

## Dianne Boisvert

---

**Subject:** FW: Landscaping Plan - Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street

---

**From:** Geordie Vining  
**Sent:** Tuesday, March 30, 2021 12:34 PM  
**To:** Katelyn E. Sullivan  
**Cc:** Andrew Port; Michael Hennessey; Lise Reid  
**Subject:** RE: Landscaping Plan - Definitive Subdivision Approval Application for 21-25 Hancock Street and 27 Hancock Street

Hello,

I would like to offer the following questions and comments regarding the updated landscaping plans that were submitted as part of the package to the Planning Board for the 21-25, 27 Hancock St. project.

- In general, this landscaping approach should be a significant improvement to the current conditions. While I would have preferred more of the vegetative screening to be located on the private property, this integrated approach seems like it would provide a decent screen for the public trail users on the western edge as well as for the residents in the new homes. The proposed species and locations of the additional trees along the Rail Trail corridor, as well as the set-back street trees, look fine to me including the clump of evergreen trees at the northern end and the various deciduous trees. I think the caliper and size of the trees seems appropriate. The addition of a double-layer of shrubs is positive too. The notes appropriately include reference to removal of invasives and the installation of mulch.
- I do not see a rationale for the proposed removal of the two existing red/silver maple trees that were planted along the Rail Trail slope a few years ago. Previously we had discussed identifying their location so they could be integrated in with the proposed additional landscaping. I see no particular reason to remove these recently established two trees, which I do not believe are in decline. One is situated within proposed rhododendrons and witch hazel/winterberry shrubs, and it is not clear to me why the tree could not simply co-exist with the shrubs. The other is situated near another proposed red maple tree, which could be easily shifted so that there is room for both. The landscaping plan should add to the vegetative screening vs. take away from what is there.
- There are also several other surviving shrubs on the slope and these should be identified to distinguish them from the invasives that will be removed.
- There should be a note added to the landscaping plan, and at a minimum captured as a permit condition, identifying the applicant's responsibility for watering and maintenance until all of the trees and shrubs are fully established, along with an appropriate warranty for replacement as necessary. Watering, maintenance, and warranty should be for a minimum of two growing seasons and much preferably for three growing seasons given the need to establish 3" caliper trees.
- There should also be a note on the plan that the actual layout and installation of the trees and shrubs on the public property should be done in the field with previous coordination with and oversight by the City's Parks Department.

---

**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