

## Dianne Boisvert

---

**Subject:** FW: Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street  
**Attachments:** DEEP HOLE TEST APPLICATION 2017.pdf

---

**From:** Frank Giacalone  
**Sent:** Friday, March 26, 2021 10:22 AM  
**To:** Katelyn E. Sullivan  
**Cc:** Lisa Mead  
**Subject:** RE: Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street

Hi Erin and Lisa,

Here are my comments:

- Deep hole test would be required for each unit / Lot to determine the Estimated Seasonal High Ground Water Table (ESHGWT) (Application attached) if there is a basement for each unit. The deep hole test MUST be witnessed by myself or other authorized Health department individual. Health Department regulation referenced below and application is attached. Need to contact the Health Department to schedule a time for us to witness the soil evaluation.
  - CHAPTER 5  
ENVIRONMENTAL AND MISCELLANEOUS REGULATIONS  
SECTION 1: GENERAL CONSTRUCTION REGULATIONS  
5.1.001 BASEMENT FLOOR/SLAB ELEVATION: The elevation of the basement floor or slab of any new building shall be no less than two (2) feet higher than the Estimated Seasonal High Ground Water Table (ESHGWT) as determined by a Massachusetts Certified Soil Evaluator and approved by the Board of Health.
- **It must be clear** that as a private road, city services such as trash **are not and will not** be provided, this is an issue since the Health Department has received requests for trash service after new homes on private roads have been built, bought and occupied. This is also listed in section e on the application letter from Mead, Talerman and Costa LLC, that no city services will be provided.
- Stormwater drainage seems to have been addressed.

No further comments.

Best,

Frank

*Frank P. Giacalone; R.S.*

Director of Public Health  
City of Newburyport  
60 Pleasant Street  
Newburyport, MA 01950  
978-465-4410  
[Fgiacalone@cityofnewburyport.com](mailto:Fgiacalone@cityofnewburyport.com)

---

**From:** Katelyn E. Sullivan  
**Sent:** Friday, March 26, 2021 9:42 AM

**To:** Frank Giacalone  
**Cc:** Lisa Mead  
**Subject:** FW: Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street

Hi Frank-

When you have a moment, can you please pass your comments on to me? Our Subdivision Rules say that the Board of Health shall report in writing to the Planning Board either Approval or Disapproval. Please see plans [here](#). Please let me know if you want to discuss or if you want me to have the applicant reach out to you to go over plans.

Katelyn

---

**From:** Katelyn E. Sullivan  
**Sent:** Friday, March 26, 2021 9:26 AM  
**To:** Dianne Boisvert; Diane Gagnon; Jamie Tuccolo; Andrew Port; Jennifer Blanchet; Jon-Eric White; Julia Godtfredsen; 'ncodchair@gmail.com'; 'Phil Christiansen'; Matthew Coogan; Richard Siemasko; Steve Bradbury; Molly Ettenborough; Frank Giacalone; Anthony Furnari; Mark Murray; Geordie Vining; Andrea Egmont; Diane Rizza; Jonathan Carey; Thomas Cusick; David Shaw; 'Kimberly Turner'; Lise Reid; 'Connie Preston'; Michael Hennessey  
**Subject:** RE: Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street

Good Morning-

Please note that the applicant has filed updated plans for the proposed project at 21-25 Hancock Street and 27 Hancock Street. The applicant has made the following revisions: updated Landscape Plan with caliper and diameter of the proposed trees, updated civil engineering plans including stormwater report and updated architectural plans.

Please review the plans [here](#). If you have comments, suggested revisions or concerns to pass on to the Planning Board before approval, please let me know. The applicant will be before the Planning Board on 4/7.

Please send in your comments to [kesullivan@cityofnewburyport.com](mailto:kesullivan@cityofnewburyport.com).

Thank you,  
Katelyn

Katelyn Sullivan  
Office of Planning & Development  
City of Newburyport  
60 Pleasant Street  
Newburyport, MA 01950  
978.465.4400

---

**From:** Katelyn E. Sullivan  
**Sent:** Monday, March 08, 2021 1:46 PM  
**To:** Dianne Boisvert; Diane Gagnon; Jamie Tuccolo; Andrew Port; Jennifer Blanchet; Jon-Eric White; Julia Godtfredsen; 'ncodchair@gmail.com'; 'Phil Christiansen'; Matthew Coogan; Richard Siemasko; Steve Bradbury; Molly Ettenborough; Frank Giacalone; Anthony Furnari; Mark Murray; Geordie Vining; Andrea Egmont; Diane Rizza; Jonathan Carey; Thomas Cusick; David Shaw  
**Subject:** Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street

Good Afternoon-

Please note that we have received a Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street. The properties are located in the R2 zoning district and the Demolition Control Overlay District. The properties are adjacent to the Rail Trail in the South End. On the 27 Hancock Street property, the applicant proposes to renovate and convert the existing historic single-family home into a two-family home. On the 21-25 Hancock Street property, the applicant proposes to remove the existing non-conforming industrial services use and structure and construct a new two-family home on the lot. The two new structures will be served by an existing paved private way to be formalized into Leavitt Court. The applicant is also before the Zoning Board of Appeals (ZBA) and based on recent discussion at ZBA public meetings, the footprint and design are expected to be revised but those revisions should not drastically change the layout of the site or the proposed use.

Please review the plans [here](#). If you have comments, suggested revisions or concerns to pass on to the Planning Board before approval, please let me know. The applicant will be before the Planning Board on 4/7.

Please send in your comments to [kesullivan@cityofnewburyport.com](mailto:kesullivan@cityofnewburyport.com).

Thank you,  
Katelyn

Katelyn Sullivan  
Office of Planning & Development  
City of Newburyport  
60 Pleasant Street  
Newburyport, MA 01950  
978.465.4400