



City of Newburyport, Mass.

PLANNING BOARD CITY HALL

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CITY CLERK'S OFFICE
NEWBURYPORT, MA

December 1, 2004

2004 DEC -9 A 10: 23

Final Approval - Section VI.C for 11 Walnut Street - Iefnec Realty Trust

DECISION:

Pursuant to M.G.L. c.40A, the Planning Board of Newburyport, in accordance with the criteria set forth in the Newburyport Zoning Ordinance in Section VI.C. - One Residential Structure Per Lot, and after the public meeting and findings of fact, hereby grants APPROVAL, for the proposed two family project located at 11 Walnut Street., Newburyport , MA, (herein after the project).

FINDINGS:

1. That the "Project" as submitted on October 12th, 2004 and presented at the Public Meeting generally fulfills the requirements, purposes, criteria, and development and performance standards as set forth in the Ordinance.
2. That the presentation and documents as submitted, revised and presented by the Applicant supports the Boards decision to approve the Project subject to the *General Conditions* listed below.

INVENTORY OF SUBMITTED PLANS:

The following items are shown on the drawings submitted on October 12th, 2004 to the Planning Board as well as presented at the Public Meeting on October 20th:

- Site Plan - "Residences at 11 Walnut Street" dated October 4th 2004, prepared by Graf Design Associates, 2 Liberty Street Newburyport, MA 01950 (A00-EX2, EX1,A01..5).

General Conditions of Approval:

2. Prior to issuance of the Building Permit for the property, the Planning Director shall review and approve the final site plan, including the submitted architectural and landscape designs, including but not limited to preservation of the trees intended to be saved as discussed at the meeting. The plans shall be in substantial compliance with the approved plans submitted at the October 20th meeting. If not in substantial compliance, additional review and approval by the Board must be obtained prior to issuance of the Building Permit.

2. As presented at the meeting, the proposed exterior siding on all four (4) structures shown on the submitted plans shall be a natural or cement-fiber material. If used, all shutters proposed along Walnut St. shall be a wood or wood composite material without the use of vinyl. If shutters are not used, all windows along Walnut Street shall include decorative lintels. All fencing installed on the property shall be decorative without the use of vinyl or chain-link. Along the property-line located at 9 Walnut St. a landscape buffer will be used and no fencing will be placed within five (5) feet of the property line. As presented, the two large shade trees at the entrance will be preserved and a recordable conservation restriction shall be placed on a twenty (20) foot area directly along the rear property line to preserve the existing tree line buffer. As presented, all windows will provide a true-divided appearance with interior and exterior mullion. As proposed, the driveway shall be a chip-seal surface with a cobblestone edge and apron. If feasible, all proposed power vents and air conditioning condensers shall be placed toward the rear of the structures.
3. Except for the trees indicated for removal, all existing trees along the property located at 9 Walnut St. shall be preserved and protected during construction with a snow fence located at least 15 feet from the property line. Other trees to be saved shall also be protected during construction with a snow fence located along the drip-line.
4. A recordable covenant shall be placed on the property that restricts the total dwelling units permitted on the property to no more than two (2) single family units and the proposed structures shall not be permitted be expanded beyond the proposed footprint as shown on the submitted plans.
5. No certificate of occupancy shall be issued by the Building Commissioner until he/she has certified to the Planning Director that the properties, including house designs presented to and approved by the Board, have been built in accordance with the plan approved by the Board.
6. Prior to issuance of a building permit, the Applicant shall make reference to these conditions of approval on the plans referencing the date, contents and vote of the Planning Board.
7. Prior to the start of construction, the Developer shall meet with the Planning Director, Building Commissioner, Sewer and Water Directors, Health Agent and Public Works Director to finalize all details associated with connections to existing municipal utilities.
8. All design and construction of all water utilities must meet Federal, State and local standards and the latest version of Newburyport Water Works Construction Guidelines and Construction Policies, which are available at the Water Works office in City Hall. Contractors are prohibited from operating or connecting to any part of the existing water system without written

authorization and field oversight by the Water Works Department.

9. All design and construction of all sewer utilities must meet Federal, State and Local standards and the latest version of Newburyport Sewer Department Construction Guidelines and Construction Policies, which are available at the Sewer Plant located on Water St. Contractors are prohibited from operating or connecting to any part of the existing sewer system without written authorization and field oversight by the Sewer Department.

End—

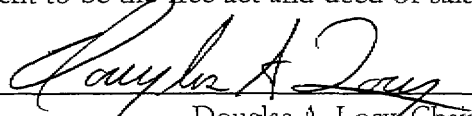
A true record.

COMMONWEALTH OF MASSACHUSETTS

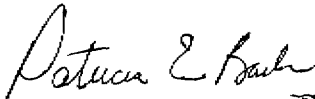
Essex,

December 1, 2004

Then personally appeared Douglas A. Locy, Chair, of the Planning Board of the City of Newburyport and acknowledge the foregoing instrument to be the free act and deed of said Planning Board, before me.

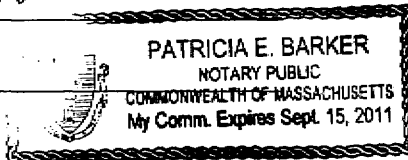

Douglas A. Locy, Chair

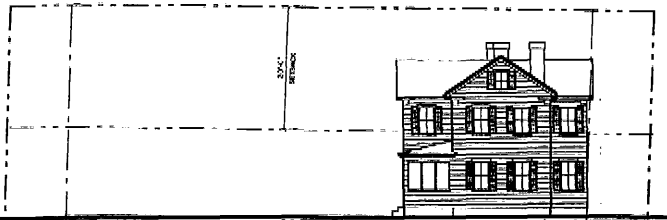
Attest:



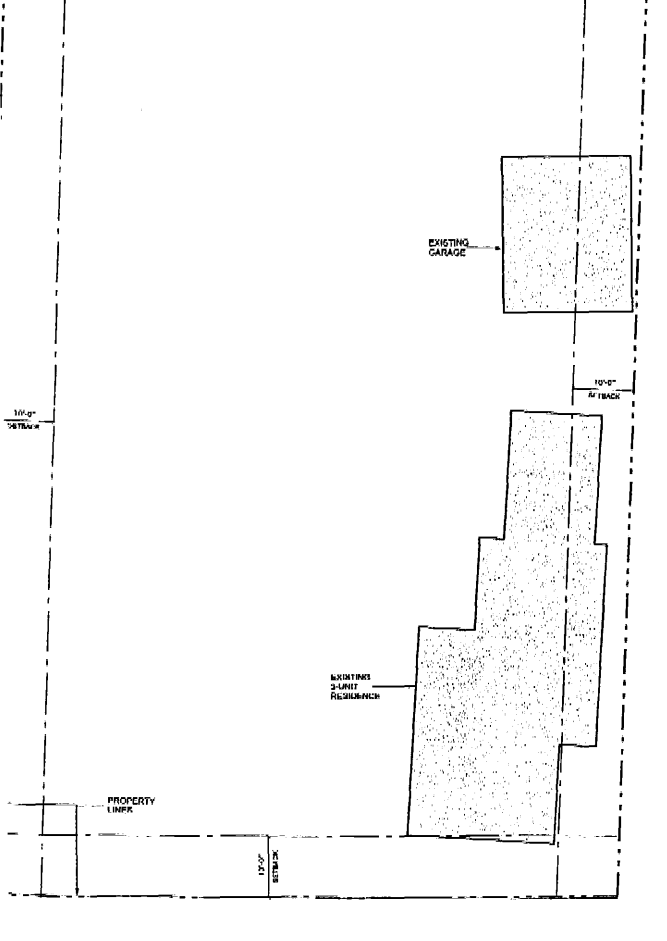
Notary Public

My Commission expires: _____

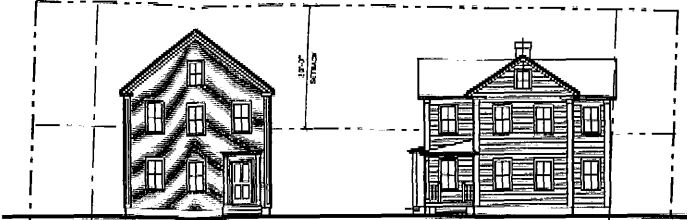




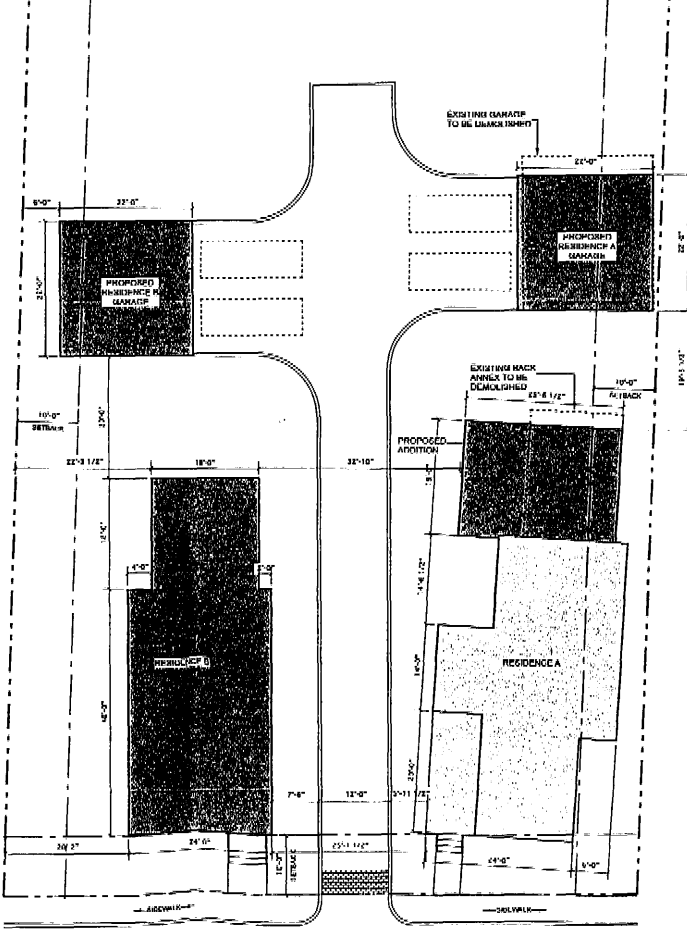
EXISTING STREET ELEVATION SCALE: 1" = 10'-0"



EXISTING SITE PLAN SCALE: 1" = 10'-0"



PROPOSED STREET ELEVATION SCALE: 1" = 10'-0"



PROPOSED SITE PLAN SCALE: 1" = 10'-0"

Residences at 11 Walnut Street

Owners:
Mullin/Tincroft
1 Merrimac Street
Newburyport, MA 01950

Project Zoning:

Zoning: R8
Front Setback: 10'
Side Setback: 10'
Rear Setback: 20'
Allowable Lot Coverage: 30%
Lot Size: .48 Acres (20,037.6 Sq Ft)
Proposed Lot Coverage: 3,962 Sq. Ft. (19.7%)
(Residence A+B, Garage)

Drawing List

Sheet #	Sheet Title	Included
ADD	Site Plans/Street Elevations/Cover Sheet	■
EX1	Existing Floor Plans	■
EX2	Existing Elevations	■
AD1	Residence A - Proposed Floor Plans	■
AD2	Residence A - Proposed Exterior Elevations	■
AG3	Garage - Proposed Plans + Elevations	■
AD4	Residence B - Proposed Floor Plans	■
AD5	Residence B - Proposed Exterior Elevations	■

Symbol Legend
■ Denotes Existing

SCHEMATIC DESIGN
4 October 2004

Graf Design Associates, Inc.
2 Liberty Street, Newburyport, MA 01950
Tel: 781.877.3402 Fax: 781.877.4102

Residences at 11 Walnut Street
Newburyport, MA 01950

Site Plans/Cover Sheet
Date: 1 October 2004
Scale: 1" = 10'-0"

Project No.: 2077