

**Turnpike Redevelopment, LLC and Haleys Redevelopment, LLC**  
**231 Sutton Street, Suite 1B**  
**North Andover, MA 01845**

(978) 687-6200 phone

(978) 682-69473 fax

October 6, 2021

Bonnie Sontag, Chairperson  
Newburyport Planning Board  
60 Pleasant Street  
Newburyport, MA 01950

Dear Ms. Sontag:

We are pleased to submit the attached Smart Growth application for 166-168 Route 1 in Newburyport, which sites are adjacent to the Clipper City Rail Trail and across the street from the Newburyport MBTA station.

The following are attached or have been delivered under separate cover:

- Smart Growth District Plan Approval application, date stamped by the City Clerk;
- Zoning Administrator's Zoning Review form;
- A development summary;
- Building floor plans;
- Building elevation drawings;
- 3D perspective sketches and renderings;
- Existing conditions plan;
- Landscaping plan;
- Evidence that the project complies with the affordable housing requirements;
- A table of requested waivers or reductions from dimensional requirements, etc.; and
- Three checks:
  - \$1,000.00 administrative fee;
  - \$400.00 hearing publication/abutters notification fee; and
  - \$5,000.00 peer review fee.

Thank you.

Sincerely,  
Three Boston Way, LLC  
Andover Real Property Management, Inc.  
Manager



Louis P. Minicucci, Jr.  
President

LPM/kp

Cc: Andrew Port, Planning Director