

Dianne Boisvert

From: Katelyn E. Sullivan
Sent: September 30, 2020 1:42 PM
To: Dianne Boisvert
Subject: FW: 177 State Street
Attachments: FEMA + SLR FINAL BUSINESS 10-24-19.pdf

Can you please post this comment?

From: Jon-Eric White
Sent: Wednesday, September 30, 2020 1:09 PM
To: Katelyn E. Sullivan; David Shaw; Jonathan Carey
Cc: TJ Melvin
Subject: RE: 177 State Street

Hi Katelyn,

Not sure how to phrase this, but I approve of the construction of the small paved area in our city as shown. I have no issues or comments and they do not need to pull a Stormwater Management Permit with our city. That paved area is designed to drain away from our city and into Newbury, so we have no say on that. The Applicant will come to DPS Water and Sewer only because our city provides water and sewer to this portion of Newbury. I will defer water and sewer issues to our W and S managers, Jon and Dave, copied herein in case you haven't contacted them yet.

From my perspective, the Newbury ConCom will have jurisdiction over the site because it's within their wetland resource areas and they will need to comply with the Wetlands Protection Act, which requires compliance with the DEP Stormwater Policy since those two got linked years ago.

As a friendly gesture for the Applicant, the attached graphic shows what the Business Park will likely look like when you add sea level rise (SLR) to the current FEMA flood maps. The Applicant should consider putting the first floor elevation 6' or more above current FEMA flood elevation. These maps are based on our own internal review of international, national, and local flood model predictions for years up to 2100. The logic is that any new building built today will still be standing in year 2100 so it should be built so the first floor is higher than the future FEMA flood elevation (i.e. FEMA + SLR). It's all modeling and guesswork as to what those elevations will be. But anything higher than FEMA would be a wise thing to do. This area is tidally impacted.

If you have any questions, please ask. Thanks.

Jon-Eric

From: Katelyn E. Sullivan
Sent: Wednesday, September 30, 2020 9:21 AM
To: Jon-Eric White
Cc: TJ Melvin
Subject: 177 State Street

Hi Jon-Eric-

I am connecting you with TJ Melvin at Millennium Engineering, Inc. We have a new minor site plan review application. There is a mixed use building going up in the town of Newbury and four of the parking spots for the new building are in Newburyport. The only review required under the NZO is that of minor site plan review based on the fewer than 10 parking spaces associated with a new Use. The parking is accessory to the primary Use that lies within the town of Newbury. Can you please take a look at the site plan and connect with TJ if needed. Please see the below link to the site

plan and to the materials that were submitted to us and Newbury. I also assume that we will want this project to go to Phil to review.

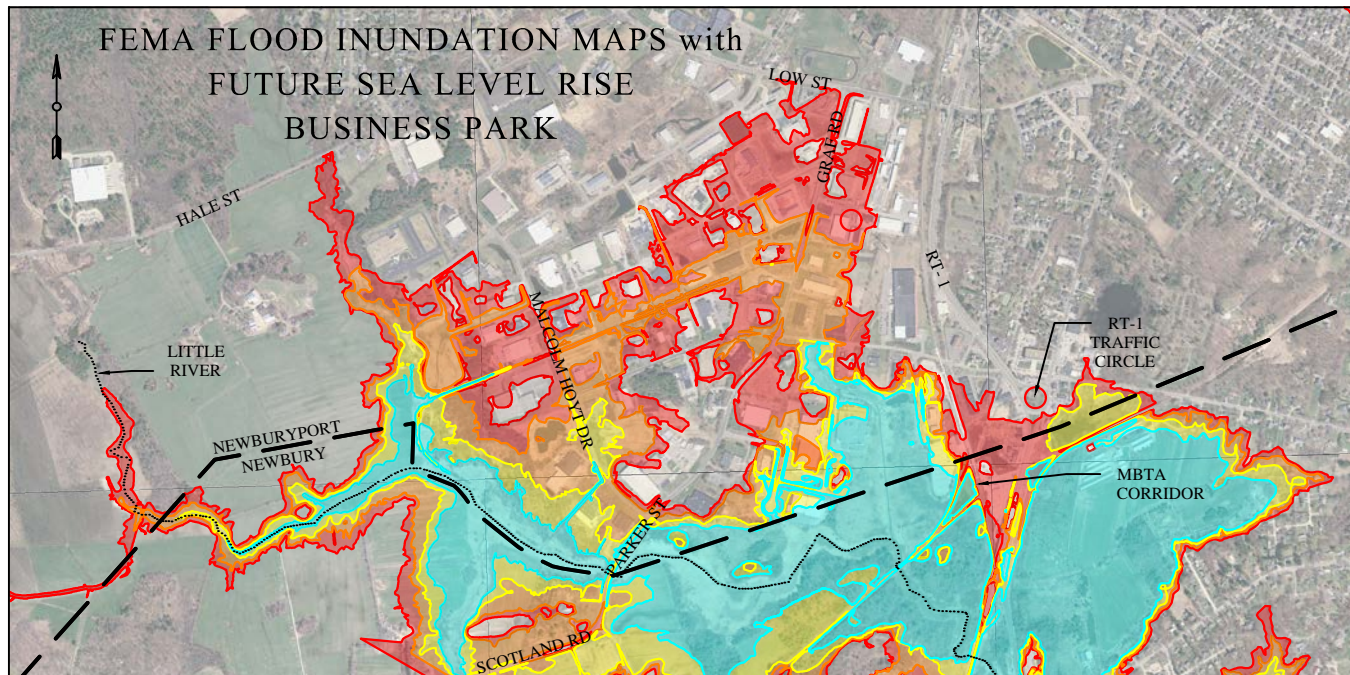
https://www.cityofnewburyport.com/sites/g/files/vyhlf3521/f/mai/files/177_state_street_complete_draft_set.pdf

<https://www.cityofnewburyport.com/planning-board/agenda-items/177-state-street>



Katelyn

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FEMA FLOOD INUNDATION MAPS with FUTURE SEA LEVEL RISE BUSINESS PARK



LEGEND

| | | |
|---------------|---|---------------|
| FEMA +0' |  | (Current Day) |
| FEMA +2' |  | (2050) |
| FEMA +3' |  | (2070) |
| FEMA +6' |  | (2100) |
| CITY BOUNDARY |  | |
| LITTLE RIVER |  | |

NOTE:

1. FEMA = 100 YEAR BASE FLOOD ELEVATION (BFE)
2. FEMA FLOOD ZONE AREAS AS DEPICTED HEREIN ARE APPROXIMATE AS THEY COINCIDE WITH THE TOPOGRAPHIC ELEVATIONS PROVIDED BY MASSGIS. SEE DATA SOURCE REFERENCES. THESE FLOOD ZONES ARE FOR RESILIENCY PLANNING AND ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS OFFICIAL FLOOD ZONES. FOR OFFICIAL FLOOD ZONE LOCATIONS, REFER TO FEMA FLOOD INSURANCE RATE MAPS.

PREPARED BY:
CITY OF NEWBURYPORT
ENGINEERING DIVISION
DATE: OCT. 2019



DATA SOURCES:
MassGIS 2013/14 ORTHOMOSAIC and 2011 TOPOGRAPHIC DATA SETS
FEMA F.I.R.M'S JULY 3, 2012 and JULY 16th, 2014
DATUM: NAVD88