

Delivered: by email to Katelyn Sullivan on August 6th, 2021

August 6, 2021

Zoning Board of Appeals

City of Newburyport

City Hall

60 Pleasant Street

Newburyport, Massachusetts 01950

RE: Relocation request of historic barn located at 276 High Street

Dear Chair and Members of the Board,

I am the owner of the property located directly behind and adjacent to the subject property. My address is 30 Collins Street, Newburyport MA 01950. I purchased the property in July 2020. My house sits approximately 10 ft from the rear (west) lot line of my property.

I purchased my property knowing that the home adjacent to my back yard consisted of two historic buildings of a main house and the barn. I was not expecting the historic barn to be moved closer to my lot line nor did I anticipate a request for a special permit to be requested at that time or in the future. As noted in the Newburyport Historical Commission (NHC) report they reference that 'the DCOD ordinance specifically includes the moving of a structure, either within a lot or to another lot, as "demolition" subject to a DCOD special permit.'

The barn is historic, and while I understand and respect the recommendations of the Newburyport Historical Commission (NHC) that the barn should not be moved I also can appreciate that the owner is trying to gain more usable yard space between the main house and the barn. I work as a real estate consultant and understand the general goal of the new owner/builder's proposal. However, with that in mind, I would hope that the applicant and the zoning board would also consider my viewpoint and work with me on a mutually agreeable solution that works for all. I would imagine the current owner would not appreciate an unexpected two-story structure re-located 26.8 ft from their primary house either, so hopefully you can all appreciate my concerns.

One question and of concern is what is the intended use of the "Barn"? The proposed location appears to be quite detached from the main house. So would like more clarification noted on its intent and future use. For example: shed, pool house, workshop, garage or otherwise clarified and noted so it is on record.

My additional concerns with the proposed location are as follows:

- The location of a two-story barn/carriage house will impede the rear view of my back yard. 30 Collins Street property is located approximately 10 feet from the adjacent rear lot line. I basically have little rear yard as it is. I purchased the property not expecting a historic barn to be moved closer to my lot line, thereby impeding my line of sight.
- Placing a carriage home 26.8 ft from the property line would also negatively affect air flow and limit the amount of natural sun light making my yard darker.
- I will be subject to noise, dust and debris during demolition of roof shingles and siding as well as construction noise
- The placement of a two-story barn or carriage home that close to my lot line will adversely affect my property value significantly.

The aforementioned concerns notwithstanding – I would consider the following proposed solutions as an appropriate compromise:

1. Relocation of the rear line of the barn 45' from our property lot line. (Versus the proposed 26.8') The current available depth is approximately 100 feet from the existing structure to our property line. This would provide an additional backyard for the applicant of 30 feet rather than the requested 50 feet and would provide space for the driveway as well. It would also fulfill the Newburyport Historical Commission's desire to maintain the street view of the barn.
2. Plant, on applicant's land, landscape screening consisting of coniferous trees of adequate size (a minimum of 8 – 10 feet) sufficient to reduce the visual impact accordingly.
3. Replace/repair the existing fence the width of the property and remove the large tree located on applicant's land that overhangs the fence onto my property.
4. Place construction dumpsters a minimum of 60' from rear lot line to avoid noise, dust and construction material debris.

Thank you for your time and consideration. I look forward to working together on a mutually agreeable solution to keep this project moving forward.

Best regards,

Erin DeGenova

Erin DeGenova

