

February 22, 2023

By Email

Newburyport Planning Board
City Hall
60 Pleasant Street
Newburyport, MA 01950

**RE: Request for Extension - Major Site Plan Review Decision (2020-SPR-06)
17 Malcolm Hoyt Road, Newburyport, MA**

Dear Planning Board Members:

I write on behalf of K & B Zampell Realty, Inc. (a Zampell affiliate, referred to collectively as “Zampell” hereinafter) to request that the Planning Board grant an extension of the Site Plan Review decision issued for the property at 17 Malcolm Hoyt Road on June 17, 2020 – File No. 2020-SPR-06 (the “Decision”). Specifically, K&B is requesting an extension of the permit term provided in Condition #2 of the Decision to and including June 16, 2025 – an approximately 2-year extension, as discussed below.

A copy of the Decision is included in Exhibit A hereto.

Background

Zampell and affiliates have operated the facilities at 17 Malcolm Hoyt Drive, 3 Stanley Tucker Drive and 5 Stanley Tucker Drive for many years. Zampell is an organization established in 1966 that is chiefly involved with the engineering and construction of refractories, insulation, and scaffolding within the industrial sector and facilities maintenance and management within the commercial sector. It is a family-owned business that moved all of its operations to Newburyport during the 1990s.

In early 2020, Zampell commenced permit proceedings with the Planning Board and Conservation Commission to secure approvals for the proposed expansion of the buildings at 17 Malcolm Hoyt Drive and 3 Stanley Tucker Drive to provide expanded warehouse space so that Zampell could avoid having to store scaffolding and other materials/equipment in outdoor areas at its properties. The required permits were secured in June-August 2000.

Also in early 2020, as a direct result of the COVID pandemic, Zampell had over a third of its USA revenue cancelled, dramatically impacting the business overall. Virtually all of

Zampell's clients dramatically cut back or cancelled work due to the pandemic. From that time until February of 2022, Zampell reorganized its facilities for three reasons. First, remote working decreased the amount of office space that was required to operate the business. Second, a Zampell affiliate, Custodial Partners, was divested as it no longer fit with the core strategy of the business. Third, cost reductions were necessitated and were achieved by downsizing the Newburyport operation.

All of these actions, from March of 2020 until February of 2022, were a direct result of the COVID pandemic and have caused Zampell to temporarily defer the significant expenditure associated with the building expansions at 17 Malcolm Hoyt Drive and 3 Stanley Tucker Drive. Zampell is currently leasing 17 Malcolm Hoyt Drive to an unaffiliated entity and in the process of attempting to sell its facility at 3 Stanley Tucker Drive to an entity that is interested in constructing the approved addition at that property.

Original and Current Permit Term

The Decision was filed with the City Clerk on July 16, 2020. The permit became final after expiration of the 20-day appeal period on August 5, 2020. Condition #2 of the decision provided for a 2-year term, providing that the permit shall lapse if construction has not commenced within the 2 years "except for good cause."

Pursuant to COVID-related legislation, namely Section 17(b)(iii) of Chapter 53 of the Acts of 2020, this 2-year period was tolled during the declared state of emergency. The state of emergency ran from March 10, 2020 to June 15, 2021. Accordingly, since the Decision was issued during the state of emergency, the Decision's 2-year term effectively began on June 15, 2021 and expires on June 16, 2023 ("except for good cause").

Note also that the COVID pandemic and hardships experienced by Zampell during and since the state of emergency constitute "good cause" for Zampell not to have commenced construction under the Decision. Accordingly, even without the COVID tolling mentioned above, the permit remains valid at this time.

Extension Requested to June 16, 2025

Due to the significant COVID-related impacts discussed above, Zampell has cleared out of the facility at 17 Malcolm Hoyt Drive and leased the property to a different entity. However, Zampell would like to retain the right to expand the building as approved through the Decision – either for itself or its tenant. Zampell is requesting an extension of the lapse period provided by Condition #2 of the Decision to and including June 16, 2025 to provide time to evaluate its ongoing business opportunities and needs at this property, without losing the right to proceed with the expansion approved through the Decision.

An extension to a date certain, to June 16, 2025, would also address any uncertainties associated with the status of the "lapse" period provided for in Condition #2 of the Decision.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Roelofs', with a stylized flourish at the end.

Jeffrey L. Roelofs

14
E
JCT

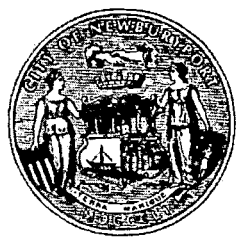


SO. ESSEX #138 Bk:38946 Pg:517
09/17/2020 11:13 DCSN Pg 1/14

EXHIBIT A

RECEIVED
CITY CLERK'S OFFICE
NEWBURYPORT, MA

2020 JUL 16 AM 11:48



CITY OF NEWBURYPORT
PLANNING BOARD
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

**RECORD OF PROCEEDINGS AND
SITE PLAN REVIEW DECISION**

APPLICANT: K & B Zampell Realty, Inc.
17 Malcolm Hoyt Road
Newburyport, MA 01950

PROPERTY OWNER: K & B Zampell Realty, Inc.

FILE NO.: 2020-SPR-06

PROPERTY ADDRESS: **17 Malcolm Hoyt Road**

DECISION DATE: 06/17/20

MAP/PARCEL(S): 82-A-4

BOOK/PAGE: 11078-493

ZONING DISTRICT: I1

PROCEDURAL HISTORY:

An application for a Site Plan Review pursuant to Section Major of the City of Newburyport's Zoning Ordinance was made by the above-referenced owner and filed with the Planning Board on 04/21/20 for the following request: *major site plan review for a 19,087 s.f. expansion*

A public hearing on the application was held at Newburyport City Hall on 06/03/20 and continued to 6/17/20.

Upon a motion to approve, made by Rick Taintor and seconded by Alden Clark, the Planning Board voted as follows:

Bonnie Sontag, Chair	<u>Yes</u>	Don Walters	<u>Yes</u>	Leah McGavern	<u>Yes</u>
Anne Gardner	<u>Yes</u>	MJ Verde	<u>Yes</u>	Tania Hartford	<u>Yes</u>
Rick Taintor	<u>Yes</u>	Elisabeth DeLisle	<u>Abstain</u>	Alden Clark	<u>Yes</u>

Having received the necessary majority vote of the Planning Board, the petition was therefore **APPROVED.**

PLANS AND DOCUMENTS:

This Site Plan Review application was accompanied and augmented by the following plans, drawings, documents, and submittals, which are hereby incorporated into this decision:

- Site Plan set entitled “Site Plan in Newburyport, Mass., 17 Malcolm Hoyt Drive Proposed Building Expansion” prepared by Hayes Engineering, Inc. dated February 18, 2020. Sheets included in this plan set are according to the following sheet number, title, original date, and most recent revised date:

Sheet No.	Sheet Title	Original Date	Revised Date
C1	Index	2/18/20	
C2	Existing Conditions	2/18/20	
C3	Grading and Drainage	2/18/20	
C4	Details	2/18/20	5/12/20

- “Revised Storm Water Management Calculations with Cornell Study Rainfall Quantities for 17 Malcolm Hoyt Drive, Newburyport, MA”, prepared by Hayes Engineering, Inc. originally dated June 18, 2019 and further revised on July 10, 2019, February 10, 2020 and on May 12, 2020; and
- “Landscape Plan for 3 Stanley Tucker Drive, Newburyport, MA” prepared by Hayes Engineering, Inc dated May 16, 2019 and most recently revised on June 18, 2019 and June 10, 2020; and
- “Proposed Building Elevations, 17 Malcolm Hoyt Drive” prepared by John Sava Architects, LLC dated February 13, 2020 consisting of sheets A-2.1, A-2.2 and A-5.0; and
- Waiver Request letters to the Planning Board prepared by Jeffrey L. Roelofs, P.C. dated June 11, 2020 and June 15, 2020; and
- The above plans and submission materials were reviewed by the Planning Board, and a peer review of engineering and Stormwater design was conducted by Christiansen & Sergi, Inc., on behalf of the Planning Board. Additional comments were received from various City Departments on the draft plans which were subsequently revised to address outstanding issues satisfactorily. A full copy of this documentation is on file with the Newburyport Office of Planning & Development, 60 Pleasant Street, Newburyport, MA 01950.
- Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, as made at the public hearing.

FINDINGS:

In order to grant Site Plan approval, the Board must first determine that the applicant’s project meets specific criteria, as provided in Section XV-G of the NZO. These criteria and the Board’s project-specific findings for each are enumerated here:

Community Character

The property is located in the Industrial (I) zoning district. The project proposed is consistent and compatible with the nearby uses in the Industrial zoning district. The design, style and scale of the proposed addition is appropriate in relation to the existing building, site and surrounding area.

Traffic, Parking and Public Access

The project will not generate any new traffic or require any new access drives. The parking provided complies with the NZO. The project complies with the Site Plan Review criteria by minimizing vehicular traffic and safety impacts, maximizing the convenience and safety of vehicular, bicycle, and pedestrian movement within the neighborhood and site and minimizes adverse impacts.

Health

This project will not involve any substantial noise, vibration, gas, fumes, odor, dust or other objectionable features.

Public Services and Utilities

The proposed work will not overload any public water, drainage, or sewer system or any other municipal systems. The project will be serviced by the utilities serving the existing building. A dedicated sprinkler line will be installed to serve the proposed addition.

Land Use Planning

The proposal is consistent with general land use planning in the vicinity and is compatible with adjoining land uses. The proposed architectural design is compatible with the character and scale of buildings in the surrounding areas.

Open Space and Environmental Protection

The project minimizes adverse environmental impacts to such features as wetlands, floodplains, and aquifer recharge areas and minimizes tree, vegetation, and soil removal, and grade changes. The project has been designed to prevent any adverse impacts to wetland resource areas, as the Conservation Commission confirmed through its issuance of an approval Order of Conditions for the project.

STANDARD CONDITIONS:

In view of the foregoing findings, the Planning Board hereby grants a Site Plan Review approval pursuant to Section Major subject to the terms and conditions stated below:

1. Recording of Decision and Approved Plans: The applicant shall file this decision with the Southern Essex County Registry of Deeds (or Land Court if registered land) and a copy of the decision stamped with the recording information (Book/Page or Land Court document number) shall be included with the application for any related Building Permits. To ensure compliance with this decision, site/construction plans issued to any contractors shall make clear reference to this written decision and conditions of approval contained herein.
2. Permit Lapse: This permit is valid for two years from the date of approval. The approval shall no longer be valid if a substantial use has not commenced except for good cause or, in the case of a permit for construction, if construction has not commenced except for good cause, within this period. Excluded from any lapse period is the time required to pursue or await the determination of any appeal taken pursuant to MGL, Chapter 40A, Section 17.
3. Provision of Construction Documents: The applicant shall provide documentation to the Building Commissioner and Zoning Administrator with the application for any related Building Permits illustrating that the proposed work has been reviewed and approved by the Water, Sewer, and Engineering Divisions of the City's Department of Public Services (DPS).
4. Curb Cuts: Any new driveway curb cuts that have egress to the public right of way must be approved by the Director of Public Services or Designee in advance of construction.

5. Fire Department Review and Approval: The applicant, owner, successors, or assigns shall be responsible for designing the utilities to meet City standards and ensuring compliance with fire codes prior to commencing work under this approval. The applicant shall provide documentation to the Building Commissioner and Zoning Administrator with the application for any related Building Permits illustrating that the proposed work has been reviewed and approved by the Newburyport Fire Department (NFD).
6. Stormwater Management Permit: If the project involves more than 10,000 square feet of land disturbance, the applicant, owner, his successors or assigns, shall obtain a Stormwater Management Permit under the City of Newburyport Stormwater Management Ordinance (Code of Ordinances, Chapter XVII) from the Department of Public Services prior to beginning any site work, including tree clearing and/or regrading.
7. Modifications to Approved Plans: The applicant, property owner, and their successors or assigns, shall adhere to the above referenced and approved plans which are incorporated herein by reference. Should the applicant and/or property owner determine that a plan(s) needs to be modified, they shall notify the Planning Board and Office of Planning and Development (OPD) of the proposed modifications in writing and obtain approval from the Planning Board (or OPD as specified herein) for such modifications prior to making any changes in the field. The OPD shall determine whether such modifications are minor or major (material) in nature. The Planning Board shall schedule a public hearing for review and approval of any changes deemed major or material in nature to the permit originally issued. Any major or material alterations or changes to the above referenced plans shall require prior approval by the Planning Board. Minor changes may be approved in writing by the OPD without further review by the Planning Board. The determination as to whether an alteration or change in plans is material and therefore subject to Planning Board review shall be made at the discretion of the OPD.
8. Site Lighting: All lighting fixtures, including but not limited to, signage, building, parking lot, site, decorative, and security, shall feature cut off fixtures so that the lights are pointed downward reducing light pollution and glare onto abutting properties.
9. Hours of Construction: The developer shall take reasonable care not to disturb surrounding properties and property owners during construction. Construction work shall be limited to the hours between 7 a.m. and 5 p.m. Monday through Friday and 8 a.m. and 4 p.m. on Saturday.
10. Permit Compliance Contact Form: No site work or construction related to this permit shall begin until a Permit Compliance Contact Form is completed and submitted to the Office of Planning and Development.
11. Trees and Sidewalks: The applicant shall be responsible for compliance with the applicable provisions of Sections II-B.46a, X-H.6.Q, and X-H.7.B.10 of the Newburyport Zoning Ordinance. If the cost of the project exceeds more than 50% of the physical value of the entire property, the applicant shall obtain the written approval from the Newburyport Tree Warden and Department of Public Services with respect to plans and specifications for (1) the reconstruction, repair, and/or replacement, where appropriate, of all city-owned sidewalks actually adjoining the project Property, in accordance with Sections 12-54 and 12-55 of the Newburyport Code of Ordinances; and (2) the planting, preservation, and/or replacement, where appropriate, of street trees along all public rights-of-ways actually adjoining the project Property, in accordance with article VI of chapter 12 of the Newburyport Code of Ordinances. Said improvements shall be completed prior to project closeout and final signoff from the Zoning Administrator for related building permits.

12. Submission of As-Built Plans: One hard copy and one .pdf copy of foundation as-built plan shall be provided to the Office of Planning and Development and Building Department upon foundation completion. One hard copy and one .pdf copy of as-built site plan stamped by a professional engineer shall be submitted to the Office of Planning and Development at the completion of the construction. Certification shall be provided to the Office of Planning and Development that the as-built plans match approved plans.
13. Digital Plans: Prior to any construction, the applicant shall provide the Office of Planning & Development with one (1) copy of the entire approved plan set in both CAD and .pdf formats. All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83, units of U.S. survey feet and a vertical datum of NAVD 88.
14. Project Review Fees: Per Section 4 of the Planning Board's Regulations Governing Fees and Fee Schedules, Project Review Fees shall be paid in full prior to the start of work.
15. Construction Review: The proposed construction will require regular inspection by the Planning Board's consultant engineer as well as the Department of Public Services (DPS). Such inspections are necessary to ensure that the proposed project is constructed in accordance with the approved plans, to summarize and estimate the cost of remaining work, and to immediately address any issues that may arise during the construction of the project. The cost of such review and inspections shall be borne by the applicant. To cover the cost of these services the applicant shall replenish and maintain a Project Review Fee of \$5,000. Such funds shall be held by the Planning Board in an escrow account. Whenever notified that the funds in said escrow account have depleted to less than twenty-five (25) percent of the initial Project Review Fee, the applicant shall immediately thereupon deposit sufficient funds to return the account to the initial balance. The balance of said peer review account shall be replenished to the initial Project Review Fee prior to any construction on site. Upon completion of the project, any remaining funds shall be returned to the applicant.
16. Construction Schedule: No site work or construction related to this permit shall begin until an estimated Construction Schedule is completed and submitted to the Office of Planning and Development.

CONCLUSION AND DECISION:

For all of the reasons stated herein, the petition for a Site Plan Review is therefore **APPROVED**.

APPEALS:

Appeals of this decision may be made in accordance with applicable law.

SIGNATURE OF THE BOARD:

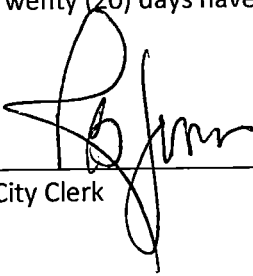
The name typed below represents the intent to sign the foregoing document:

Bonnie Sontag
Bonnie Sontag, Chair

7/14/2020
Date

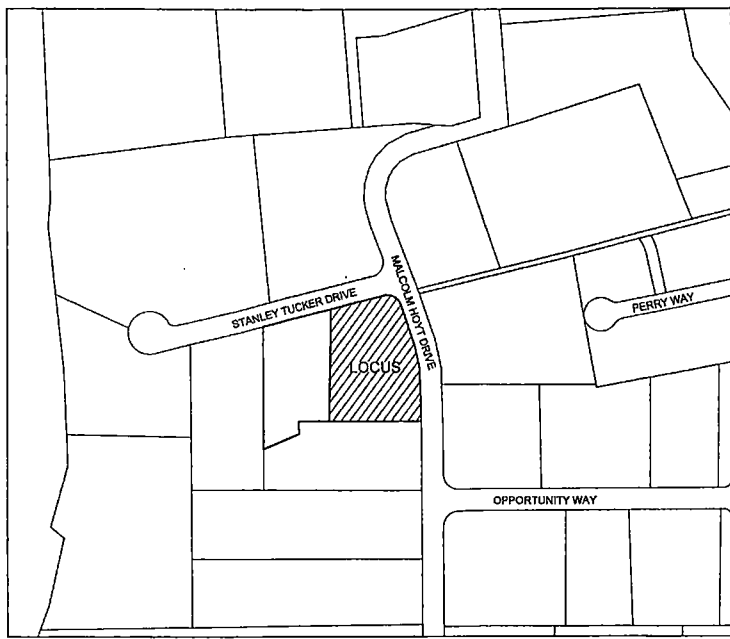
CITY CLERK CERTIFICATION:

I, Richard B. Jones, City Clerk of the City of Newburyport, hereby certify pursuant to M.G.L. Chapter 40A Section 17, that the Site Plan Review decision for the property known as 17 Malcolm Hoyt Road was filed in the Office of the City Clerk on July 16, 2020. Twenty (20) days have elapsed since the decision was filed and no appeal has been filed.


City Clerk

9/4/2020
Date

SITE PLAN IN NEWBURYPORT, MASS. #17 MALCOLM HOYT DR. PROPOSED BUILDING EXPANSIONS



VICINITY MAP
SCALE: 1"=200'±

GENERAL NOTES:

BASE TOPOGRAPHIC INFORMATION AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2016 BY EVERETT J. CHANDLER, P.L.S.

HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MSPCS)

THE SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE A OR V AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 2509001170 EFFECTIVE 7/16/2014.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATION, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

SITE CONSTRUCTION NOTES:

ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAA) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT).

AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED.

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, ORGANOMERALS, AND OTHER MEDIA ARE DISCOVERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACATORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

SITE PLAN APPROVED BY THE CITY OF NEWBURYPORT PLANNING BOARD

DATE: _____

For Registry Use:

Prepared For:

Owner / Applicant

Prepared By:

I CERTIFY THAT I HAVE CONFIRMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS BY PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Hayes
HAYES ENGINEERING, INC.
300 MAIN STREET, SUITE 200
NEWBURYPORT, MASS. 01950
TEL: 978-534-1200
FAX: 978-534-1208
www.hayeseng.com

Design By: aaz
Drawn By: aaz
Checked By: aaz
Project File: aaz
Scale: As Shown
 Issued For Permit
 Issued For Bid
 Issued For Construction
 Final For Construction

ZONE	INDUSTRIAL 1 (MANUFACTURING/LIGHT MANUFACTURING)		
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT YARD SETBACK	50 FT.	118.0 FT.	63.7 FT.
SIDE YARD SETBACK	20 FT.	91.9 FT.	91.9 FT.
REAR YARD SETBACK	50 FT.	65.6 FT.	50.1 FT.
MIN. FRONTAGE	200 FT.	704.58 FT.	704.56 FT.
MIN. LOT AREA	50,000 s.f.	131,727 s.f.	131,727 s.f.
MAX. BUILDING HEIGHT	40 FT.	21.58 FT.	FT.
MAX. LOT COVERAGE	40%	8.7%	24.1%

PARKING REQUIRED: 0.75 PER EMPLOYEE IN MAXIMUM SHIFT PLUS 1 PER COMPANY VEHICLE = 0.75x18 EMPLOYEES + 0 COMPANY VEHICLES = 11 SPACES REQUIRED	
EXISTING PARKING:	40 SPACES
REQUIRED H.P. SPACES: for 28-50 Total Spaces = 2 H.P. SPACES	
PROVIDED H.P. SPACES: 2 SPACES	
TOTAL PARKING PROVIDED: 38 SPACES + 2 H.P. SPACES = 40 SPACES	

Scale: 1"=200'
0' 100' 200' 400'
Date: February 18, 2020

Drawing Title:

**SITE PLAN
#17 MALCOLM HOYT DR.
NEWBURYPORT, MASS.**

PLAN TITLE	SHEET DESIGNATION
INDEX	C1
EXISTING CONDITION	C2
GRADING & DRAINAGE	C3
DETAILS	C4
DETAILS	C5

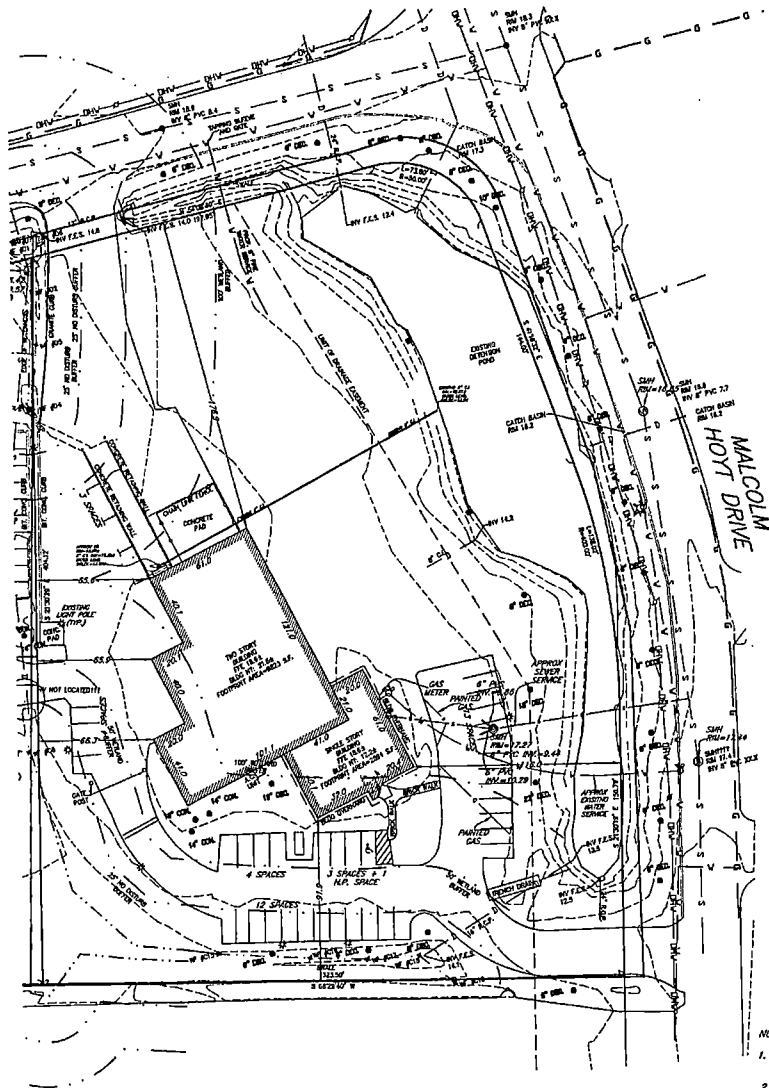


Drawing No.:

C1

INDEX
SHEET 1 OF 4

N:\PROJECTS\PROJECT TUGGERS\2016\17 MALCOLM HOYT DR. 17101602.DWG 1/18/16 10:53 AM



SITE PLAN APPROVED BY THE CITY OF NEWBURYPORF PLANNING BOARD

DATE: _____

For Registry Use:

Prepared For:

Owner / Applicant:

I CERTIFY THAT I HAVE COMPARED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

Prepared By:

JAMES HAYES, INC.
100 STATE ST., 10TH FLOOR
NEWBURYPORF, MA 01890
TEL: 781.246.2200
FAX: 781.246.2206
www.jhayes.com

Design By: xxx
Drawn By: xxx
Checked By: xxx
Project File: xxx
Comp. No. 162712

Award For Permit
 Issued For Review
 Award For Bid
 Award For Construction
 Not For Construction

NO.	DATE	REVISION

Scale: 1"=30'

0 15' 30' 60'

Date: February 18, 2020

Drawing Title:

**SITE PLAN
#17 MALCOLM HOYT DR.
NEWBURYPORF, MASS.**

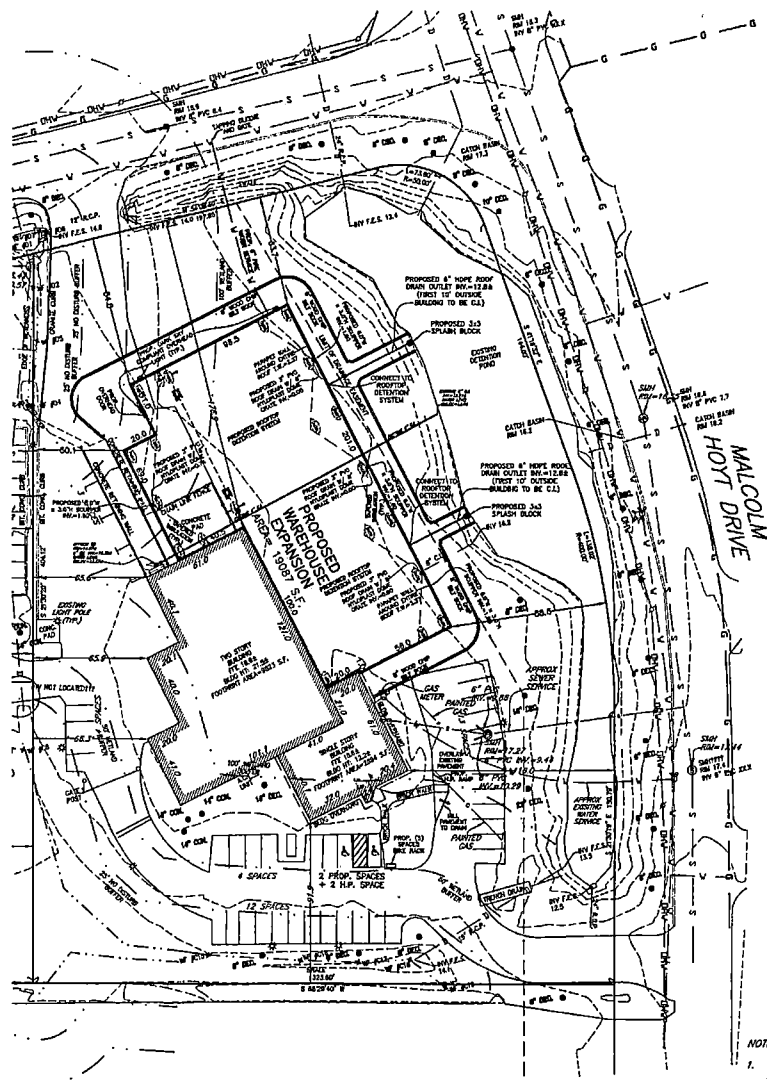
- NOTES:
1. BASE TOPOGRAPHIC INFORMATION IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2016 BY EVERETT J. CHANDLER, P.L.S.
 2. PROPOSED SITE ADDITIONS BY HAYES ENGINEERING, INC.
 3. ALL NO-BUILD ZONE DISTURBANCE IS TO BE RE-VEGETATED
 4. NO NEW SIGNS ARE TO BE PLACED ON BUILDINGS
 5. SPOT GRADES ON ROOF ARE ON AN ASSUMED VERTICAL DATUM RELATIVE TO THE PROPOSED ROOF DRAINS AT ELEV.=0.00



Drawing No:

C2

EXISTING
SHEET 2 OF 4



SITE PLAN APPROVED BY THE CITY OF NEWBURYPORT PLANNING BOARD

DATE: _____

For Registry Use:

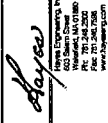
Prepared For:

Owner / Applicant

Prepared By:

I CERTIFY THAT I HAVE CONFIRMED WITH THE RECORDS AND REGULATIONS OF THE RECORDS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



Design By: sus
 Drawn By: sus
 Checked By: sus
 Project No: sus
 Comp. No: M8712
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

ZONE	INDUSTRIAL 1 (MANUFACTURING/LIGHT MANUFACTURING)		
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT YARD SETBACK	50 ft.	116.0 ft.	63.7 ft.
SIDE YARD SETBACK	50 ft.	61.9 ft.	91.9 ft.
REAR YARD SETBACK	50 ft.	63.8 ft.	50.1 ft.
MIN. FRONTAGE	200 ft.	704.58 ft.	704.58 ft.
MIN. LOT AREA	60,000 s.f.	131,727 s.f.	131,727 s.f.
MAX. BUILDING HEIGHT	40 ft.	21.58 ft.	ft.
MAX. LOT COVERAGE	40%	9.7%	24.1%

PARKING REQUIRED: 0.78 PER EMPLOYEE IN MAXIMUM SHIFT PLUS 1 PER COMPANY VEHICLE + 0.25 PER EMPLOYEE + 0 COMPANY VEHICLES = 11 SPACES REQUIRED
 EXISTING PARKING: 40 SPACES
 REQUIRED H.P. SPACES: for 28-50 Total Spaces = 2 H.P. SPACES
 PROVIDED H.P. SPACES: 2 SPACES
 TOTAL PARKING PROVIDED: 38 SPACES + 2 H.P. SPACES = 40 SPACES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

Scale: 1"=30'
 0' 15' 30' 60'
 Date: February 18, 2020

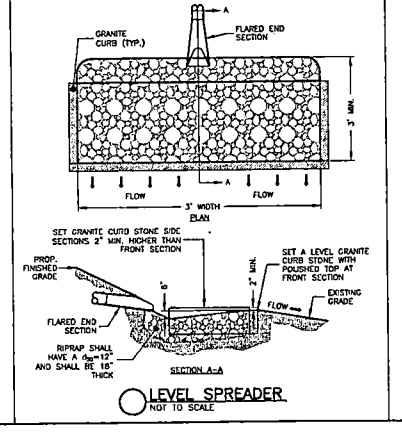
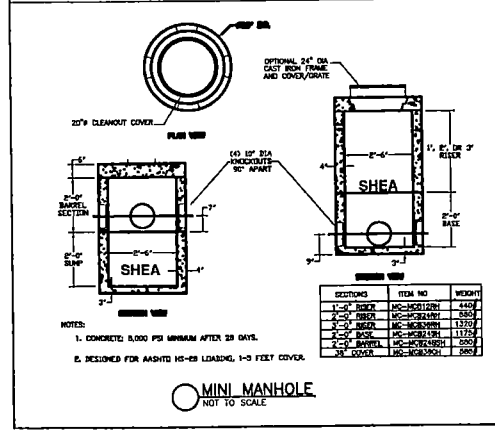
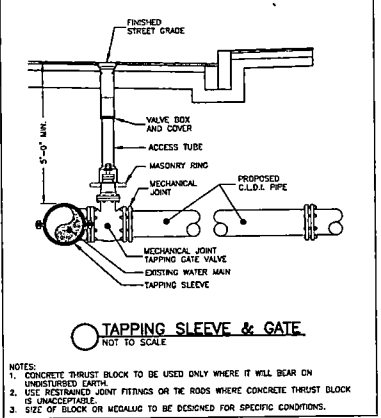
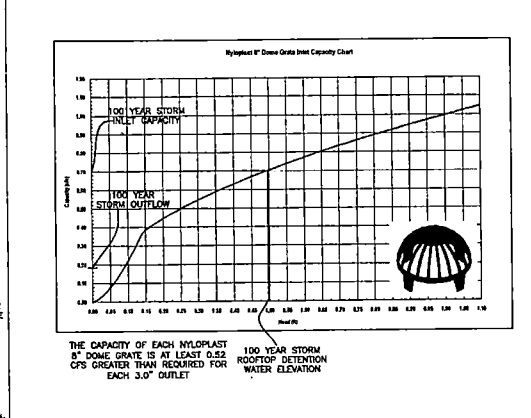
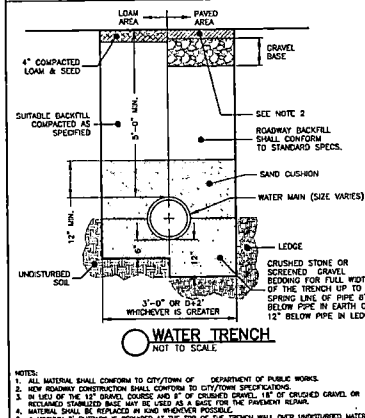
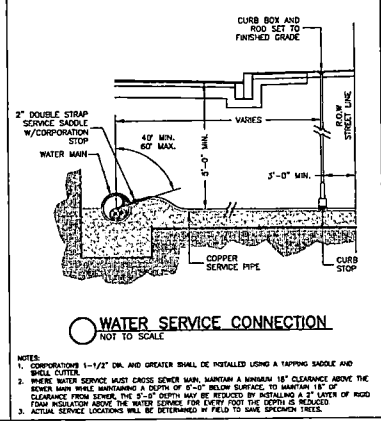
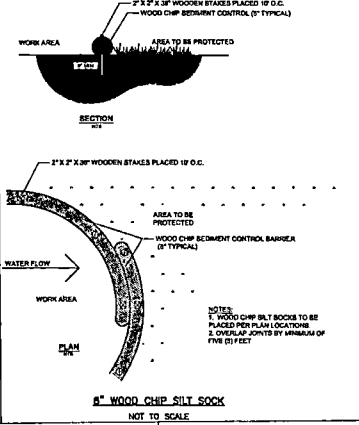
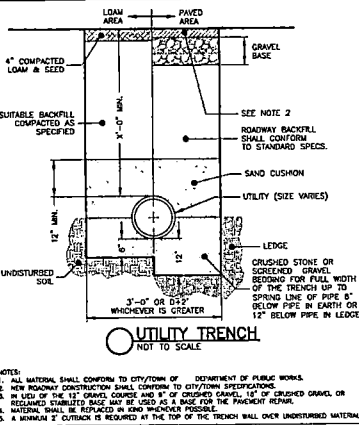
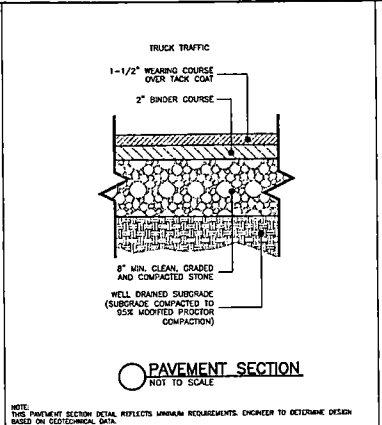
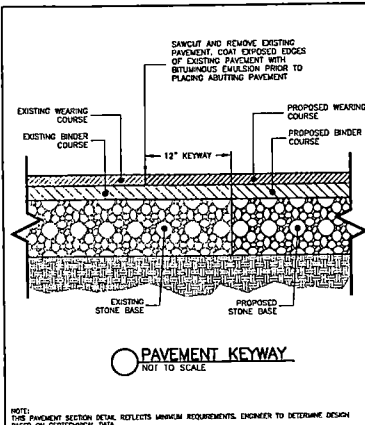
Drawing Title:

SITE PLAN
 #17 MALCOLM HOYT DR.
 NEWBURYPORT, MASS.

Drawing No:
 C3
 GRADING & DRAINAGE
 SHEET 3 OF 4

- NOTES:
1. BASE TOPOGRAPHIC INFORMATION IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2016 BY EVERETT J. CHANDLER, F.L.S.
 2. PROPOSED SITE ADDITIONS BY HAYES ENGINEERING, INC.
 3. ALL NO-BUILD ZONE DISTURBANCE IS TO BE RE-VEGETATED
 4. NO NEW SIGNS ARE TO BE PLACED ON BUILDINGS
 5. SPOT GRADES ON ROOF ARE ON AN ASSUMED VERTICAL DATUM RELATIVE TO THE PROPOSED ROOF DRAINS AT ELEV.=0.00

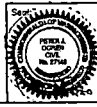




Prepared For:
Owner / Applicant

Prepared By:
Dayce
DAYCE ENGINEERING, INC.
1000 South Main Street
Walpole, MA 01981
Tel: 781-362-7500
Fax: 781-362-7500
www.dayce.com

Drawn By: PJG
Checked By: REB
Project File: H01-0020A
Comp. No: H0112
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction
9/12/20
Date
Lead Designer Date
Date: February 18, 2020
Scale: 1"=10'
Drawing Title:
SITE PLAN
#17 MALCOLM HOYT DR.
NEWBURYPORT, MASS.
Drawing No.:
C4
DETAILS
SHEET 4 OF 4



Plan to Accompany Notice of Intent in NEWBURYPORT, MASS.

Hoyas Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Fax: 781.246.7596
www.hoyaseng.com



Scale: 1" = 20'



Rev. June 18, 2019
Rev. June 10, 2020
(Relocated Trees)

Showing Proposed Building Expansion #17 Malcolm Hoyt Drive

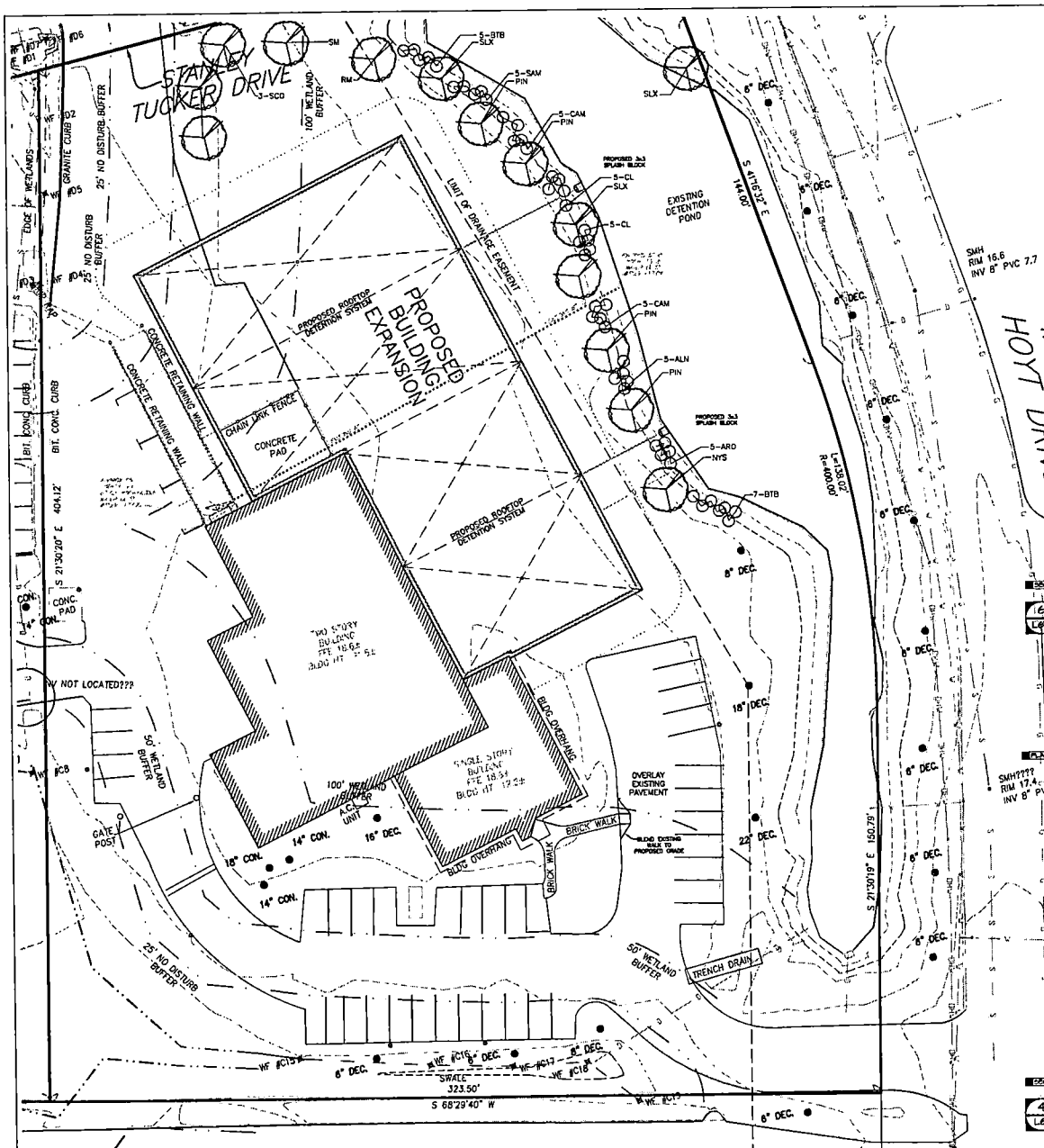
NOTES: BASE TOPOGRAPHIC INFORMATION IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2018 BY EVERETT J. CHANDLER, P.L.S.

PROPOSED SITE ADDITIONS BY HOYAS ENGINEERING, INC.

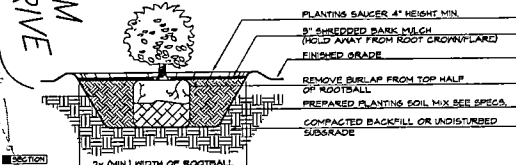
LANDSCAPE PLAN



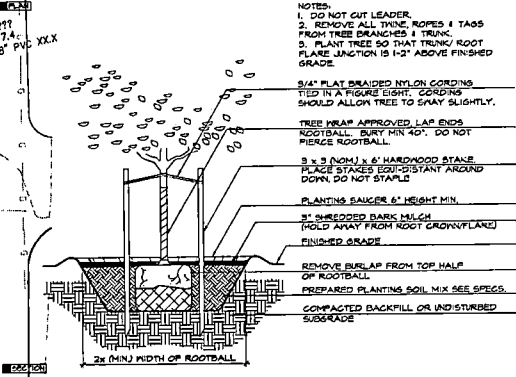
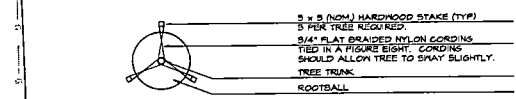
James L. Environmental Association
Landscape Architects
32 Coffin Rd.
Wareham, MA 01956
Tel: (508) 854-2521
www.jlassoc.com



MALCOLM HOYT DRIVE



16 SHRUB PLANTING
SCALE: N.T.S.



4 DECIDUOUS TREE PLANTING AND STAKING
SCALE: N.T.S.

Plant Schedule - 17 Malcolm Hoyt Dr.

Qty/Key	Botanical Name	Common Name	Size
TREES:			
1 NYB	<i>Nyssa sylvatica</i>	Tupelo	1.5-2' cal
3 SCO	<i>Quercus rubra</i>	Red Oak	2.5-3' cal
4 PRN	<i>Quercus pedunculata</i>	Pin Oak	3-3.5' cal
1 SLX	<i>Acer saccharum</i>	Sugar Maple	2.5-3' cal
1 RM	<i>Acer rubrum Red Summ'</i>	Red Summ' Maple	3-3.5' cal
3 SLX	<i>Salix nigra</i>	Black Willow	#15 pot
SHRUBS:			
5 ALN	<i>Alnus incana</i>	Spiculated Alder	18-24"
5 ARQ	<i>Pyrus arbutifolia</i>	Red Chokeberry	18-24"
12 BTB	<i>Cophalanthus occidentalis</i>	Common Buttonbush	2-3'
10 CAM	<i>Cornus amomum</i>	Silky Dogwood	2-3'
10 CL	<i>Diervilla ahnfolia</i>	Sweet Peppery	2-3'
3 SJAM	<i>Sambucus canadensis</i>	Elderberry	18-24"

PLANTING NOTES

- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVEYANCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
- ALL PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
- PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTING.

NOTE:

- See Civil Drawings for location and type of erosion control.

19L Inn Street
 Newburyport
 Massachusetts 01950
 johnsavaarchitect.com
 JOHN SAVA ARCHITECTS, LLC
 tel (978) 417 9324
 john@johnsavaarchitects.com
 John S. Sava, Principal
 AIA, NCARB

17 Malcolm Hoyt Drive
 NEWBURYPORT, MA

General Note:
 GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.
 ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL, AND PLUMBING CODES.
 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.
 GENERAL CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES/SUB-CONTRACTORS FOR WORK.
 ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.
 REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE SAID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED. SUPPLIERS AND SUBCONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID.
 DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND/OR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.

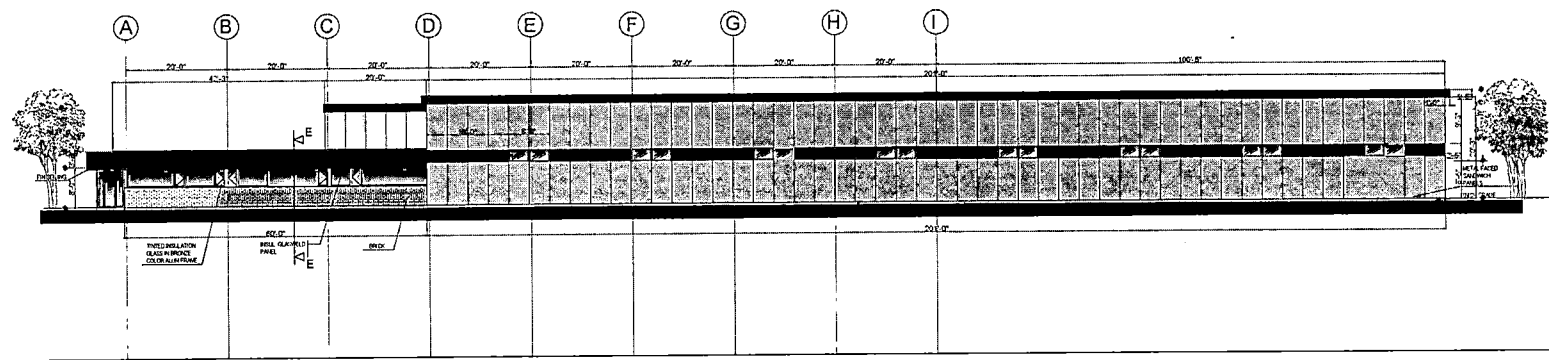
The Development at:
PROPOSED ZAMPELL BUILDINGS ADDITION AND RENOVATIONS

REVISIONS:
 Date: 02/13/2020
 Date:
 Date:
 Date:

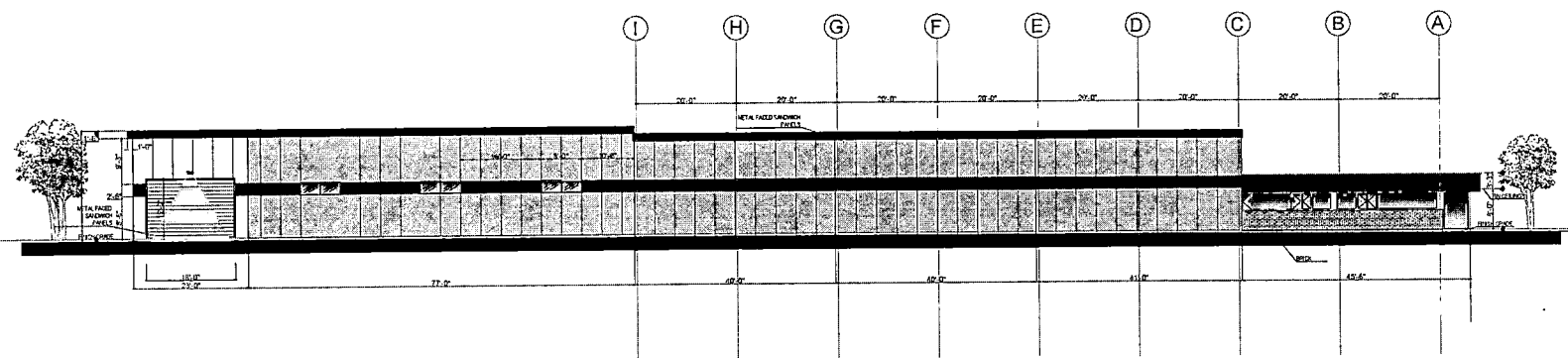
ISSUE DATES:
 Date:
 Date:
 Date:
 Date:

Drawing Title:
PROPOSED ELEVATIONS

Drawing Sheet Number:
A-2.1



NORTHEAST ELEVATION
 SCALE $\frac{1}{16}''=1'0''$



SOUTHWEST ELEVATION
 SCALE $\frac{1}{16}''=1'0''$

19L Inn Street
 Newburyport
 Massachusetts 01950
 johnsavaarchitect.com
 JOHN SAVA ARCHITECTS, LLC
 tel (978) 417 9324
 john@johnsavaarchitects.com
 John S. Sava, Principal
 AIA, NCARB

17 Malcolm Hoyt Drive
 NEWBURYPORT, MA

General Notes:
 GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.
 ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL, AND PLUMBING CODES.
 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES / SUB-CONTRACTORS FOR WORK.

ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.

REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE SAID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED. SUPPLIERS AND SUB-CONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID.

DRAWINGS SHALL NOT BE CALLED FOR DIMENSIONS AND/OR SECS. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.

The Development at
 PROPOSED ZAMPELL
 BUILDINGS ADDITION
 AND RENOVATIONS

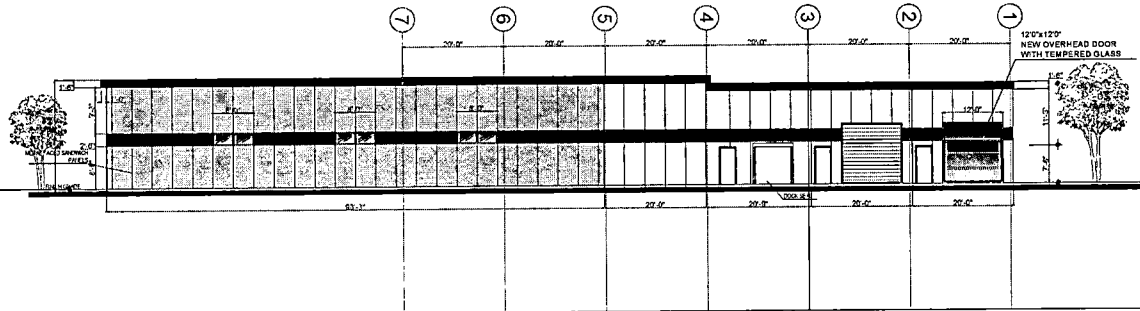
- REVISIONS:**
- Date: 02/13/2020
 - Date:
 - Date:
 - Date:

- ISSUE DATES:**
- Date:
 - Date:
 - Date:
 - Date:

Drawing Title:
 PROPOSED ELEVATIONS

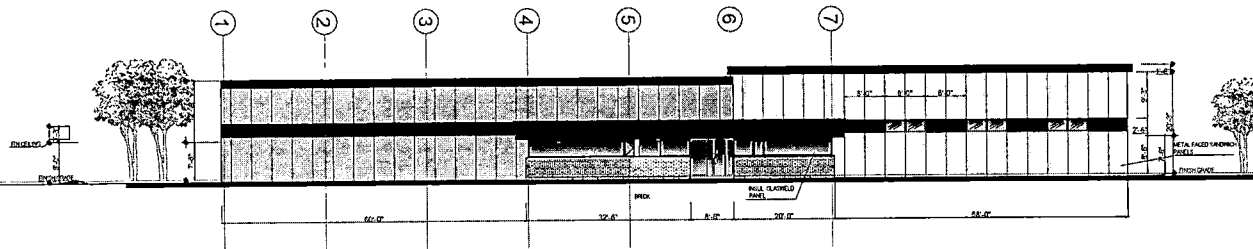
Drawing Sheet Number:

A-2.2



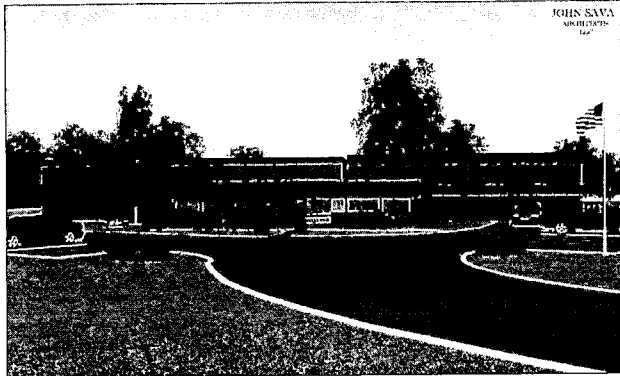
NORTHWEST ELEVATION

SCALE 1/16"=1'0"

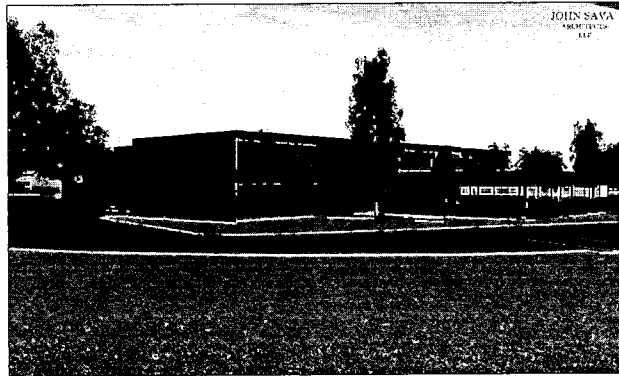


SOUTHEAST ELEVATION

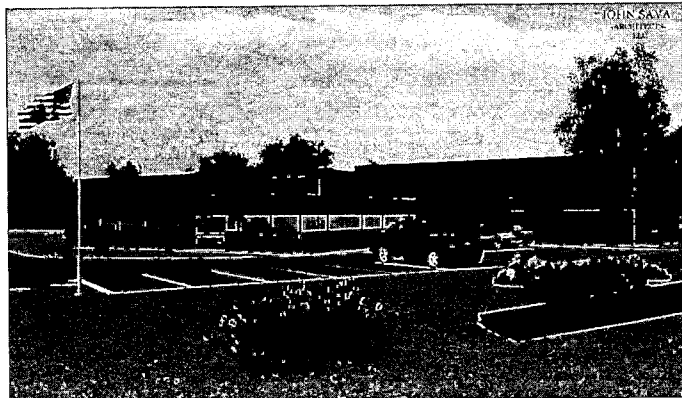
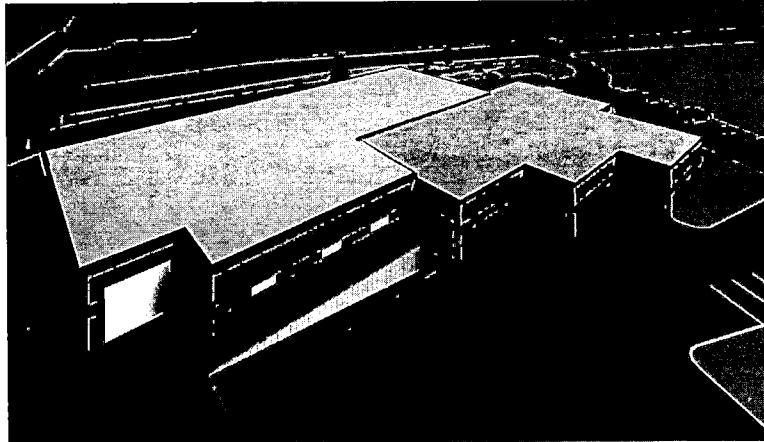
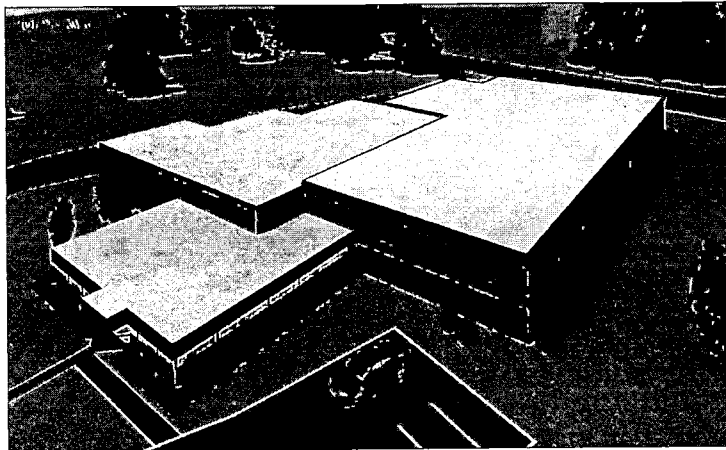
SCALE 1/16"=1'0"



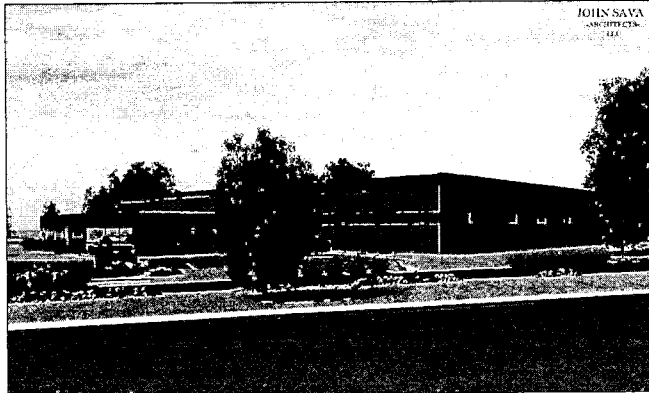
JOHN SAVA
ARCHITECTS
LLC



JOHN SAVA
ARCHITECTS
LLC



JOHN SAVA
ARCHITECTS
LLC



JOHN SAVA
ARCHITECTS
LLC

19L Inn Street
Newburyport
Massachusetts 01950
johnsavaarchitect.com
JOHN SAVA ARCHITECTS, LLC
tel (978) 417 9324
john@johnsavaarchitects.com
John S. Sava, Principal
AIA, NCARB

17 Malcolm Hoyt Drive
NEWBURYPORT, MA

General Note:
GENERAL CONTRACTOR SHALL MAKE ALL SUBCONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.
ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL, AND PLUMBING CODES.
ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES / SUB CONTRACTORS FOR WORK.

ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.

REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE SAID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED. SUPPLIERS AND SUBCONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID.

DRAWINGS SHALL NOT BE CALLED FOR DIMENSIONS AND/OR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.

The Development at:
**PROPOSED ZAMPELL
BUILDINGS ADDITION
AND RENOVATIONS**

REVISIONS:

- Date: 02/13/2020
- Date:
- Date:
- Date:

ISSUE DATES:

- Date:
- Date:
- Date:
- Date:

Drawing Title:

RENDERINGS

Drawing Sheet Number:

A-5.0