

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-07)  
3 Stanley Tucker Drive, Newburyport, MA**

Dear Planning Board Members:

I write on behalf of 3 Stanley Tucker Drive, LLC (“3 STD,” an affiliate of Zampell) to request that the Planning Board grant an extension of the Site Plan Review decision issued for the property at 3 Stanley Tucker Drive on June 17, 2020 – File No. 2020-SPR-07 (the “Decision”). Specifically, 3 STD is requesting an extension of that lapse period 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 (collectively, “Zampell”) 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 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 3 STD during the declared state of emergency and since then to the present also constitute “good cause” for 3 STD 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**

3 STD is in the process of attempting to sell the property 3 Stanley Tucker Drive. 3 STD is requesting an extension of the lapse period provided by Condition #2 of the Decision to and including June 16, 2025 to provide ample time to finalize this transaction and for the new owner (or itself if the sale falls through) to proceed with the process of lining up contractors and suppliers and to otherwise undertake the steps necessary to commence construction of the additional approved by 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,

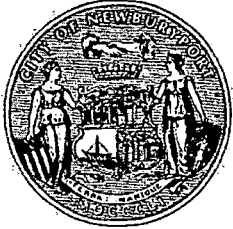
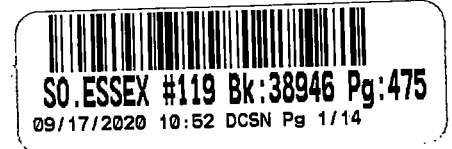


Jeffrey L. Roelofs

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CITY CLERK'S OFFICE  
NEWBURYPORT, MA

2020 JUL 16 AM 11:49



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:** 3 Stanley Tucker Drive, LLC  
3 Stanley Tucker Drive  
Newburyport, MA 01950

**PROPERTY OWNER:** 3 Stanley Tucker Drive, LLC

**FILE NO.:** 2020-SPR-07

**PROPERTY ADDRESS:** **3 Stanley Tucker Drive**

**DECISION DATE:** 06/17/20

**MAP/PARCEL(S):** 82-A-5

**BOOK/PAGE:** 14351-221

**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 9,688 s.f. expansion*

A public hearing on the application was held at Newburyport City Hall on 6/3/20 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:**

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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, #3 Stanley Tucker 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	6/12/20
C4	Details	2/18/20	

- “Revised Storm Water Management Calculations with Cornell Study Rainfall Quantities for #3 Stanley Tucker 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 revised on June 18, 2019; and
- “Proposed Building Elevations, 3 Stanley Tucker 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 letter 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:**

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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 onsite complies with the NZO. The addition will not result in an increase in the number of employees or visitors. The proposal will add a new bike rack. 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 with 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.

### ***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:**

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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:**

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

#### **APPEALS:**

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

#### **SIGNATURE OF THE BOARD:**

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

Bonnie Sontag  
Bonnie Sontag, Chair

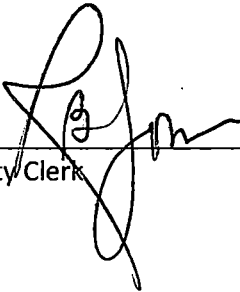
7/14/2020  
Date



**CITY CLERK CERTIFICATION:**

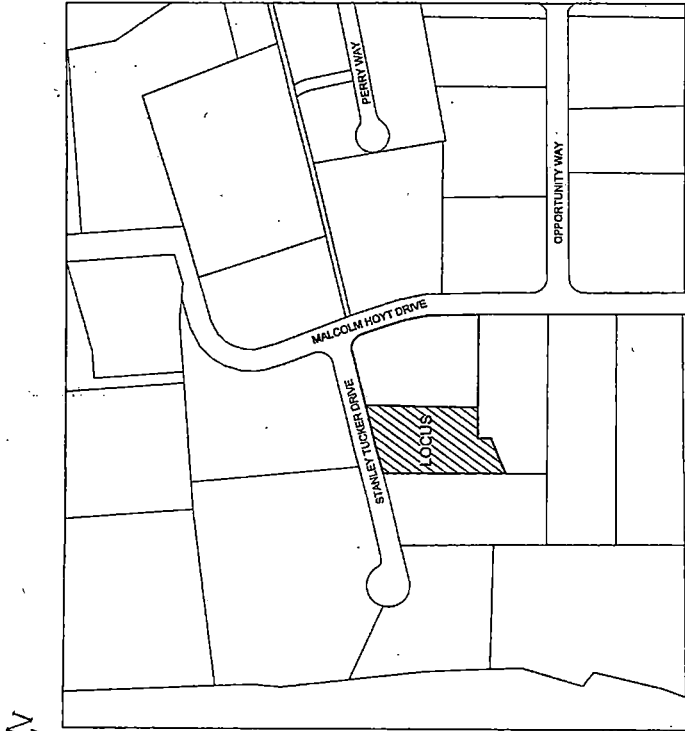
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I, Richard B. Jones, City Clerk of the City of Newburyport, hereby certify pursuant to M.G.L. Chapter 40A Section 17, that the Site Plan Review decision for the property known as 3 Stanley Tucker Drive was filed in the Office of the City Clerk on July 16, 2020. Twenty (20) days have elapsed since the decision was filed and no appeal has been filed.

  
City Clerk

9/14/2020  
Date

# SITE PLAN IN NEWBURYPORT, MASS. #3 STANLEY TUCKER DR. PROPOSED BUILDING EXPANSION



VICINITY MAP  
SCALE: 1"=200'

ZONE	INDUSTRIAL 1 (MANUFACTURING/LIGHT MANUFACTURING)
REAR YARD SETBACK	25 FT.
REAR YARD SETBACK	50 FT.
REAR YARD SETBACK	50 FT.
MIN. FRONTAGE	154.2 FT.
MIN. LOT AREA	235.35 FL.
MAX. BUILDING HEIGHT	40 FT.
MAX. LOT COVERAGE	40%

REAR YARD SETBACK	DEVELOPABLE	PROPOSED
35 FT.	54.4 FL.	58.7 FL.
50 FT.	25.4 FL.	26.7 FL.
50 FT.	194.2 FL.	215.2 FL.
50 FT.	235.35 FL.	235.35 FL.
50 FT.	102.825 S.F.	102.825 S.F.
50 FT.	40 FL.	41.1% - 21.5%

PROPOSED N.P. SPACES: 3 SPACES  
TOTAL PARKED PROVIDED: 41 SPACES + 3 I.P. SPACES = 44 SPACES

PARKING REQUIRED: 0.75 PER EMPLOYEE IN MAXIMUM SHIFT PLUS 1 PER COMPANY VEHICLE = 27525 EMPLOYEES + 2 COMPANY VEHICLES = 21 SPACES REQUIRED

Site Plan Approved By: \_\_\_\_\_  
Date: \_\_\_\_\_  
The Planning Board

For Reply Use:  
[Address and contact information for the Planning Board]

Owner / Applicant  
[Name and contact information for the owner]

Prepared By:  
[Name and contact information for the engineering firm]

Drawn By: [Name]  
Checked By: [Name]  
Project No.: [Number]  
[Other project details]

Date: February 18, 2020  
Scale: 1"=200'  
Drawing Title: SITE PLAN #3 STANLEY TUCKER DR. NEWBURYPORT, MASS.

Drawing No.: C1  
INDEX  
SHEET 1 OF 4

SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER  
[Professional seal and signature area]

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

GENERAL NOTES:  
BASE, TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2018 BY EMMETT J. CHANDLER, P.L.S.  
VERTICAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (VSPCS)  
THE SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE A OR V AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL [Number]  
THE UNDERGROUND UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND AVAILABLE DATA. THE OPERATOR SHALL VERIFY THE ACCURACY OF THIS INFORMATION. ALL UTILITIES DEPTHS SHALL BE VERIFIED BY THE OPERATOR. THE OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPROPRIATE AGENCIES.  
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CONSTRUCTION NOTES:  
ACCESSIBLE ROUTES, PARKING SPACES, SHADES, SIGNAGE AND BALCONIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE ADA.  
ALL UTILITIES SHALL BE PROTECTED AND NOT RELOCATED WITHOUT THE APPROPRIATE AGENCY'S PERMISSION.  
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ALL UTILITIES SHALL BE PROTECTED AND NOT RELOCATED WITHOUT THE APPROPRIATE AGENCY'S PERMISSION.

Prepared For:  
Owner / Applicant

Prepared By:  
*[Signature]*  
HAYES ENGINEERING, INC.  
1000 Main Street  
Newburyport, MA 01950  
Tel: 978.242.2000  
Fax: 978.242.2001  
www.hayeseng.com

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

Drawn: TMB

DATE: FEBRUARY 18, 2020

Scale: 1" = 30'

Sheet No.:  
**C2**  
EXISTING SHEET 2 OF 4

For Right of Way

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS ACCURATELY REPRESENT THE ACTUAL CONDITIONS OF THE PROPERTY AND THE PROPOSED IMPROVEMENTS THEREON.

HAYES ENGINEERING, INC.  
1000 Main Street  
Newburyport, MA 01950  
Tel: 978.242.2000  
Fax: 978.242.2001  
www.hayeseng.com

DATE: FEBRUARY 18, 2020

Scale: 1" = 30'

Drawn: TMB

Sheet No.:  
**C2**  
EXISTING SHEET 2 OF 4

SITE PLAN APPROVED BY THE PLANNING BOARD

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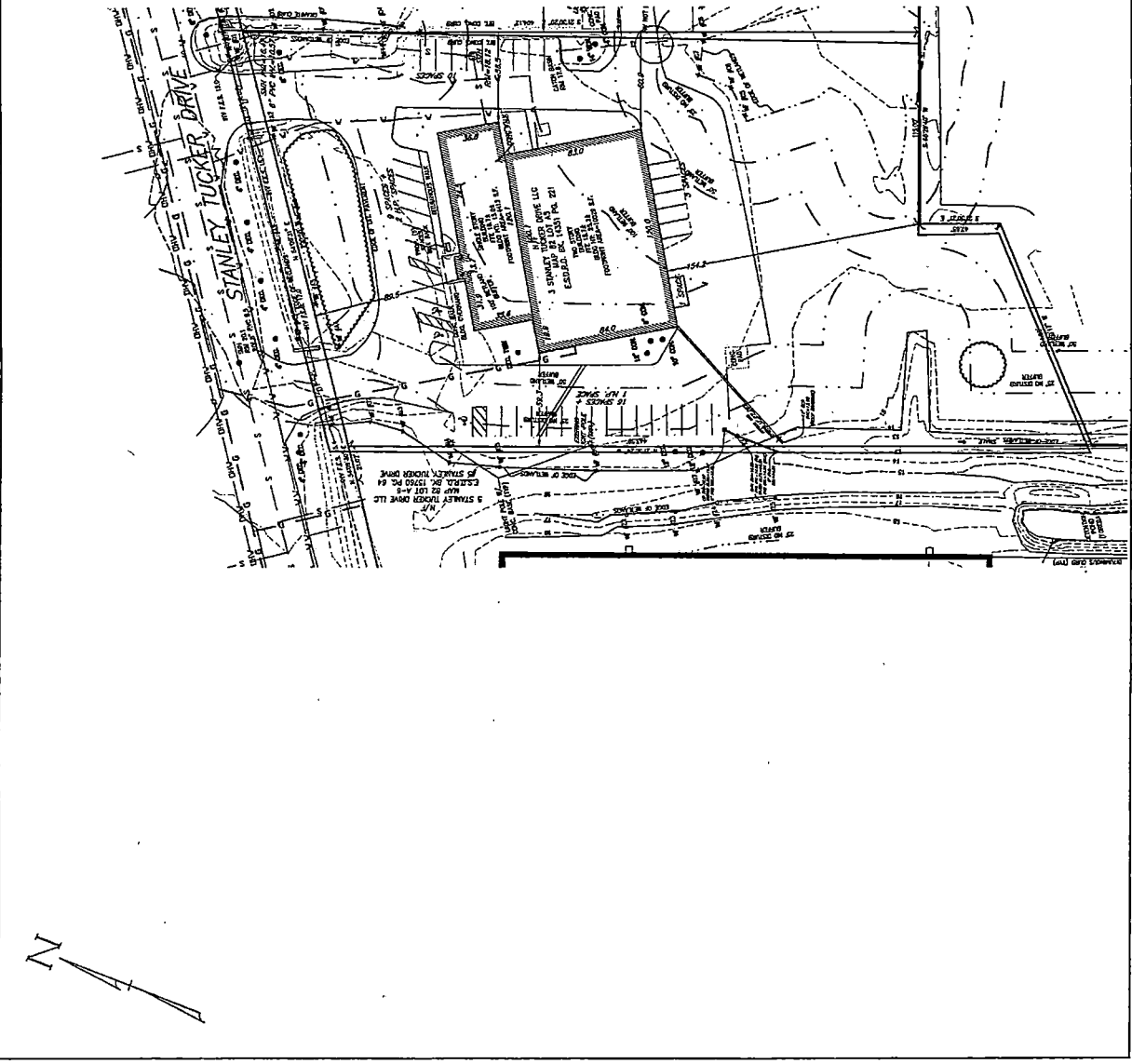
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- NOTES:
1. BASE TOPOGRAPHIC INFORMATION IS FROM AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 17, 2016 BY ERRETT J. CHANDLER, P.L.S.
  2. PROPOSED SITE ADDITIONS BY HAYES ENGINEERING, INC.
  3. ALL NO-BUILD ZONE DISTURBANCE IS TO BE RE-ACCEPTED
  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 BEAMS AT ELEVATION 10.00



For Registry Use:  
 SITE PLAN APPROVED BY  
 THE CITY OF NEWBURYPORT  
 PLANNING BOARD

DATE: \_\_\_\_\_

Owner / Applicant

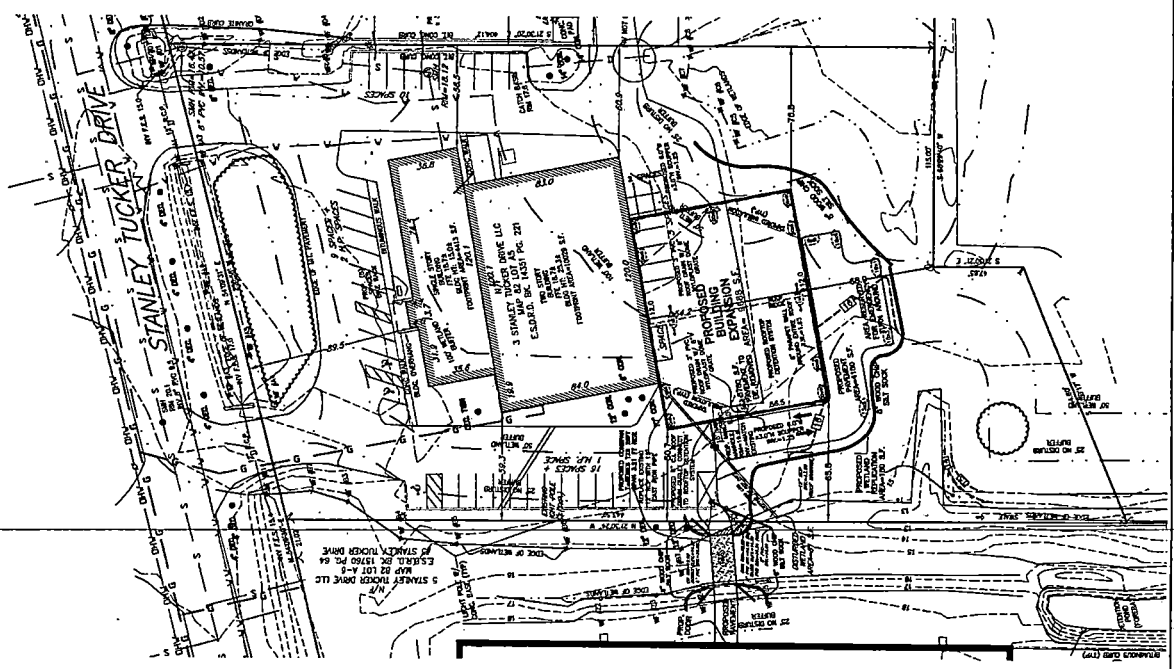
Prepared For:

I HEREBY STATE I HAVE COMPILED  
 WITH THE RULES AND REGULATIONS  
 OF THE REGISTERED PROFESSIONAL  
 ENGINEERING BOARD

JAMES ENGINEERING, INC.  
 100 STATE STREET  
 NEWBURYPORT, MASS. 01950  
 TEL: (508) 538-1234  
 WWW.JAMES-ENG.COM

ZONE	INDUSTRIAL 1 (MANUFACTURING/LIGHT MANUFACTURING)
MINIMUM SETBACK	50 FT.
FRONT YARD SETBACK	50 FT.
SIDE YARD SETBACK	50 FT.
REAR YARD SETBACK	50 FT.
MAX. LOT AREA	50,000 S.F.
MAX. BUILDING HEIGHT	40 FT.
MAX. LOT COVERAGE	40%

EXISTING PAVED AREAS: 14 SPACES  
 PROPOSED N.P. SPACES: 3 SPACES  
 TOTAL PAVING PROVIDED: 18 SPACES + 3 N.P. SPACES = 21 SPACES



# SITE PLAN #3 STANLEY TUCKER DR. NEWBURYPORT, MASS.

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

Seal: [Professional Engineer Seal]  
 Drawing No.: 03  
 SHADING & 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, P.L.S.
  2. PROPOSED SITE ADJUSTMENTS BY JAMES 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 CURBS AT ELEVATION 40.00.

Design By: JAO	Drawn By: REB	Checked By: JAO
Project No.: 1802-0028	Comp. No.: 180212	Scale: 1" = 30'
<input checked="" type="checkbox"/> Checked For Permit	<input checked="" type="checkbox"/> Checked For Review	<input checked="" type="checkbox"/> Checked For EIS
<input checked="" type="checkbox"/> Checked For Construction	<input checked="" type="checkbox"/> Not For Construction	
Date: 2/18/2020	Date: 2/18/2020	Date: 2/18/2020

**Proposed For:**

**Owner / Applicant:**

**Prepared By:**

**Checked For Return:**

**Checked For Construction:**

**Date:** February 18, 2020

**Scale:** 1" = 1'-0"

**Sheet:** 1-N/5

**Drawn By:**

**Checked For Return:**

**Checked For Construction:**

**SITE PLAN**

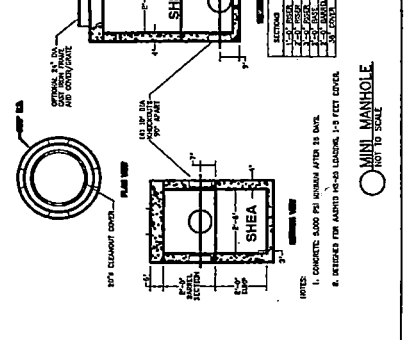
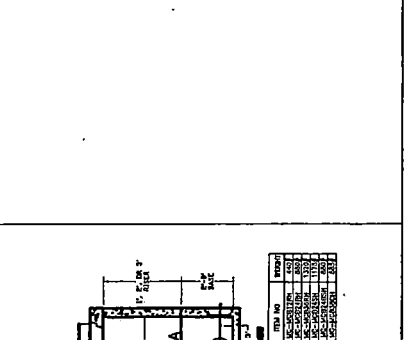
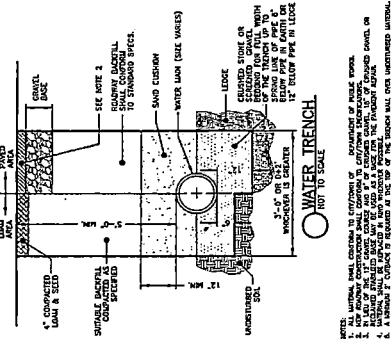
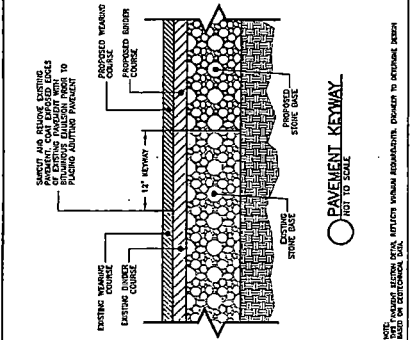
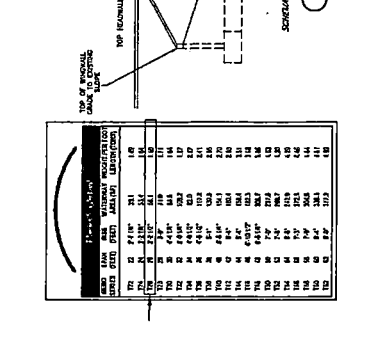
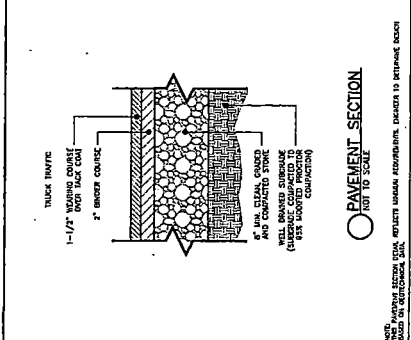
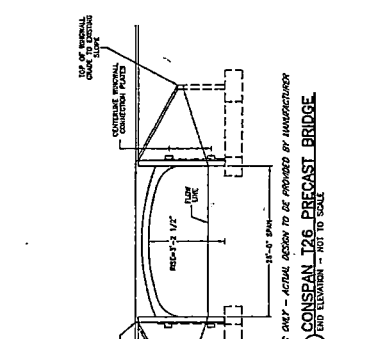
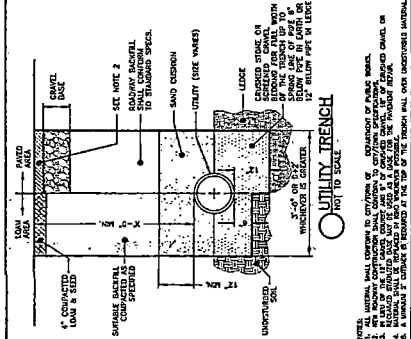
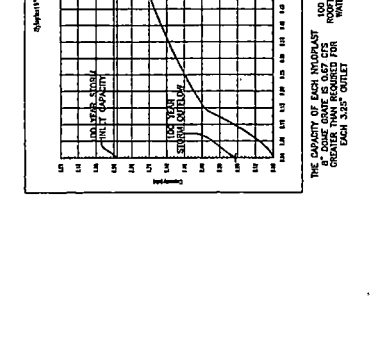
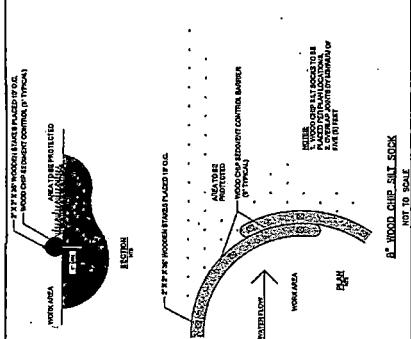
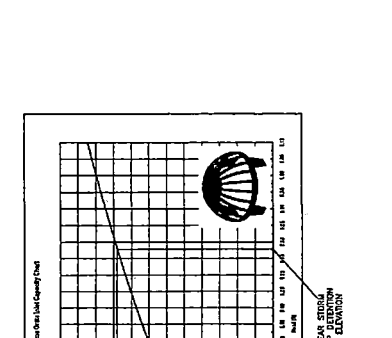
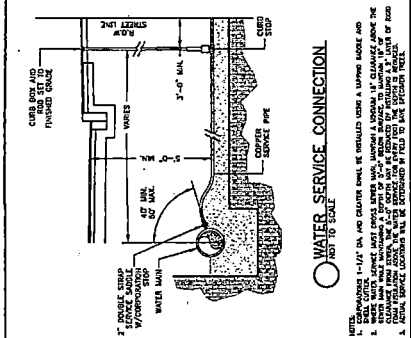
**#3 STANLEY TUCKER DR.**

**NEWBURYPORT, MASS.**

**Drawing No.:** C4

**DETAILS**

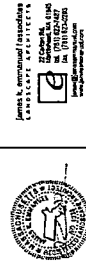
**SHEET 4 OF 4**



Plan to Accompany  
 Notice of Intent in  
**NEWBURYPORT, MASS.**  
 Hayes Engineering, Inc.  
 Civil Engineers & Land Surveyors  
 803 Salem Street  
 Newburyport, MA 01880  
 Telephone: 781-246-2800  
 Facsimile: 781-246-7596  
 www.hayeseng.com  
 May 16, 2019  
 Rev. June 18, 2019  
 Scale: 1" = 20'  
 0" 10' 20' 40'

Showing Proposed Building Expansion  
 #3 Stanley Tucker Drive

LANDSCAPE PLAN



Plant Schedule - 3 Stanley Tucker Dr.

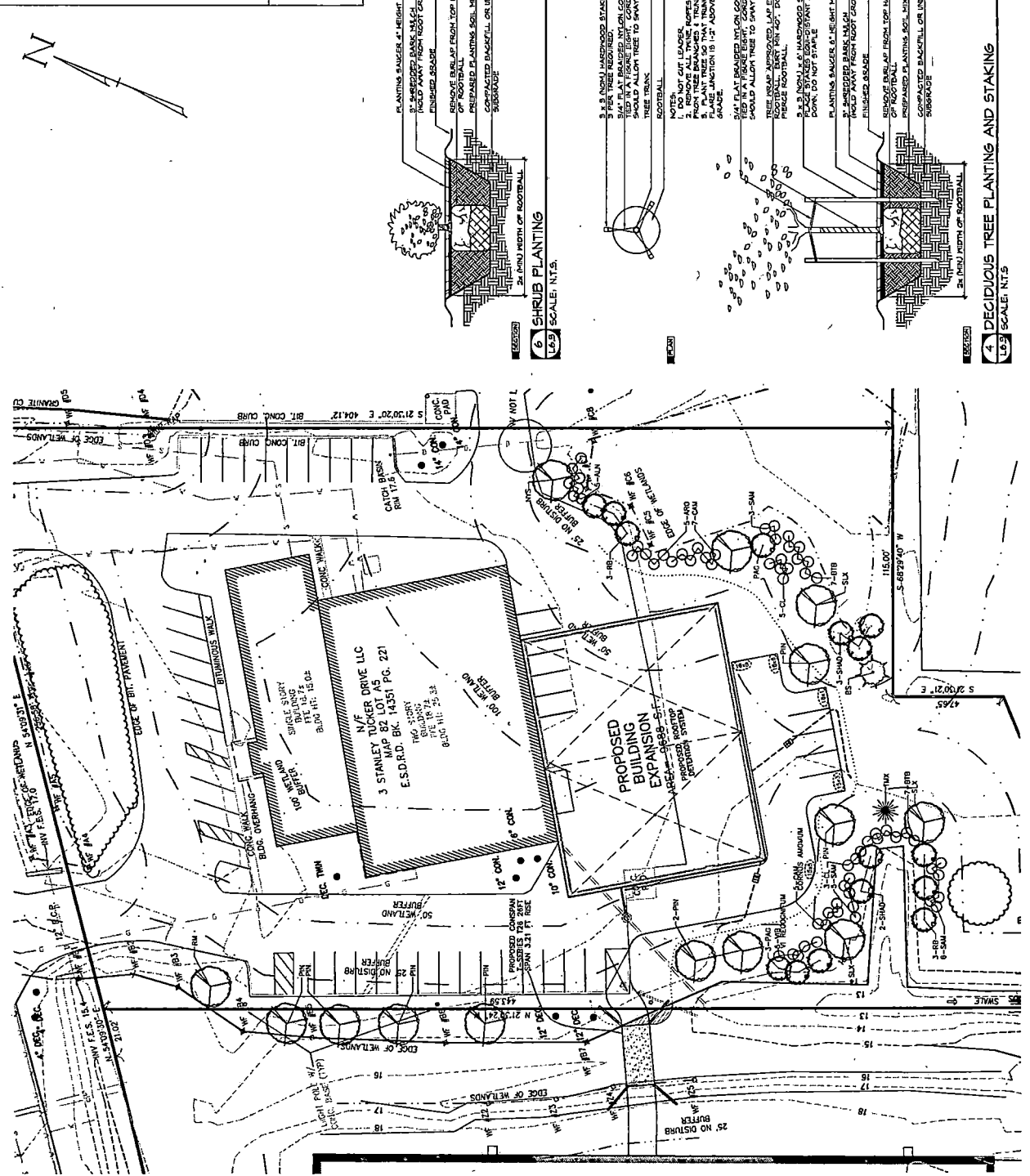
Qty/Key	Botanical Name	Common Name	Spec
183	Prunella	Black Spice	8-7
184	Prunella	Prunella	8-7
185	Prunella	Prunella	8-7
186	Prunella	Prunella	8-7
187	Prunella	Prunella	8-7
188	Prunella	Prunella	8-7
189	Prunella	Prunella	8-7
190	Prunella	Prunella	8-7
191	Prunella	Prunella	8-7
192	Prunella	Prunella	8-7
193	Prunella	Prunella	8-7
194	Prunella	Prunella	8-7
195	Prunella	Prunella	8-7
196	Prunella	Prunella	8-7
197	Prunella	Prunella	8-7
198	Prunella	Prunella	8-7
199	Prunella	Prunella	8-7
200	Prunella	Prunella	8-7

PLANTING NOTES

1. THE NUMBER OF PLANT MATERIALS TO BE PLANTED AND THE SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER APPEARS ON THE DRAWINGS, THE GREATER NUMBER SHALL PREVAIL.
2. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OTHERS REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
3. PLANT MATERIALS SHALL BE STORED AND PROTECTED TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE.
4. THE CONTRACTOR SHALL LOCATE AND MARK ALL PLANTING MATERIALS TO BE PLANTED BETWEEN PLANTING AND UTILITIES. BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
5. PLANT MATERIALS WILL BE ALLOWED WITHIN THE PROJECT UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM CONSTRUCTION ACTIVITIES. ALL PLANTS SHALL BE INSTALLED AND CONTINUED UNTIL FORMAL ACCEPTANCE OF ALL PLANTING.

NOTE:

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



6 SHRUB PLANTING  
 1:25 SCALE: N.T.S.

4 DECIDUOUS TREE PLANTING AND STAKING  
 1:25 SCALE: N.T.S.

19L Inn Street  
 Newburyport  
 Massachusetts 01950  
 johnsavaarchitect.com  
 JOHN SAVA ARCHITECTS, LLC  
 tel (978) 417 9394  
 john@johnsavaarchitects.com  
 John S. Sava, Principal  
 AIA, NCARB

17 Malcolm Hoyt Drive  
 NEWBURYPORT, MA

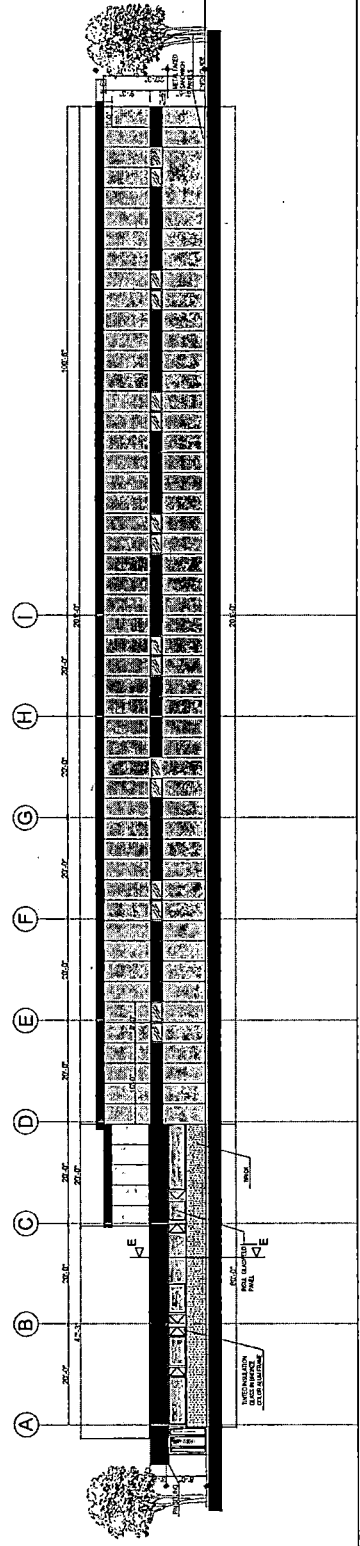
**General Notes:**  
 GENERAL CONTRACTOR SHALL HAVE ALL SUB CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.  
 ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE, SAFETY, ELECTRICAL AND PLUMBING CODES.  
 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENT.  
 GENERAL CONTRACTOR SHALL LAYOUT IN FIELD ALL DIMENSIONS AND LOCATIONS OF FOUNDATIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF ALL TRADES / SUB CONTRACTORS FOR WORK.  
 ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY OTHER INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT BY THE GENERAL CONTRACTOR IN WRITING. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.  
 REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND FUNCTION OF ALL ITEMS SHOWN OR SPECIFIED.  
 THE GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY OTHER TRADES WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID.  
 DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. DIMENSIONS SHALL ALWAYS BE TAKEN FROM DIMENSIONS AS SHOWN ON ORIGINAL DRAWING.

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

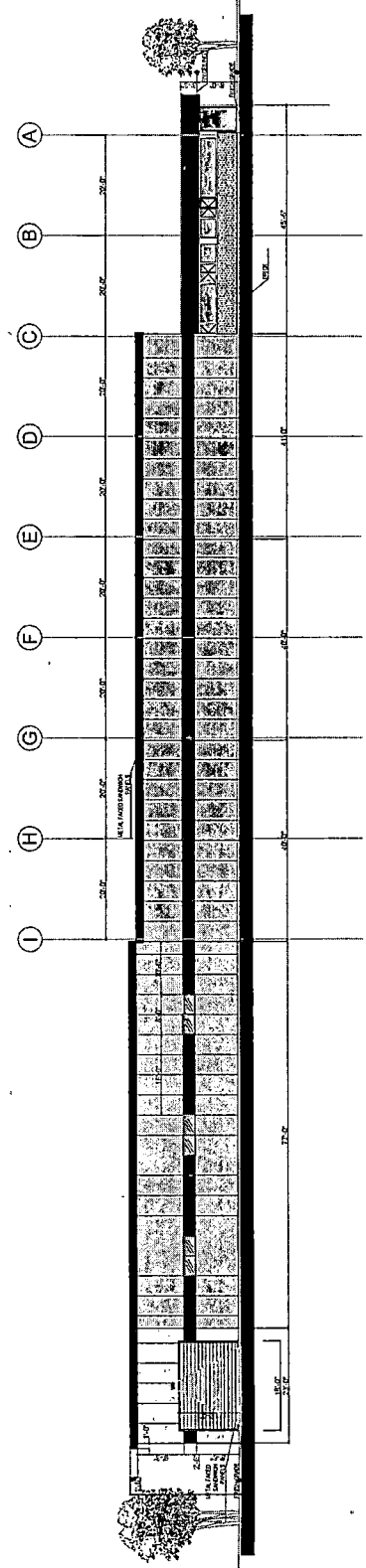
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 Date: 02/19/2020  
 Date:  
 Date:  
 Date:  
**ISSUE DATES:**  
 Date:  
 Date:  
 Date:  
 Date:

Drawing Title:  
**PROPOSED ELEVATIONS**

Drawing Sheet Number:  
**A-2.1**



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



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

191 Inn Street  
 Newburyport  
 Massachusetts 01950  
 johnsavarchitect.com

JOHN SAVA ARCHITECTS, LLC  
 tel. (978) 417-9324  
 john@johnsavarchitects.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 ACCORDANCE WITH THE LATEST EDITIONS OF THE  
 STATE AND NATIONAL BUILDING, LIFE, SAFETY, ELECTRICAL, AND PLUMBING CODES.  
 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENT.  
 GENERAL CONTRACTOR SHALL LAYOUT IN FIELD AND LOCATIONS BEFORE PROCEEDING WITH THE WORK.  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF DIMENSIONS AND REQUIREMENTS BETWEEN THE WORK OF ALL TRADES AND SUB-CONTRACTORS FOR WORK.  
 ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY OTHER INFORMATION SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR THE SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY TO BE USED.  
 GENERAL CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL MATERIALS AND TRADES.  
 GENERAL CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL MATERIALS AND TRADES.  
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 DRAWINGS SHALL NOT BE RECALLED FOR ANY REVISIONS UNLESS THE ARCHITECT HAS BEEN REPRODUCED AT A SCALE OF 1/8"=1'-0" OR LARGER THAN THE ORIGINAL DRAWING.

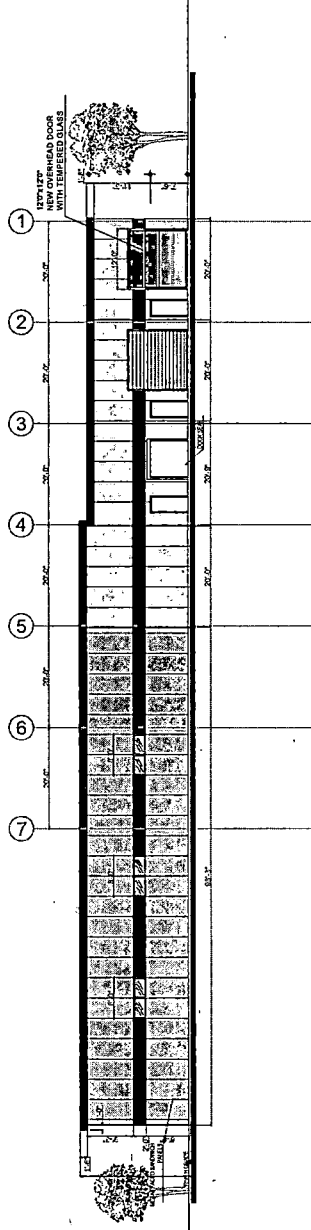
The Development of:  
**PROPOSED ZAMPELL  
 BUILDINGS ADDITION  
 AND RENOVATIONS**

**REVISIONS:**  
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 Date:  
 Date:

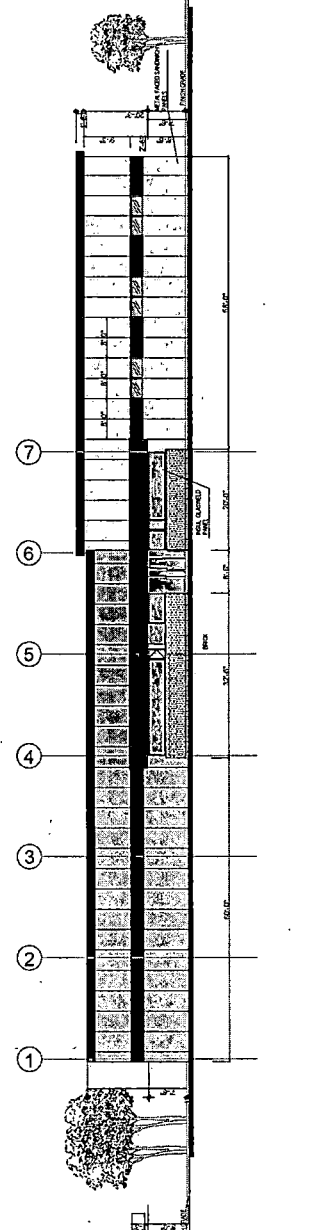
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 Date:  
 Date:  
 Date:

Drawing Title:  
**PROPOSED ELEVATIONS**

Drawing Sheet Number:  
**A-2.2**



**NORTHWEST ELEVATION**  
 SCALE  $\frac{1}{16}''=1'-0''$



**SOUTHEAST ELEVATION**  
 SCALE  $\frac{1}{16}''=1'-0''$



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 LOCATIONS BEFORE PROCEEDING WITH WORK.  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR  
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 AND REQUIREMENTS BETWEEN THE WORK OF TRADES/  
 SUB-CONTRACTORS.

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 DIMENSIONS, EXISTING CONDITIONS OR ANY  
 INFORMATION SHOWN ON THE DRAWINGS SHALL BE  
 REPORTED IMMEDIATELY TO THE ARCHITECT FOR  
 APPROVAL OF A PROTECTIVE MATERIAL OR METHOD  
 OF INSTALLATION TO BE DETERMINED BY THE  
 GENERAL CONTRACTOR IMMEDIATELY.  
 REGARDLESS OF WHETHER OR NOT AN ITEM IS  
 SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR  
 SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION  
 AND PROTECTION OF ALL EXISTING CONDITIONS  
 OR INFORMATION SHOWN ON THE DRAWINGS. THE  
 GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT  
 IMMEDIATELY OF ANY DISCREPANCIES OR OTHER  
 ITEMS, WHICH MAY AFFECT THE PROJECT, PRIOR TO  
 SUBMITTAL OF FINAL BID. DRAWINGS SHALL NOT BE  
 SCALED FOR DIMENSIONS. DIMENSIONS MAY VARY  
 FROM THOSE SHOWN ON THE ORIGINAL DRAWING  
 MORE THAN ORIGINALLY DRAWN.

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

REVISIONS:

- Date: 02/18/2020
- Date:
- Date:
- Date:

ISSUE DATES:

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

Drawing Title:  
 RENDERINGS

Drawing Sheet Number:

A-5.0

