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April 14, 2021

By Hand

Bonnie Sontag, Chair
Planning Board
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Revised Plans for Request for Special Permit for Court of Lane and Subdivision Approval; 27 Hancock Street, Newburyport, MA (the "27 Hancock"), Assessor's Map: 25 Lot 43; and

Special Permit for Court or Lane; 21-25 Hancock Street, Newburyport, MA (21 Hancock Street), Assessor's Map 25 Lot 42

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Caswell Development, LLC, the purchaser of both 27 Hancock and 21 Hancock Street (the "Applicant"). As you know, they are proposing to construct a Lane which is currently laid out as a right of way by deed and which will serve both properties.

The Applicant previously met with this Board on April 7, 2021 where the feedback received was generally positive, subject to a few comments of Board members, City Staff and Peer Reviewer being addressed in the Plans. Namely, multiple Board members expressed concern about the snow storage/rain garden at the end of the proposed Lane. The Applicant has addressed this by moving the snow storage/rain garden accordingly. Also, while the Applicant presented an updated version of its Landscape Plan during the prior meeting, hard copies were not yet provided to the Planning Board, but are being included now.

As you are also aware, the Applicant has applications for a Special Permit for two family use for 21 Hancock Street, Special Permit for two family use at 27 Hancock Street, and non-conformities at 27 Hancock Street being considered by the Zoning Board of Appeals (the "ZBA"). At the April 13, 2021 ZBA Meeting, the third time the Applicant was before the ZBA, they approved the Special Permit Application for two family use at 21 Hancock Street. As represented at the prior ZBA Meetings, the ZBA members again stated they would approve the Special Permit Application for two family use for 27 Hancock Street, but did not want to act on it without seeing revised plans for the Special Permit for Non-Conformities. The remaining 27 Hancock Applications have been subsequently continued to the May 11, 2021 ZBA Meeting.

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Respectfully submitted,
Caswell Development, LLC
By Its Attorney



Lisa L. Mead