



• Stairs up to proposed 2nd Floor









# WPA Form 1 - Request for Determination of Applicability

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

## D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and- address of the property owner

Kevin Dalton

Name

173 Northern Blvd

Mailing Address

Newbury port

City/Town

MA

0-1950

State

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

2/14/22

Signature of Representative (if any)

Date

2-14-22





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Date



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## A. General Information

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



1. Applicant:

Kevin Dalton \_\_\_\_\_ kmdalton64@gmail.com  
 Name E-Mail Address

173 Northern BLVD \_\_\_\_\_  
 Mailing Address

Newburyport \_\_\_\_\_ MA \_\_\_\_\_ 01950  
 City/Town State Zip Code

630 235 0734 \_\_\_\_\_  
 Phone Number Fax Number (if applicable)

2. Representative (if any):

\_\_\_\_\_  
 Firm

George Croteau \_\_\_\_\_ croteau.designbuild@gmail.com  
 Contact Name E-Mail Address

4 Gordon Ave \_\_\_\_\_  
 Mailing Address

Salem \_\_\_\_\_ NH \_\_\_\_\_ 03079  
 City/Town State Zip Code

603 401 3730 \_\_\_\_\_  
 Phone Number Fax Number (if applicable)

## B. Determinations

1. I request the \_\_\_\_\_ make the following determination(s). Check any that apply:  
 Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

\_\_\_\_\_  
 Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>173 Northern BLVD</u>	<u>Newburyport/Plum Island</u>
Street Address	City/Town
<u>Map 76</u>	<u>Lot 73</u>
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

The proposed area in question is between the existing house and existing garage. A set of stairs with a landing will be placed on a helical or diamond style pier. The plans don't show a concrete pad for the bottom of the stairs. I propose that a concrete pad be put in, if applicable.

c. Plan and/or Map Reference(s):

<u>Dalton Garage</u>	<u>Drawn by McGavern Design</u>	<u>5-3-21</u>
Title		Date
<u>Zoning Plan</u>	<u>Drawn by Witer GEC LLC</u>	<u>2-18-21</u>
Title		Date
_____		_____
Title		Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Remove the roof rafters from the Garage. Construct a Full Shed Dormer front and back of the Garage. Add new Windows and Door. The Ridge will remain the same height.  
 Remove the stairs that go to the 2nd floor from the inside of the garage, close in stair hole.  
 Construct new stairs and landing to the 2nd floor on the outside of the Garage.  
 Add a new Half Bathroom to the 2nd floor. This includes Vanity, Sink and Toilet.  
 Match siding and roofing. All work will be done according to the Plans Drawn by McGavern Design and Dated 5-3-2021. The proposed renovation to the existing unattached Garage is to create a Hang-Out area for our Family. This will include a new Bathroom. Excavation will be needed in the driveway area to tie into the sewer line from the house. We will need a designated area to place the construction container.





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### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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Kevin Dalton	_____
Name	
173 Northern BLVD	_____
Mailing Address	
Newburyport	_____
City/Town	
MA	_____
State	
	01950
	Zip Code

Signatures:

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Representative (if any)

August 18 2021  
\_\_\_\_\_  
Date



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MA 01950  
State Zip Code

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Representative (if any)

August 18 2021  
Date



# CROTEAU

Commercial

4 Gordon Ave  
Salem, NH 03079

Design/Build

croteau.designbuild@gmail.com

Residential

603-401-3730

## Proposal

Kevin Dalton  
173 Northern Blvd  
Newburyport, MA

**SCOPE OF WORK:** This Proposal is for the Property Located at **173 Northern Blvd, Plum Island, MA**. The Project consists of renovations to the existing garage. This includes adding a living space on the second floor, new bathroom and water/sewer connections.

The Proposal was estimated utilizing the drawings by McGavern Design 42 Madison St. Newburyport, MA. Dated Febuary-3-2021, a meeting with the Owner Kevin Dalton at the above location, meetings with Jennifer Blanchet, Zoning Administrator, and a meeting with Julia Godtfredsen, Conservation Administrator, and a phone conversation with the Building Inspector Greg Earls.

**PERMIT:** Supply a Building Permit for the proposed Garage 2<sup>nd</sup> floor renovations. The Electrical Permit & Plumbing Permits will be supplied by Licensed Contractors.

**PLANS:** Structural Plans Supplied by **McGavern Design**.42 Madison St. Newburyport Ma. 01950 and the Site Plans Supplied by **Winter GEC**.44 Merrimac St. Newburyport, Ma. 01950.

**INSURANCE:** Supply Liability & Workman's Comp Insurance. All other Contractors will have to provide a Certificates of Insurance.

**CONTAINER:** Supply a container for all construction debris. The location of the container will be determined by the Conservation Officer.

**TEMPORARY FENCE:** Supply an OSHA approved Temporary fence on three sides of the Site, This will include a gate to access the site with a lock.

**PORTABLE TOILET RENTAL:** A temporary portable toilet will be placed on site, trough-out the duration of the project. The toilet will be service twice a month.

**DEMOLITION:** Remove the existing stairs going to the storage space in the garage. Remove the existing roof shingles, sheathing, roof rafters, fascia and soffit from the garage.

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**FRAMING:** Frame in existing opening in the floor of the storage space. Frame the new second floor utilizing the plans by McGavern. Design dated 5-31-2021

**STORAGE SHED:** Replace the three damaged storage shed doors with new fabricated doors match the existing doors as close as possible.

**WINDOWS:** Supply and Install.

- 2 Pella #3353 Alum Clad Awning
- 4 Pella #3353 Alum Clad DH
- 1 Pella #22132 Alum Clad Casement

**DOORS:**

- Replace the existing Garage Walk-in Door, with an insulated, 9 lite Raised Panel Door
- Supply and install a new Walk-in door to the egress on the second floor, door will be Insulated, with 9 lite Raised Panel Door.
- Supply and install an Insulated Storm Door to the second floor Walk-in Door
- Supply and install an 80"x 2'6" Raised Panel Hollow Core door to the Bathroom.
- Replace the existing Overhead Garage Door with an Insulated 4 Lite Raised Panel Door.

**ROOFING:** Install an EPDM Rubber Roof Membrane to the low pitched roof.

**SIDING:** Match the Cedar siding as close as possible, tie into the existing siding.

**EXTERIOR STAIRS & LANDING::** Utilizing Pressure Treated lumber, construct a set of stairs and a landing to the second floor. All handrails and balusters will be Pressure Treated.

**GUTTERS:** Supply and install Residential Gutters and Downspouts to the South Side of Garage to Protect Landing and Stairs.

# CROTEAU

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Salem NH 03079

## Design/Build

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## Residential

603-401-3730

**ELECTRICAL:** Utilizing a License Electrician, supply and install all electric wiring for the second floor, this includes lights, receptacles, switches, fan and water heater. All State and Local Codes will be used, and Inspected by the Electrical Inspector.

**PLUMBING:** Utilizing a License Plumber, connect all water lines for the bathroom, this includes the toilet, sink and water heater. Connect all drain pipes and sewer pipes. All State and Local Codes will be used, and Inspected by the Plumbing Inspector.

**WATER CONNECTION:** The connection will be from the house side of the water meter to the garage. This will include some excavation to keep the water line below the frost line.

**HOT WATER HEATER:** Supply and install a Rheem or equal, 2 gallon electric hot water heater, the location of the heater will be close proximity to the new bathroom.

**HVAC:** Supply and install a Ductless Mini Split System with Air Conditioner and Heater to the 2<sup>nd</sup> Floor. Approximately one and a half ton unit is needed for the cubic volume.

**SEWER CONNECTION:** Locate the sewer line that runs between the house and the main sewer line in the street. Tie into it on the house side of the main line. This includes excavating down to the depth of the sewer line.

### **INSULATION:**

- A Closed-Cell Spray Foam Insulation will be used in the roof rafter area to meet the required R value. Rafter size 2x8"
- An Open-Cell Spray Foam Insulation will be used in the walls to meet the required R-Value.

### **SHEETROCK:**

- Install 5/8" Fire Code sheetrock to the garage area.
- Install 1/2" sheetrock to the walls and ceiling on the 2<sup>nd</sup> floor,
- Install moisture resistant 1/2" sheetrock to the bathrooms walls and ceiling.
- All sheetrock will be taped at all seams with 2 coats of drywall compound, sanded between each course.



# CROTEAU

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Salem, NH 03079

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croteau.designbuild@gmail.com

## Residential

603-401-3730

**BATHROOM:** Supply and install a new toilet, vanity, sink faucet, mirror, towel rack and toilet paper holder in the bathroom. The size and style will be the Owners Choice. An allowance for these items will be in the mid-range pricing using Home Depot or Lowes as indicators.

### **FLOORING:**

➤ Supply and install Vinyl Plank Flooring throughout the 2<sup>nd</sup> floor.  
An allowance for the flooring will be in the mid-range pricing using Home Depot or Lowes as indicators.

### **FINISH WOOD TRIM:**

- All windows and door trim will be 2½” Colonia Casing.
- The baseboard will be 3½” Colonial Casing.

### **PAINT:**

- Prime all new sheetrock walls and ceiling. Apply two coats of paint. Paint and Primer will be a Behr Product or equal.

**Due to the Changing Markets/Economy this Proposal is void in 14 Days from Feb-16-22**

**Price Ninety-Five Thousand Dollars.     \$95,000**

Thanks  
George Croteau

# 173 NORTHERN BLVD

**Location** 173 NORTHERN BLVD

**MBLU** 76/ 73/ / /

**Owner** DALTON KEVIN

**Assessment** \$546,700

**PID** 5262

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$247,700	\$299,000	\$546,700

## Owner of Record

**Owner** DALTON KEVIN  
**Co-Owner**  
**Address** 173 NORTHERN BLVD  
 NEWBURYPORT, MA 01950

**Sale Price** \$580,000  
**Certificate**  
**Book & Page** 38813/0468  
**Sale Date** 08/12/2020  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DALTON KEVIN	\$580,000		38813/0468	00	08/12/2020
MURRAY ROBERT X TRUSTEE	\$0		22751/0031	1F	04/29/2004
MURRAY ROBERT &	\$0		5689/0176		06/09/1970

## Building Information

### Building 1 : Section 1

**Year Built:** 1930  
**Living Area:** 1,488

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1

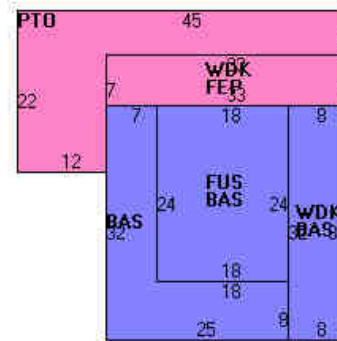
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

**Building Photo**



(http://images.vgsi.com/photos/NewburyportMAPhotos/\0100\02\65.jpg)

**Building Layout**



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketches/5262\_5432.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,056	1,056
FUS	Upper Story, Finished	432	432
FEP	Porch, Enclosed	231	0
PTO	Patio	462	0
WDK	Deck, Wood	487	0
		2,668	1,488

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

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

**Land Line Valuation**

**Size (Acres)** 0.25  
**Depth** 0  
**Assessed Value** \$299,000

**Outbuildings**

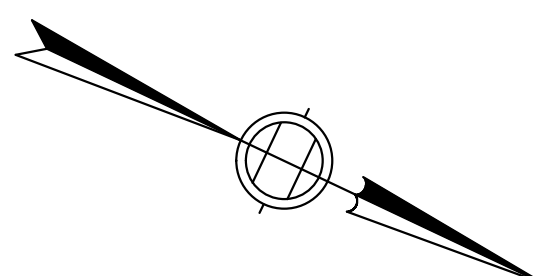
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			360.00 S.F	\$6,100	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$236,800	\$299,000	\$535,800

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**ZONING**

RESIDENTIAL (R-3)  
PLUM ISLAND OVERLAY DISTRICT  
SINGLE FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	12,000 SQUARE FEET	11,481 SQUARE FEET	11,481 SQUARE FEET
MINIMUM LOT FRONTAGE	120 FEET	303.84 FEET	303.84 FEET
FRONT SETBACK	20 FEET	21.3 FEET	21.3 FEET
FRONT SETBACK ACCESSORY*	20 FEET	10.1 FEET	10.1 FEET
SIDE SETBACK (R)	20 FEET	38.4 FEET	38.4 FEET
SIDE SETBACK ACCESSORY (R)*	20 FEET	10.2 FEET	10.2 FEET
SIDE SETBACK (L)	20 FEET	88.3 FEET	88.3 FEET
REAR SETBACK	20 FEET	8.8 FEET	8.8 FEET
MAXIMUM LOT COVERAGE(%)	20.0%	14.4%	14.4%
MAXIMUM HEIGHT	35 FEET	19 FEET	19 FEET
MAXIMUM HEIGHT ACCESSORY	15 FEET	13.8 FEET	14.6 FEET
MINIMUM OPEN SPACE	35.0%	65.5%	65.3%
MINIMUM PARKING REQUIRED	2	2+	2+

\*REAR SETBACK IS FROM MHW FOR REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT LIMIT OF OWNERSHIP NOR SETBACK FOR ZONING PURPOSES.

ON-LINE ZONING ORDINANCES  
CITY OF NEWBURYPORT WEBSITE  
<http://www.cityofnewburyport.com/Planning/Index.html>  
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

**NOTES**

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED RECONSTRUCTION OF THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JANUARY 21, 2021 BY THIS FIRM.

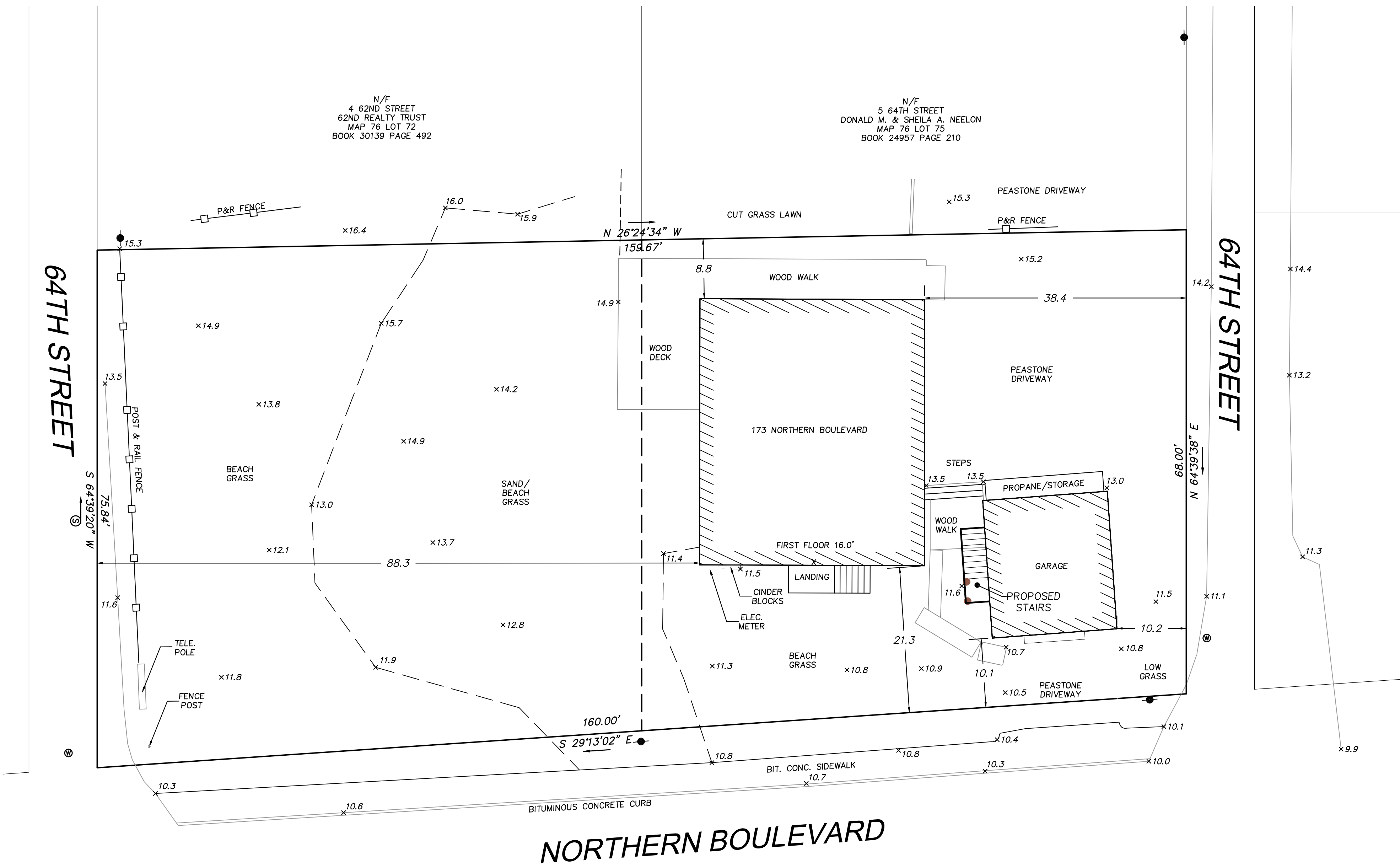
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF NEWBURYPORT ASSESSOR'S OFFICES.

ELEVATIONS ARE NAVD 88 AS ESTABLISHED BY RTK GPS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AO OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0137G WHICH BEARS AN EFFECTIVE DATE OF 07/16/2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

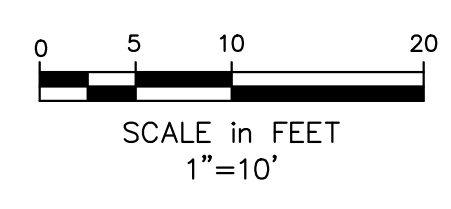
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783



**LOCUS TITLE INFORMATION**

173 NORTHERN BOULEVARD  
OWNER: KEVIN DALTON  
DEED REFERENCE: BK. 38813 PG. 468  
ASSESSORS: MAP 76 LOT 73



Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1"= 10' VERT: _____	NO.    DATE    BY    REVISIONS	FIELD: CO/EC CALCS: EC CHECKED: EJC APPROVED: EJC	ZONING PLAN  173 NORTHERN BOULEVARD	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR KEVIN DALTON	PROJECT NO. 2021-173NORTHERN DATE: FEB 18, 2021  SHEET NO. 1 OF 1



CITY OF NEWBURYPORT  
CONSERVATION COMMISSION

60 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-465-4462

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: 173 Northern Blvd

Property Owner or Applicant: Kevin Dalton

Name of Certified Appraiser/Contractor: George Croteau CS-078599 HIC 145236

Phone number: 603 401 3730

Email address: croteau.designbuild@gmail.com

Project Title/Description: Dalton Garage

Title and Date of Proposed Project Plans and Specifications used to determine values:  
Plans by McGavern Design 5-3-21, Specifications by Croteau Design 2-8-22

Signature of Certified Appraiser/Builder:

George Croteau

Date: Feb 4 22

CITY OF NEWBURYPORT, MA  
**ZONING DETERMINATION**

APR# \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zoning District(s): \_\_\_\_\_

Request: \_\_\_\_\_

**ZONING BOARD REVIEW REQUIRED**

**Variance**

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

**Sign Variance**

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

**Other**

\_\_\_\_\_

**Special Permit**

- Table of Use Regulations (V.D) #: \_\_\_\_\_
- Spacing (VI.D)
- In-Law Apartment (XIIA)
- Bonus for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Demolition Control Overlay District (XXVIII)\*
- Wind Energy Conversion Facilities (XXVI)
- Other \_\_\_\_\_

**Special Permit for Non-Conformities**

- Extension or Alteration (IX.B.2)
  - Parking
  - Upward Extension
  - Open Space
  - Height
  - Lot Area
  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)
- Plum Island Overlay District (XXI-G)
  - 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 \_\_\_\_\_

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  - Use
  - Rear Yard
  - Lot Coverage
  - Side Yard
  - Lot Frontage
  - Front Yard
- Over 500 sf. increase (IX.B.3.c)

**Smart Growth District (XXIX)**

- Plan Approval

**Site Plan Review (XV)**

- Major
- Minor

**HISTORICAL COMMISSION REVIEW REQUIRED**

- Demo. Delay
- \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

The name typed below represents the intent to sign the foregoing document:

\_\_\_\_\_

\_\_\_\_\_  
Newburyport Zoning Administrator

\_\_\_\_\_  
Date

**DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA**

CONSULTANTS:




SEAL:

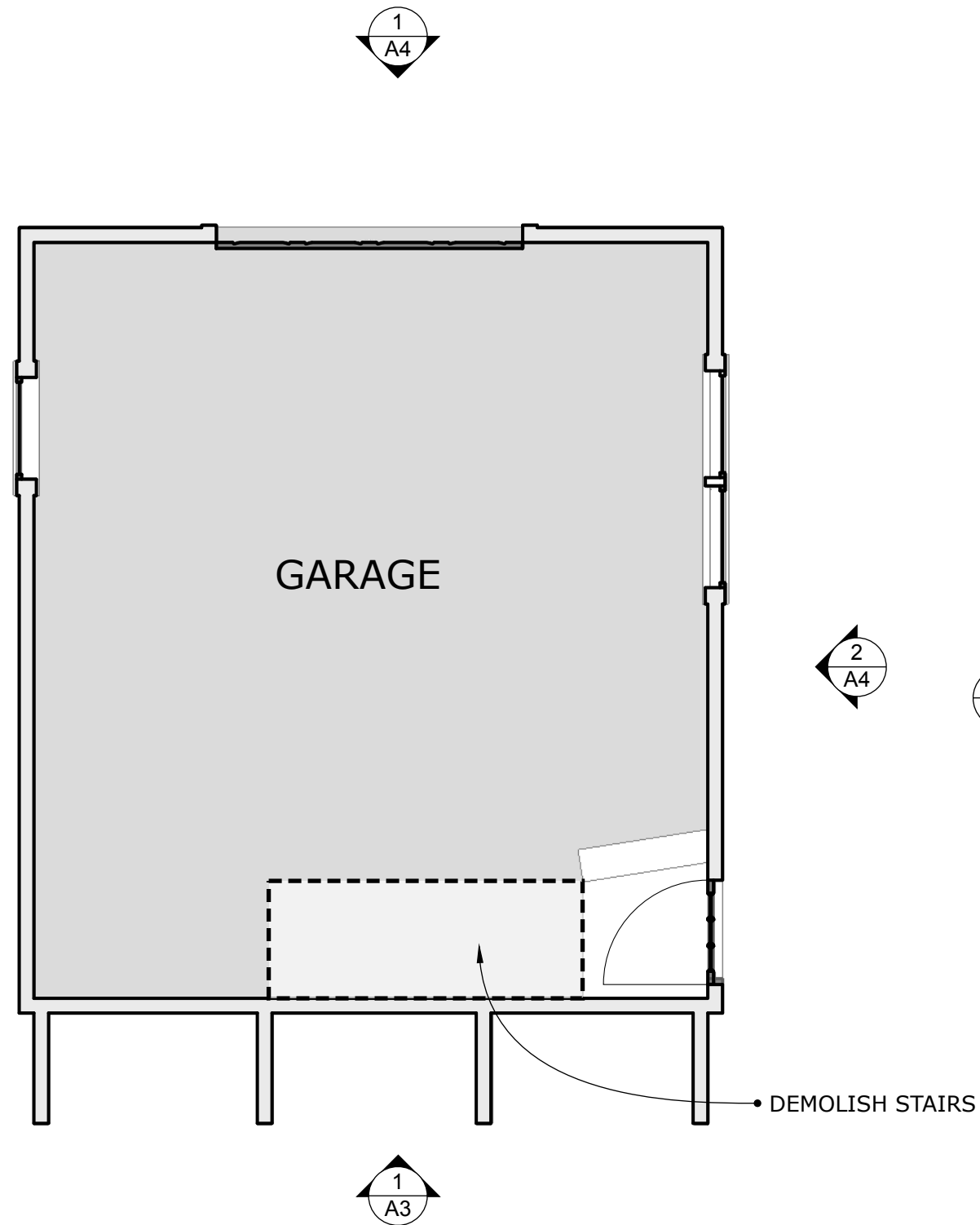
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2	DIMS	8-24-21
3	PILES	2-16-22

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

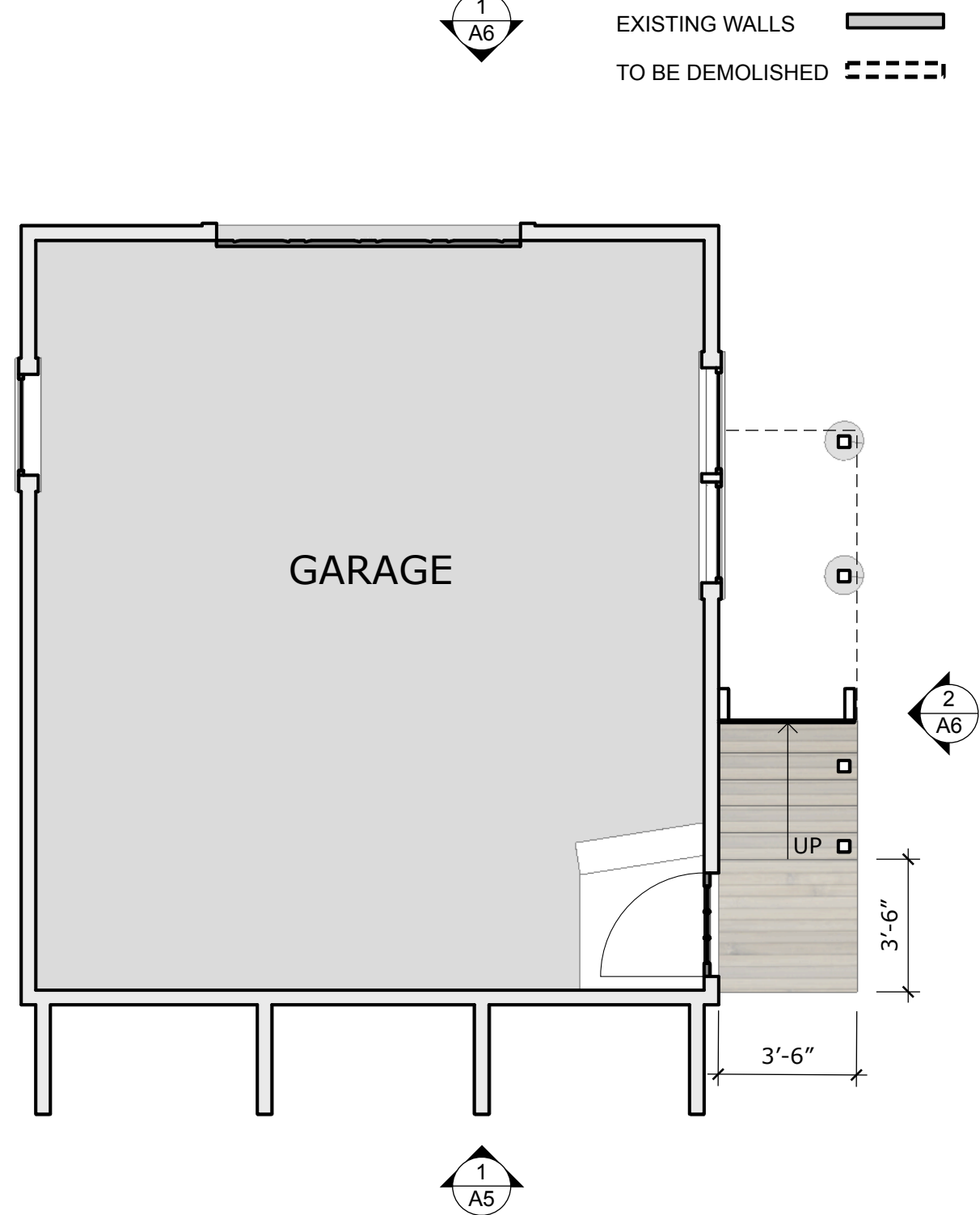
ISSUE DATE:  
5-3-2021

KEY

- NEW WALLS 
- EXISTING WALLS 
- TO BE DEMOLISHED 



**1** EXISTING FIRST FLOOR PLAN



**2** PROPOSED FIRST FLOOR PLAN





**DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA**

CONSULTANTS:


SEAL:


NO:	DESCRIPTION	DATE
1	DIMS	7-26-21
2	DIMS	8-24-21
3	PILES	2-16-22

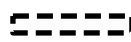
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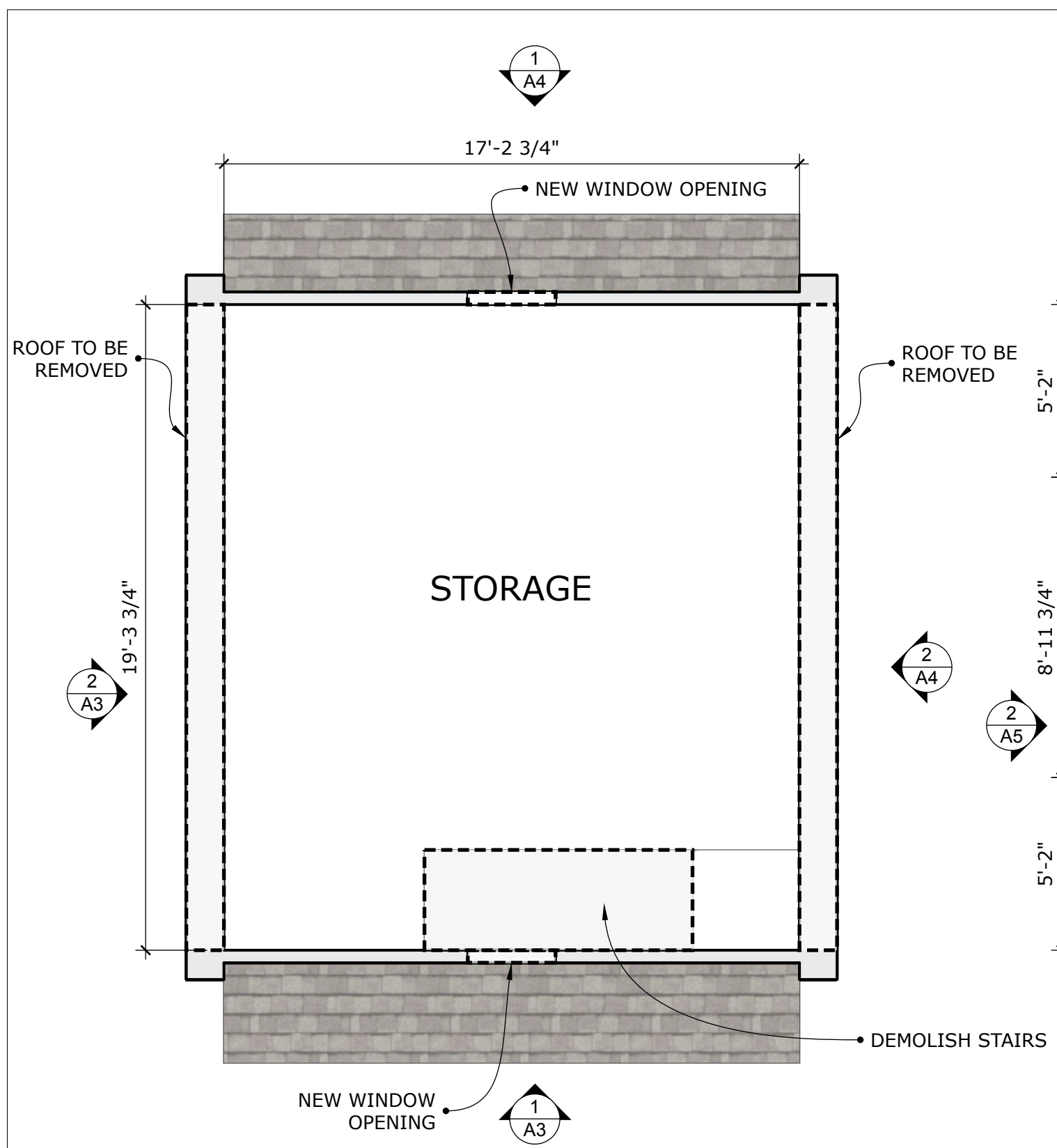
ISSUE DATE:  
5-3-2021

**KEY**

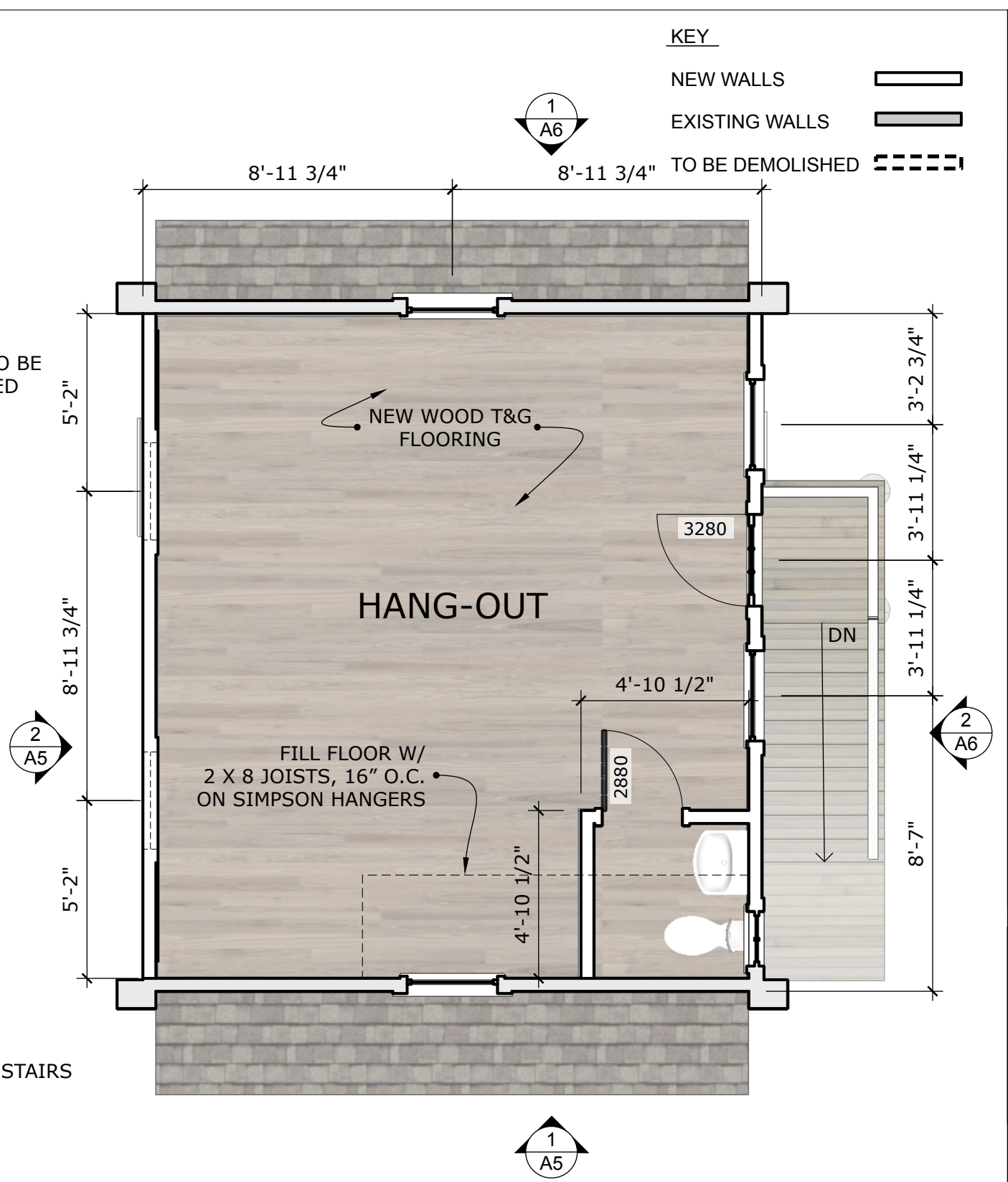
NEW WALLS 

EXISTING WALLS 

TO BE DEMOLISHED 



**1** EXISTING FIRST FLOOR PLAN



**2** PROPOSED FIRST FLOOR PLAN



**DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA**

CONSULTANTS:

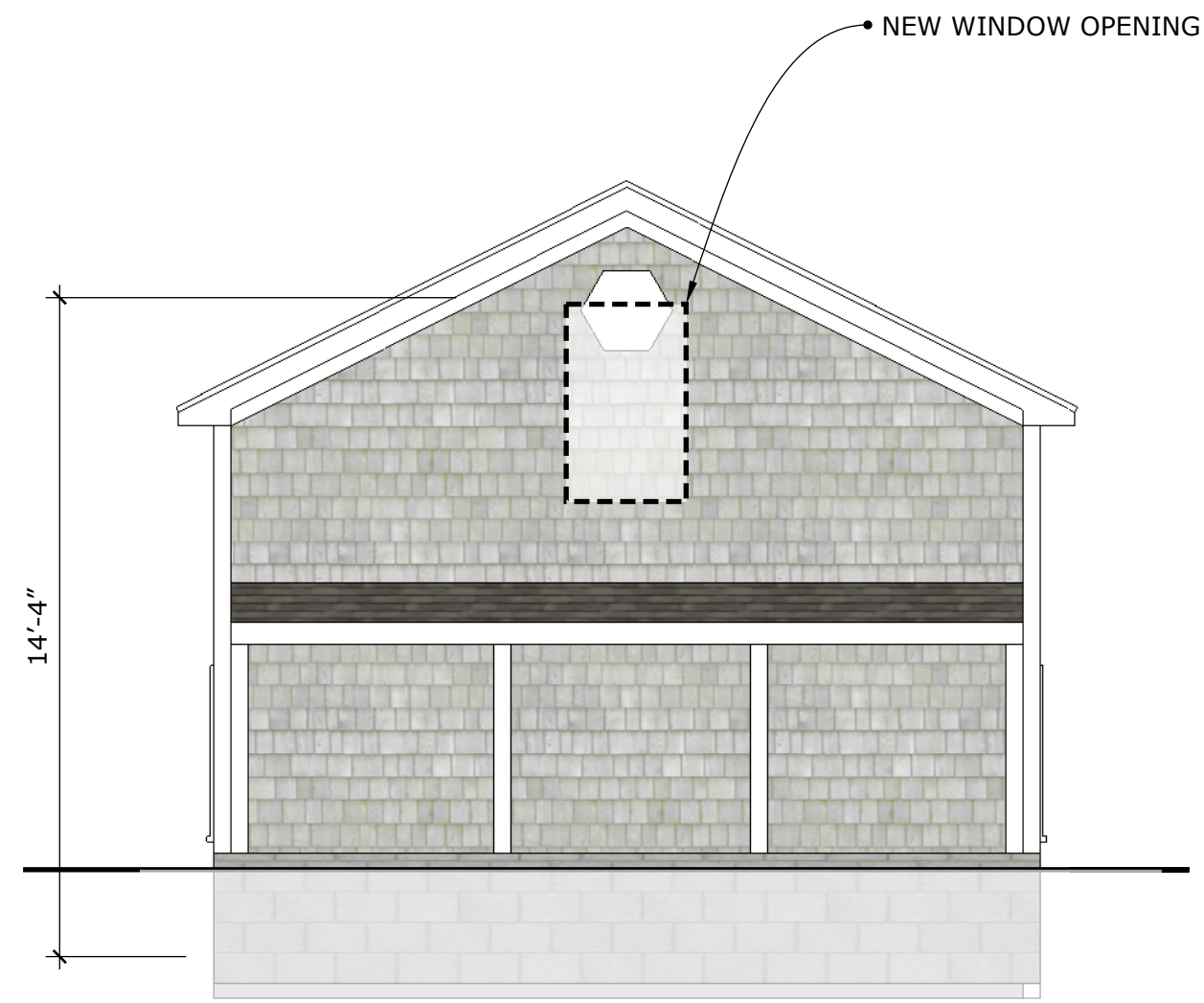
SEAL:

NO:	DESCRIPTION	DATE
1	DIMS	7-26-21
2	DIMS	8-24-21
3	PILES	2-16-22

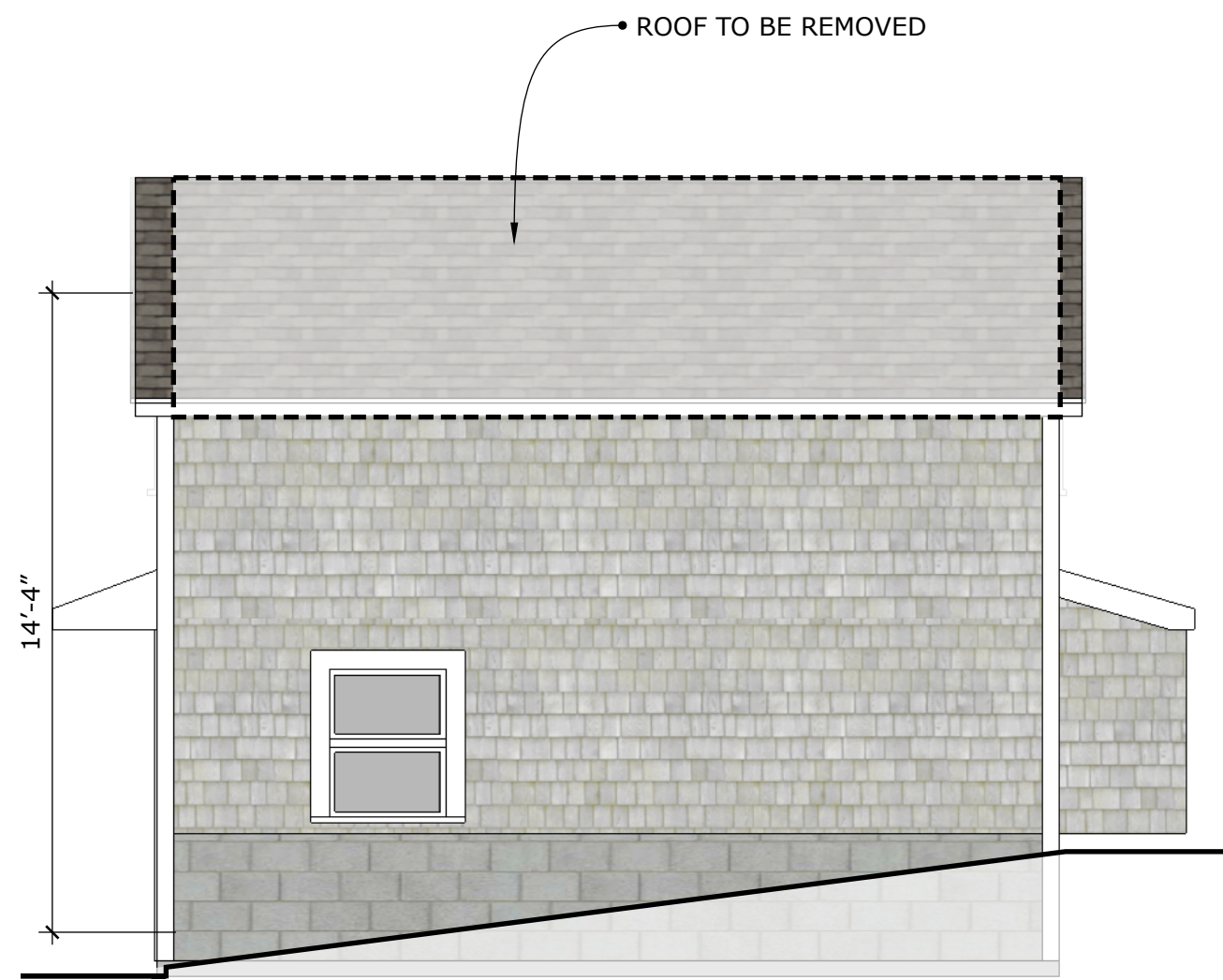
SCALE:  
1/4" = 1'-0"

ISSUE DATE:  
5-3-2021

**A.3**



**1** EXISTING WEST ELEVATION



**2** EXISTING NORTH ELEVATION



**DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA**

CONSULTANTS:

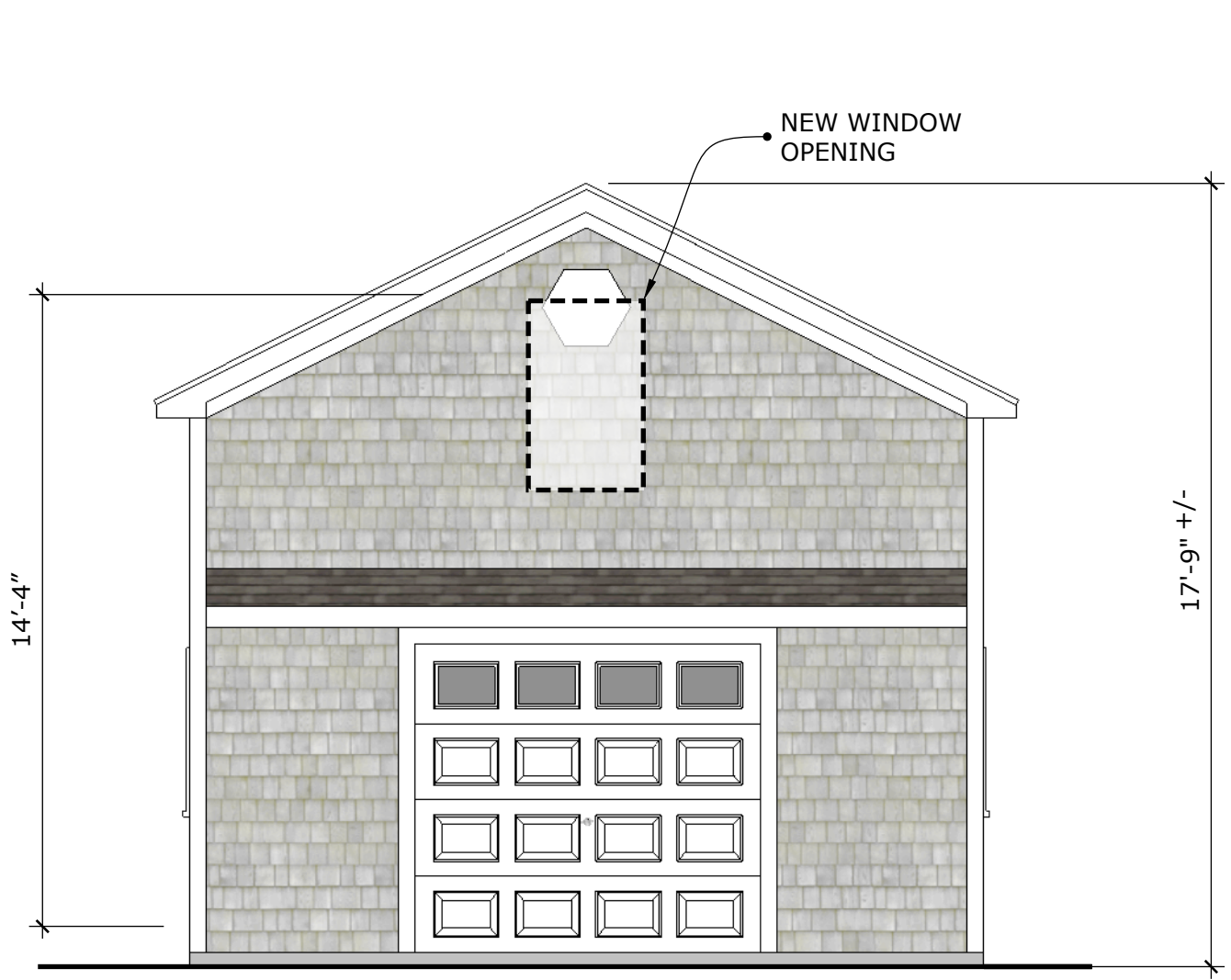
SEAL:

NO:	DESCRIPTION	DATE
1	DIMS	7-26-21
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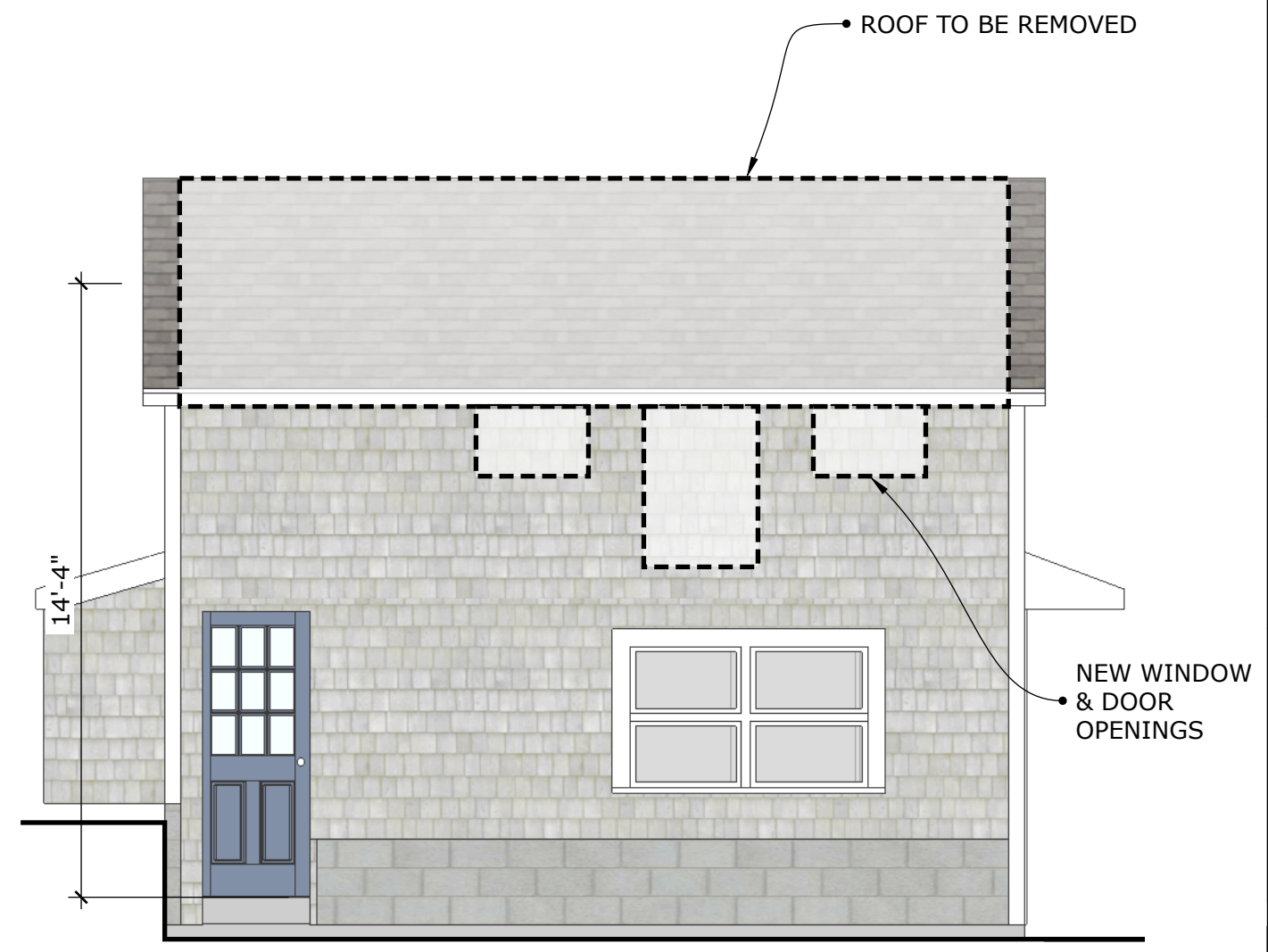
SCALE:  
1/4" = 1'-0"

ISSUE DATE:  
5-3-2021

**A.4**



**1** EXISTING EAST ELEVATION



**2** EXISTING SOUTH ELEVATION



**DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA**

CONSULTANTS:

SEAL:

NO:	DESCRIPTION	DATE
1	DIMS	7-26-21
2	DIMS	8-24-21
3	PILES	2-16-22

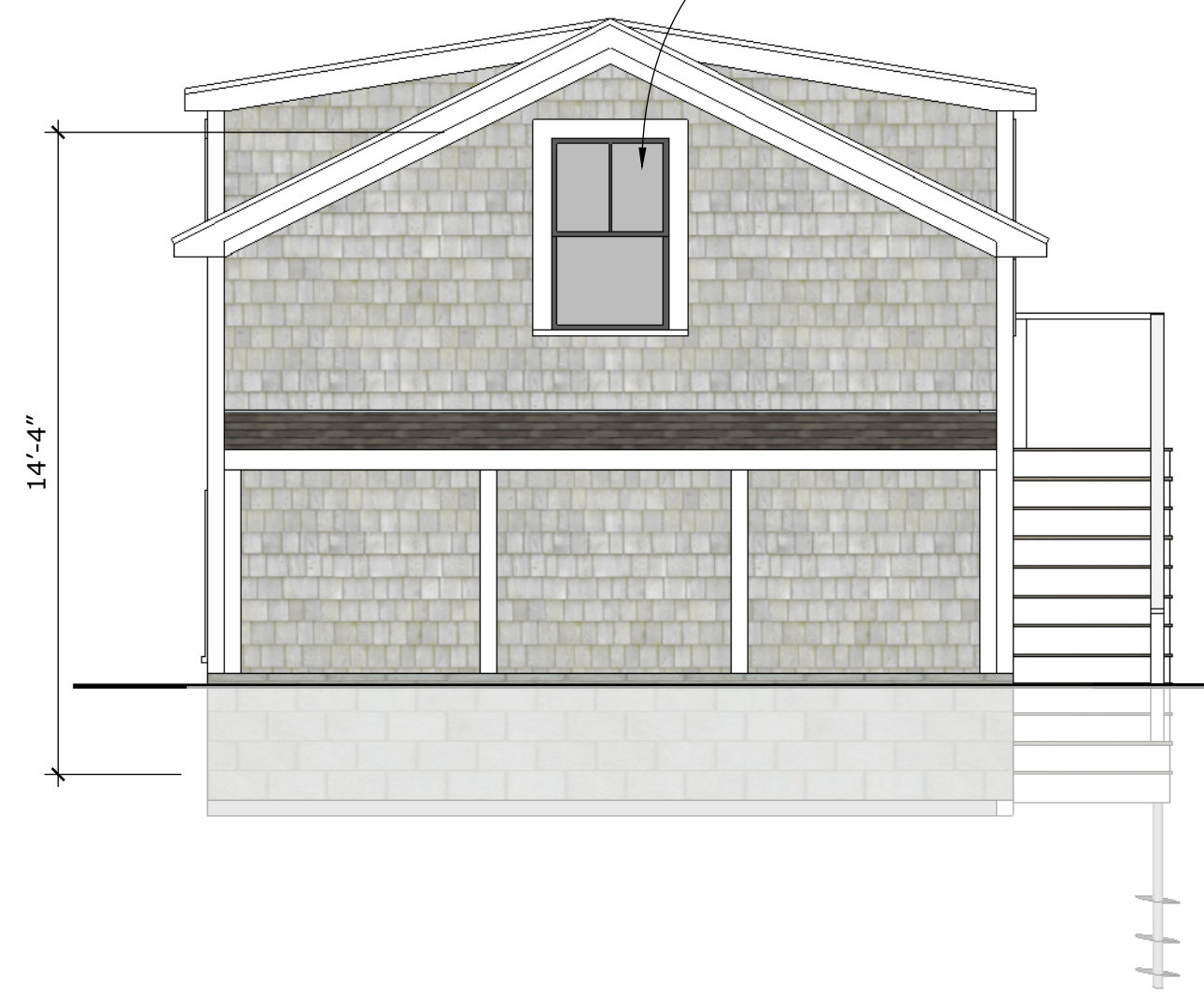
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1/4" = 1'-0"

ISSUE DATE:  
5-3-2021

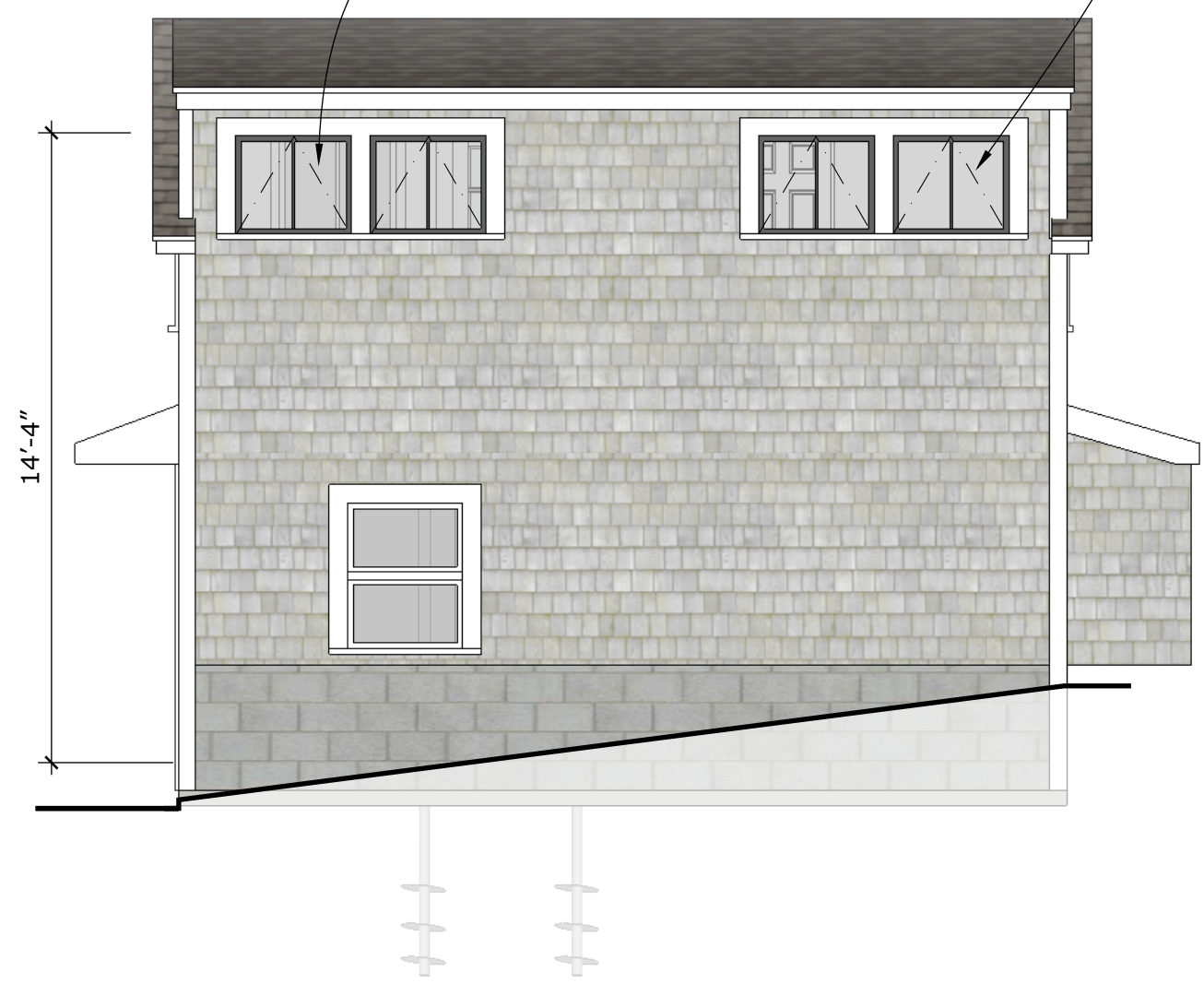
**A.5**

PELLA #3353, ALUM. CLAD  
• ARCH. SERIES TRADITIONAL DH  
W/ SIM. DIV. LITES, 2/1

(2) PELLA #3225, ALUM. CLAD  
• ARCH. SERIES TRADITIONAL AWNING  
W/ SIM. DIV. LITES, 2, W/ 4" STUD POCKET



**1** PROPOSED WEST ELEVATION



**2** PROPOSED NORTH ELEVATION

**DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA**

CONSULTANTS:

SEAL:

REVISIONS:

NO:	DESCRIPTION	DATE
1	DIMS	7-26-21
2	DIMS	8-24-21
3	PILES	2-16-22

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

ISSUE DATE:  
5-3-2021

**A.6**

1 2

PELLA #3353, ALUM. CLAD  
ARCH. SERIES TRADITIONAL DH  
W/ SIM. DIV. LITES, 2/1

PELLA #2132, ALUM. CLAD  
ARCH. SERIES TRADITIONAL  
CASEMENT W/ SIM. DIV.  
LITES, 4

PELLA #3353, ALUM. CLAD  
ARCH. SERIES TRADITIONAL DH  
W/ SIM. DIV. LITES, 2/1

PROPOSED  
MEAN ROOF  
HEIGHT

EXISTING  
MEAN ROOF  
HEIGHT

15'-4" +/-

17'-0" +/-

MEAN GRADE

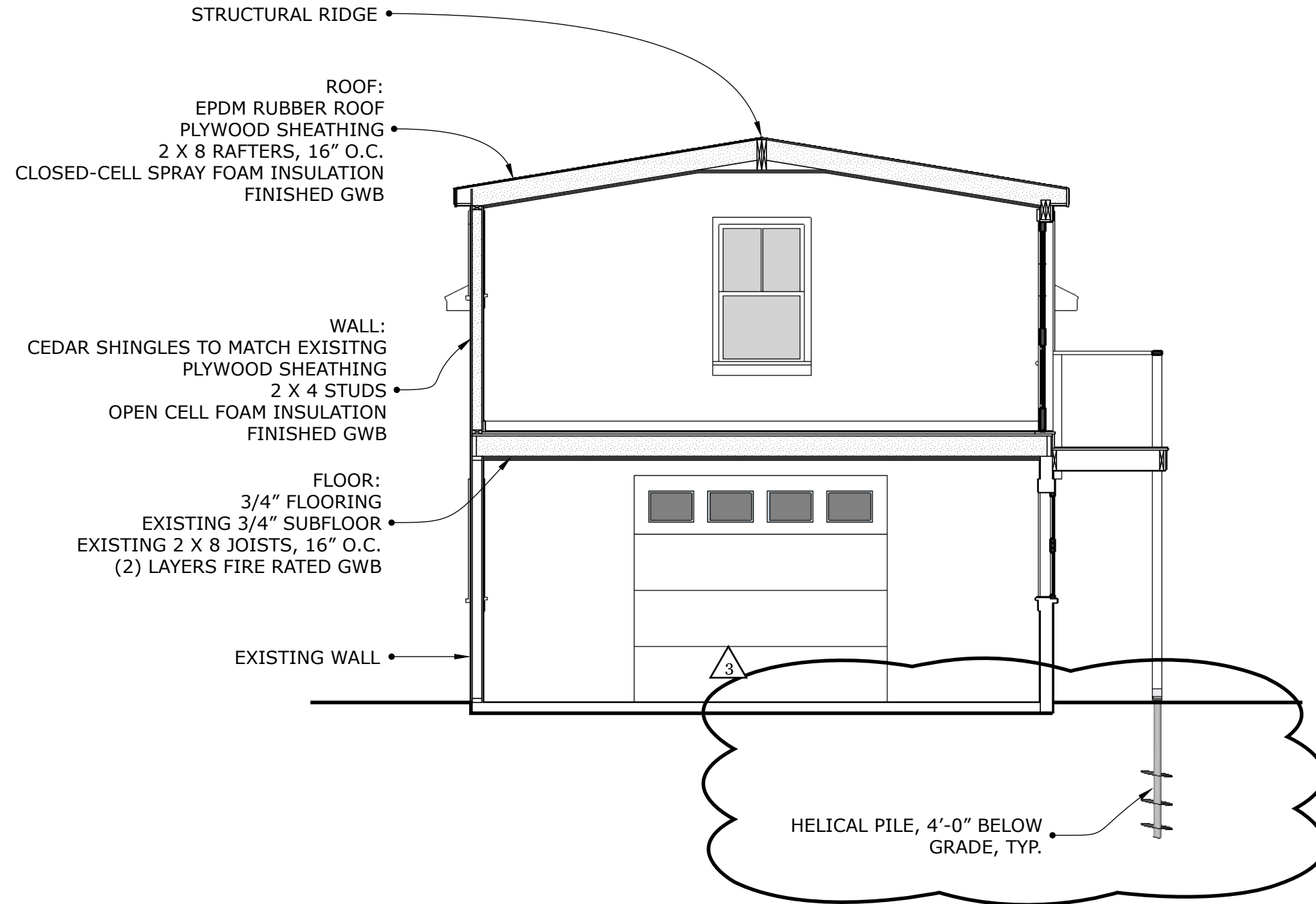
3

HELICAL PILES, MIN. 4'-0"  
BELOW GRADE, TYP.

1 PROPOSED EAST ELEVATION

2 EXISTING SOUTH ELEVATION

NOTE: ALL EXISTING CONDITIONS TO BE FIELD VERIFIED UPON DEMOLITION. ALL PROPOSED STRUCTURAL SPECIFICATIONS TO BE VERIFIED W/ ARCHITECT AFTER DEMOLITION.



1 PROPOSED BUILDING SECTION

DALTON GARAGE  
173 NORTHERN BLVD.  
NEWBURYPORT, MA

CONSULTANTS:

SEAL:

NO:	DESCRIPTION	DATE
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3	PILES	2-16-22

SCALE:  
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5-3-2021

**A.7**

CITY OF NEWBURYPORT, MA  
**ZONING DETERMINATION**

APR# \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Zoning District(s): \_\_\_\_\_

Request: \_\_\_\_\_

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- Minor

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- Demo. Delay
- \*Advisory Review

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\_\_\_\_\_

\_\_\_\_\_  
Newburyport Zoning Administrator

\_\_\_\_\_  
Date



CITY OF NEWBURYPORT  
CONSERVATION COMMISSION

60 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-465-4462

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Project Address: 173 Northern Blvd

Property Owner or Applicant: Kevin Dalton

Name of Certified Appraiser/Contractor: George Croteau CS-078599 HIC 145236

Phone number: 603 401 3730

Email address: croteau.designbuild@gmail.com

Project Title/Description: Dalton Garage

Title and Date of Proposed Project Plans and Specifications used to determine values:  
Plans by McGavern Design 5-3-21, Specifications by Croteau Design 2-8-22

Signature of Certified Appraiser/Builder:

George Croteau

Date: Feb 4 22