

Dianne Boisvert

Subject: FW: 177 State Street Minor Site Plan Review application and request for comment

From: Steve Bradbury
Sent: Tuesday, October 13, 2020 1:00 PM
To: Katelyn E. Sullivan
Subject: RE: 177 State Street Minor Site Plan Review application and request for comment

no problem with fire department

From: Katelyn E. Sullivan
Sent: Tuesday, October 13, 2020 11:09 AM
To: Jon-Eric White; Dianne Boisvert; Anthony Furnari; Diane Gagnon; Frank Giacalone; Jamie Tuccolo; Jennifer Blanchet; Julia Godtfredsen; Mark Murray; Matthew Coogan; Richard Siemasko; Steve Bradbury; ncodchair@gmail.com; Andrew Port; Molly Ettenborough
Subject: 177 State Street Minor Site Plan Review application and request for comment

Good Afternoon,

Please note that the applicant, Bavaro Family Realty Two, has submitted a minor site plan review application. There is a mixed-use building being proposed by the applicant and currently under review in the town of Newbury where the building will be located. Four of the proposed parking spots associated with the new building will be in the city of Newburyport. The only review required under the Newburyport Zoning Ordinance 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.

Please see the below link to the Site Plan Review Application which is scheduled to go before the Planning Board on October 21, 2020.

<https://www.cityofnewburyport.com/planning-board/agenda-items/177-state-street-0>

Let me know if you have any questions. Please send in your comments to kesullivan@cityofnewburyport.com.

Thank you,
Katelyn

Katelyn Sullivan
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City of Newburyport
60 Pleasant Street
Newburyport, MA 01950
978.465.4400

177 State Street- Application Completeness Vote

Relevant Zoning Section (s): [B-1](#), [Smart Growth](#)

Documents may be found [here](#).

The applicant, Bavaro Family Realty Two, has submitted a minor site plan review application for your consideration. There is a mixed-use building being proposed by the applicant and currently under review in the town of Newbury where the building will be located. Four of the proposed parking spots associated with the new building will be in the city of Newburyport. The only review required under the Newburyport Zoning Ordinance 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. The applicant has requested a waiver of narrative submittals pursuant to section [XV-F](#) and [XV-E](#). Please also note that based on Jon-Eric White's review (as City Engineer) we see no benefit to requiring a peer review prior to approval but it is up to the board to discuss and make that decision. You can view Jon-Eric's comments [here](#).

Katelyn Sullivan
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