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August 30, 2021

By Hand and Email

Rob Ciampitti, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Request for Demolition Control Overlay District Special Permit;
276 High Street, Newburyport, MA (the "Property")
Assessor's Map: 13 Lot: 8

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Christopher and Holly Ragusa, Trustees, the owners of the Property (the "Applicant") relative to a proposed renovation and moving of the barn located upon the Property.

Recently, this matter was continued from your August 10, 2021 meeting to your September 14, 2021 meeting. Attached, please find an updated Site Plan showing the correct footprint of the barn as proposed to be renovated and moved by the Applicant.

Should you have any questions prior to the September 14 meeting, please let me know.

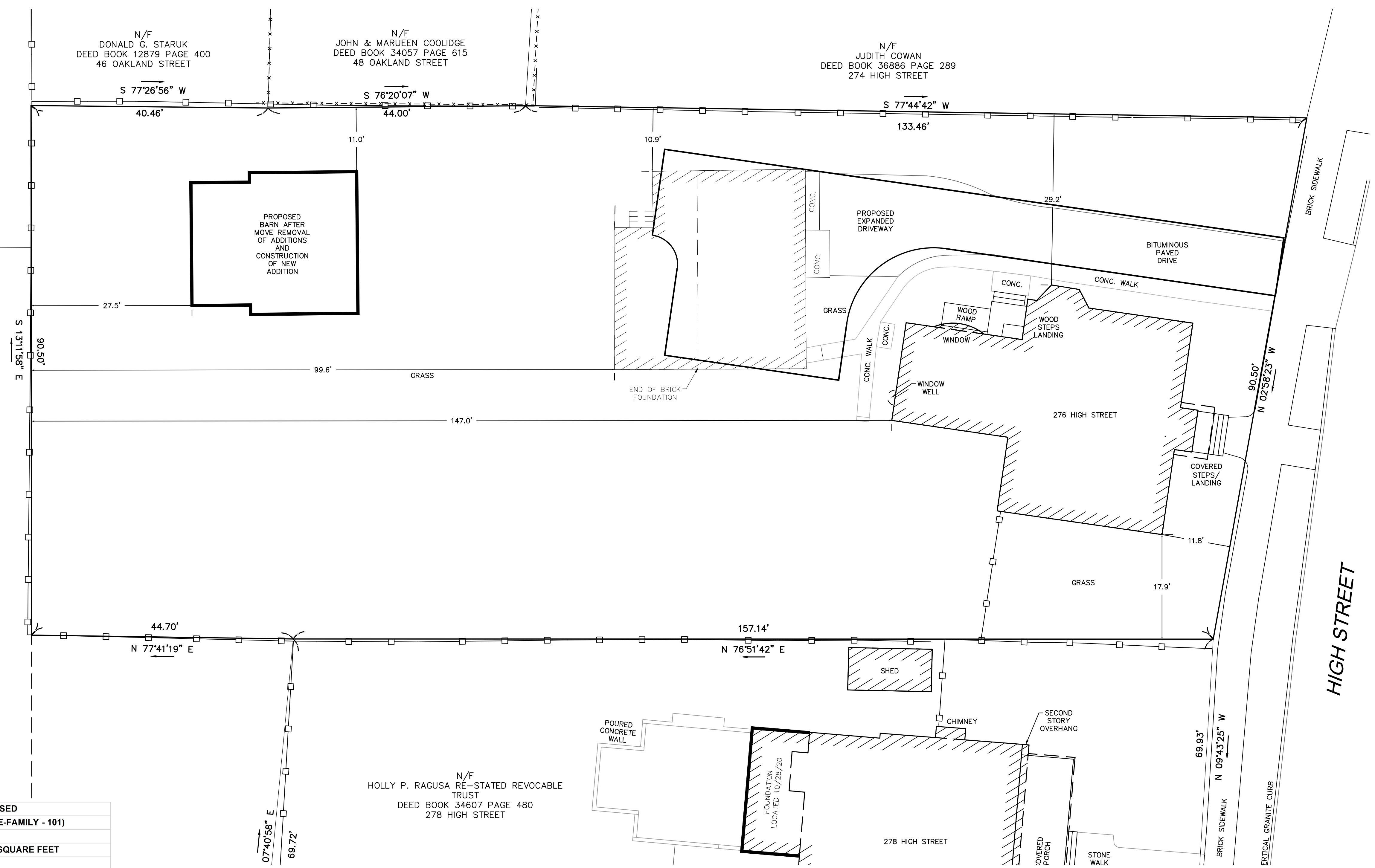
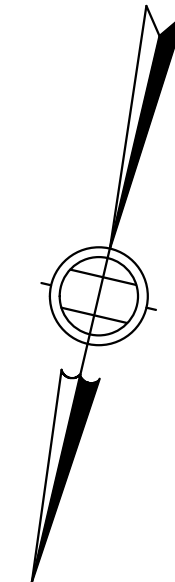
Respectfully submitted,
Christopher and Holly Ragusa, Trustees,
By their Attorney


Lisa L. Mead

Attachment
cc: client

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400



ZONING

RESIDENTIAL (R-2)
SINGLE-FAMILY (101)

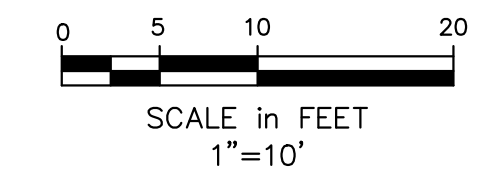
	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	18,974 SQUARE FEET	18,974 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	90.50 FEET	90.50 FEET
FRONT SETBACK	25 FEET	11.8 FEET	11.8 FEET
SIDE SETBACK (R)	10 FEET	10.8 FEET	29.2 FEET
SIDE SETBACK (L)	10 FEET	17.9 FEET	11.0 FEET
REAR SETBACK	25 FEET	99.6 FEET	26.0 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	13.0%	10.9%
MAXIMUM HEIGHT	35 FEET	28 FEET	28 FEET
MINIMUM OPEN SPACE	40.0%	81.2%	78.5%
MINIMUM PARKING REQUIRED	2	2+	2+

LOCUS TITLE INFORMATION

276 HIGH STREET
 OWNER: CHRISTOPHER M. RAGUSA RE-STATED REVOCABLE TRUST & HOLLY P. RAGUSA RE-STATED REVOCABLE TRUST
 DEED REFERENCE: BK. 39040 PG. 477
 ASSESSORS: MAP 59 LOT 70

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE VISIBLE EXISTING CONDITIONS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED OCTOBER 28, 2020 BY THIS FIRM.
 PROPOSED BARN LOCATION AND CONFIGURATION AS PROVIDED BY THE PROJECT ARCHITECT.
 OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.
 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



P.L.S.
 EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41783

ON-LINE ZONING ORDINANCES
 CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
 PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

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<p>Winter GEC, LLC</p> <p>44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626</p>	SCALE: HORIZ: 1"= 10' VERT: _____	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td>3</td> <td>8/18/21</td> <td>EJC</td> <td>REVISED BARN FOOTPRINT</td> </tr> <tr> <td>2</td> <td>7/15/21</td> <td>EJC</td> <td>REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY</td> </tr> <tr> <td>1</td> <td>4/20/21</td> <td>EJC</td> <td>REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY</td> </tr> </table>	NO.	DATE	BY	REVISIONS	3	8/18/21	EJC	REVISED BARN FOOTPRINT	2	7/15/21	EJC	REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY	1	4/20/21	EJC	REVISED BARN FOOTPRINT AS-DIRECTED AND ADJUSTED DRIVEWAY	FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	<p>ZONING PLAN</p> <p>276 HIGH STREET</p>	<p>PLAN OF LAND IN</p> <p>NEWBURYPORT, MASSACHUSETTS</p> <p>SURVEYED FOR</p> <p>CHRIS RAGUSA</p>	<p>PROJECT NO. 2020-276HIGH</p> <p>DATE: FEB 4, 2021</p> <p>SHEET NO. 1 OF 1</p>
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