historical Commission on 9/13/2019, DCR hereby approves the proposed design of the storage shed at 133 Old Ferry Road in Newburyport pursuant to the plans and drawings submitted to DCR on 8/13/2019. Please note that if the design of the storage shed changes during the planning or installation process, DCR will need to approve any such changes.

In addition, please note that all alterations and construction must conform to local zoning regulations and all applicable laws.

Once the shed is complete please send me photographs of the completed project at [felicia.bakaj@mass.gov](mailto:felicia.bakaj@mass.gov). If you have any questions about this approval or CR, please do not hesitate to call or email me.

Felicia Bakaj  
Conservation Restriction Stewardship Coordinator  
617-626-1369  
[felicia.bakaj@mass.gov](mailto:felicia.bakaj@mass.gov)

cc: Jennifer Howard  
Jeffrey Harris

COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS

Department of Conservation and Recreation  
251 Causeway Street, Suite 500  
Boston MA 02114-2119  
617-626-1250 617-626-1351 Fax  
[www.mass.gov/orgs/department-of-conservation-recreation](http://www.mass.gov/orgs/department-of-conservation-recreation)

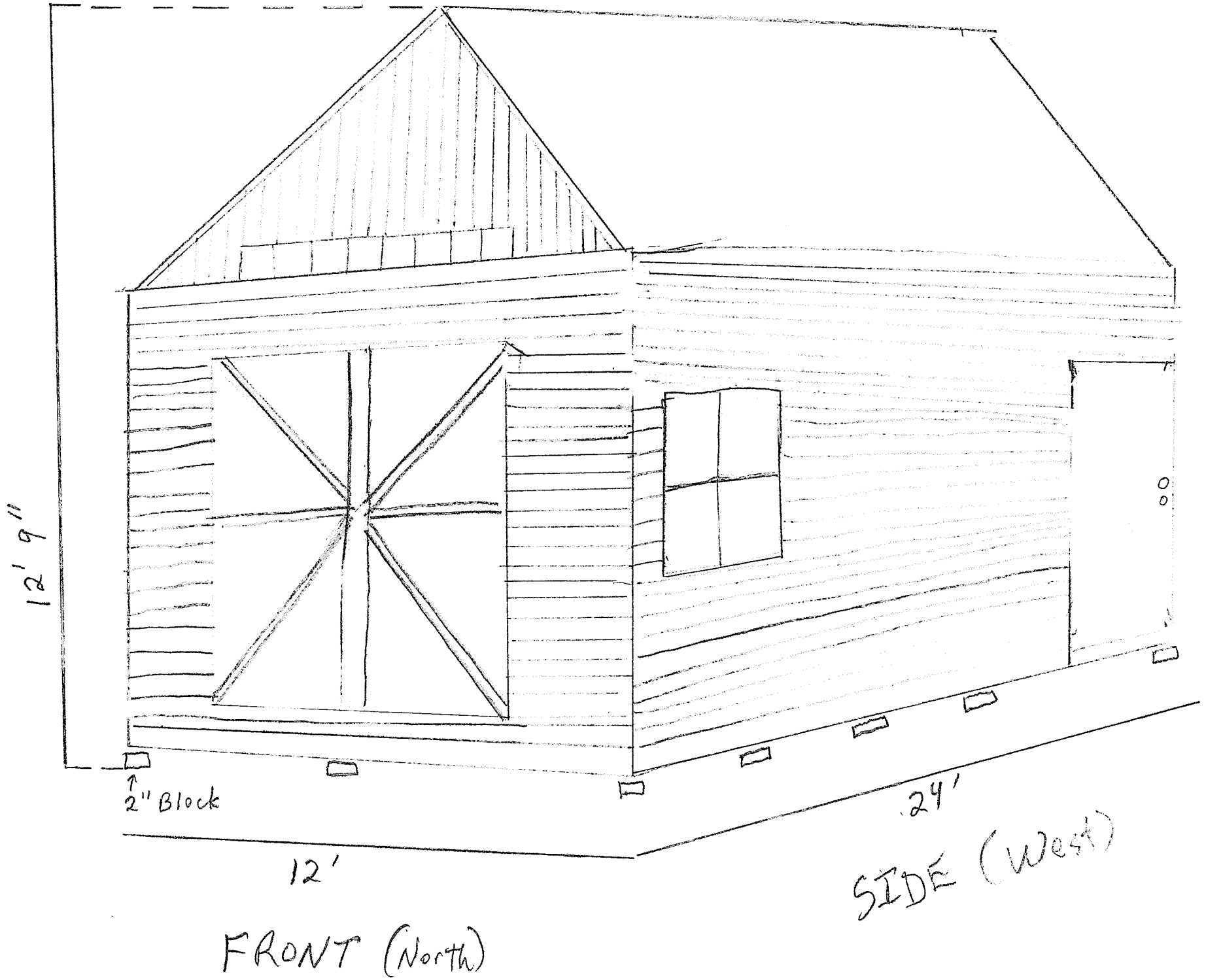


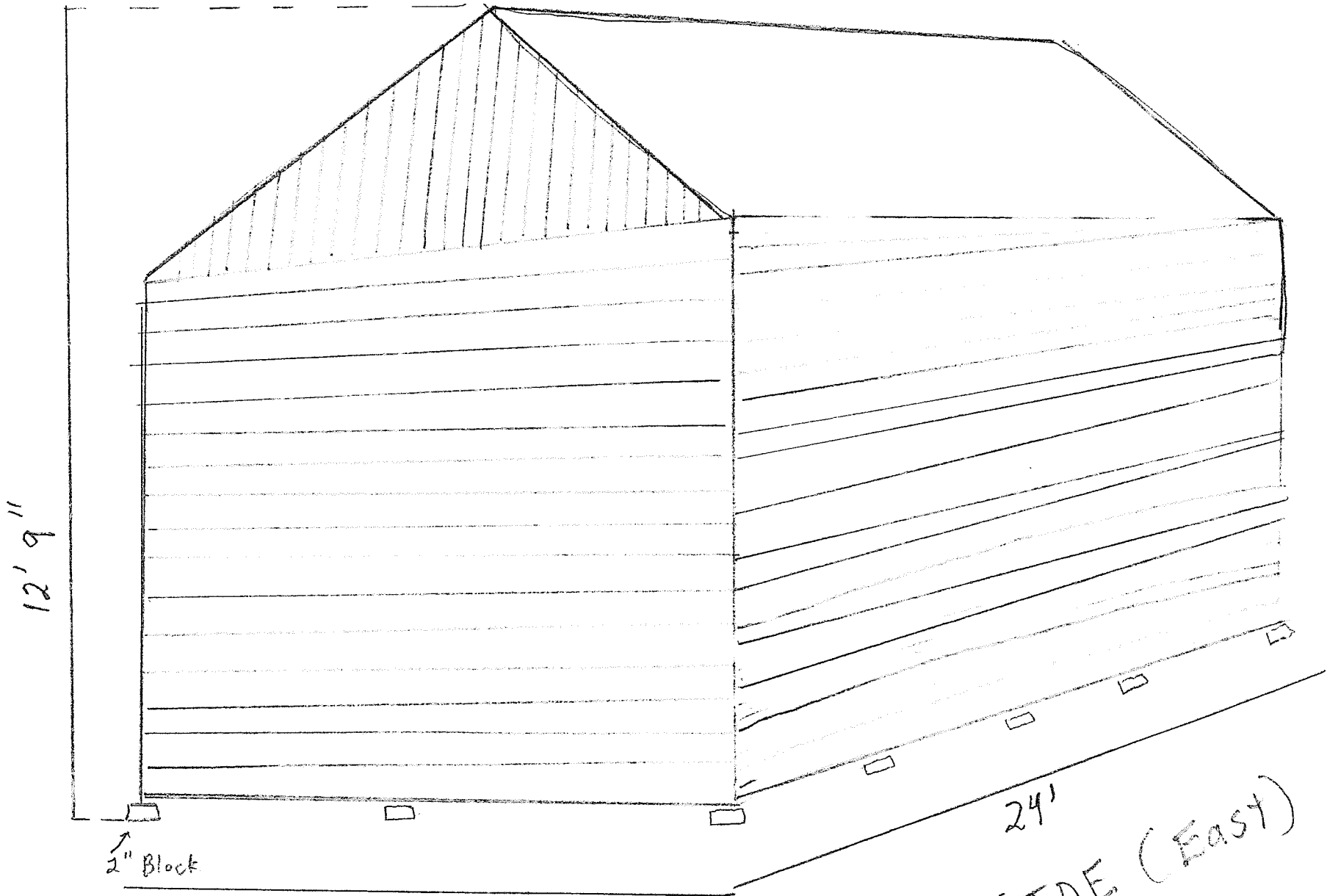
Charles C. Baker  
Governor

Karv E. Polito  
Lt. Governor

Kathleen A. Theonandes, Secretary  
Executive Office of Energy & Environmental Affairs

Jim Montgomery, Acting Commissioner  
Department of Conservation & Recreation





REAR (South)

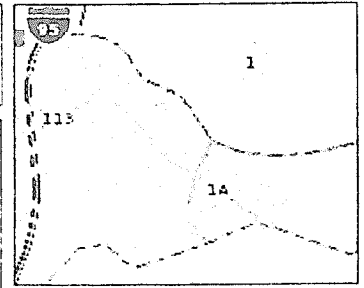
24'  
SIDE (East)

18



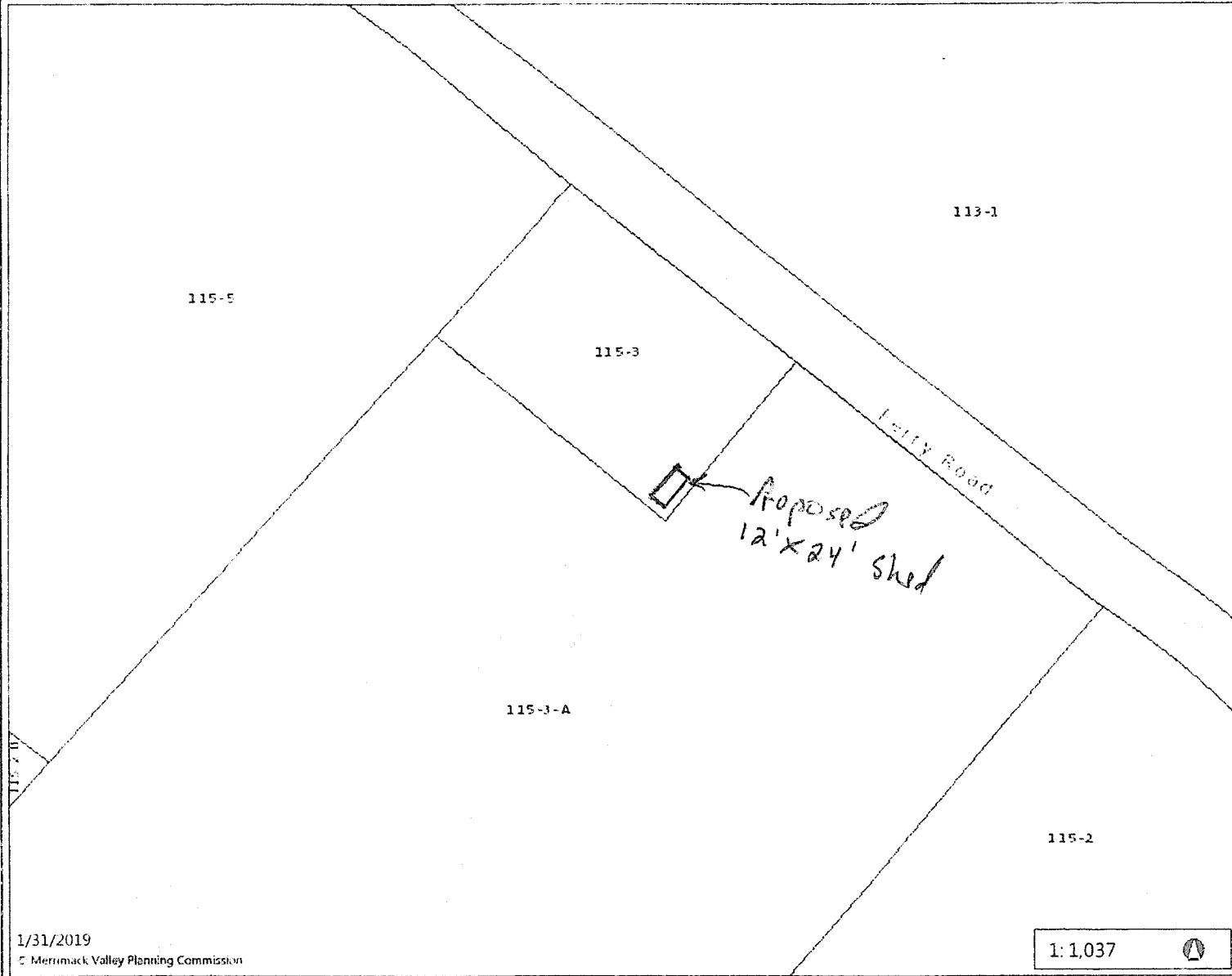
# Attachment 3

## City of Newburyport



### Legend

- Municipal Boundary
- Parcel Label
- Roads
  - Interstate
  - Major Road
  - Local Road
- Parcels
- Driveways
- Road Right of Way
  - Faced
  - Unpaved
- Hydrographic Features
  - Streams
  - Stream
  - Intermittent Stream

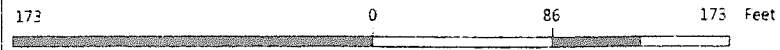


1/31/2019  
 Merrimack Valley Planning Commission

1:1,037



Notes



This drawing was produced by Merrimack Valley Planning Commission. All drawings are subject to the City of Newburyport's Municipal Code. The information contained on this drawing is for informational purposes only. It does not constitute a legal opinion or a professional engineering or architectural drawing. THE CITY OF NEWBURYPORT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, RELIABILITY OR SUITABILITY OF THE DATA. THE CITY OF NEWBURYPORT DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR ABUSE OF THIS INFORMATION.



# Attachment 3

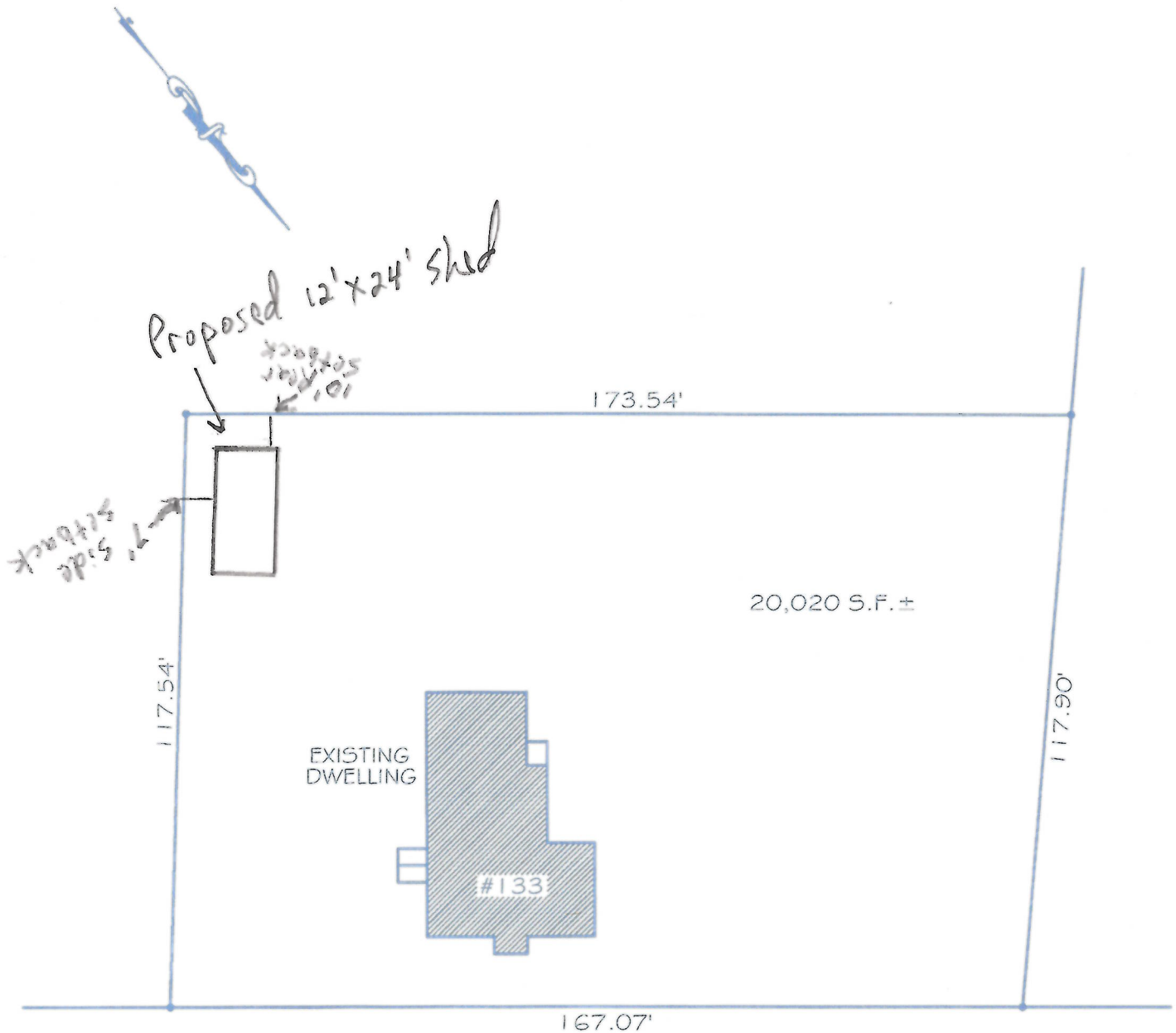
## MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

92 MAPLE AVENUE ANDOVER, MA. 01810 TEL:(978) 837-3335 FAX:(978) 837-3336  
MASSACHUSETTS

MORTGAGOR: CHARLES & JOAN REYNOLDS  
LOCATION: 133 OLD FERRY ROAD  
CITY, STATE: NEWBURYPORT, MA  
DATE: 05/05/2019

DEED REF: 36984/79  
PLAN REF: 331/96  
SCALE: 1"=30'  
JOB #: 219.01106



OLD FERRY ROAD

Attachment 3

