

342 Merrimac Street

- Seeking a Section VI-C Special Permit
- After the last meeting two outstanding items:
 1. Revise site plan to properly show drive and sidewalk with plantings
 2. Receive approval from the Historic Commission for restoration plans
- Submitted revised site plan on May 28 to the Board.
- Historical Commission approved the demolition plans and released the demo delay for the front portico at its June 11 meeting
- The Commission also approved the restoration plan for the preservation restriction at its June 11. The following plans include all requested revisions to the restoration plan
- Here tonight for final approval of the plans for the Section VI-C Special Permit



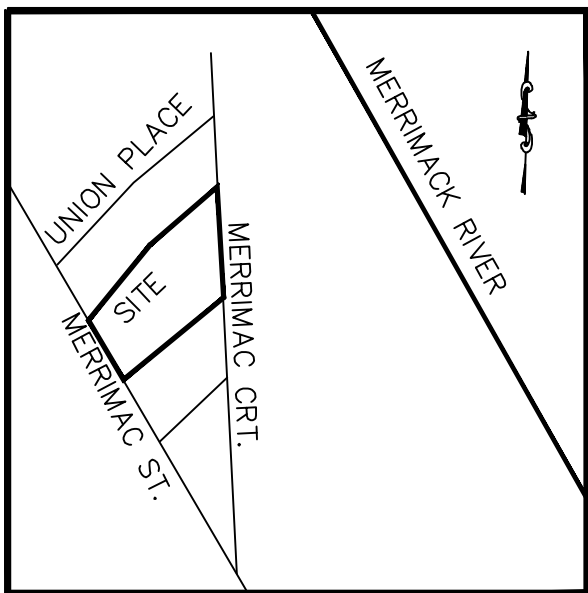
M E R R I M

John J. Currier Shipyard

1884 Map
Courtesy of the Newburyport Public Library
Archival Center



Scale 40 ft. = in.



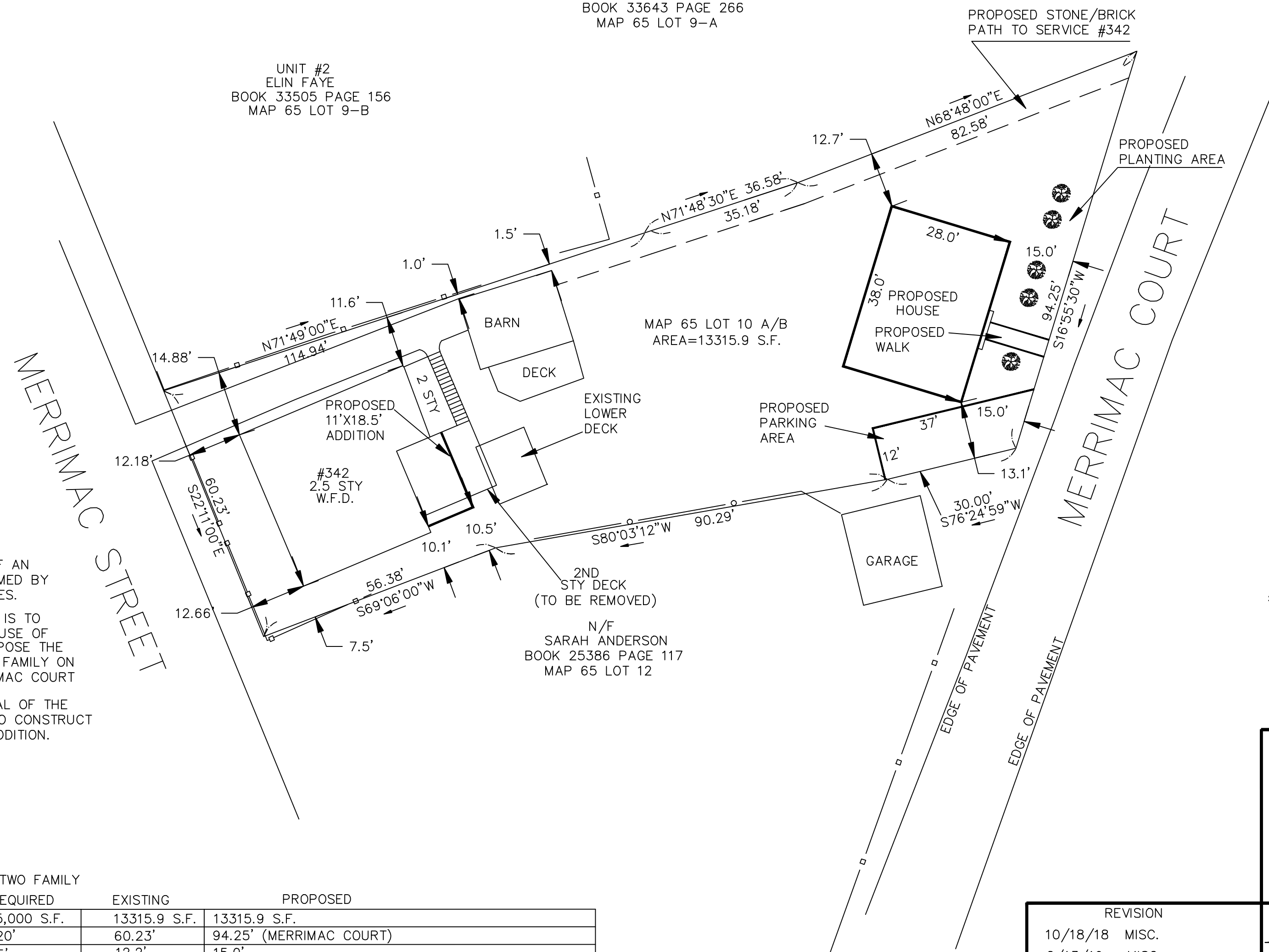
LOCUS MAP NOT TO SCALE

UNIT #1
N/F
SAMUAL KIMBALL
BOOK 33643 PAGE 266
MAP 65 LOT 9-A

UNIT #2
ELIN FAYE
BOOK 33505 PAGE 156
MAP 65 LOT 9-B

MAP 65 LOT 10 A/B
AREA=13315.9 S.F.

N/F
SARAH ANDERSON
BOOK 25386 PAGE 117
MAP 65 LOT 12

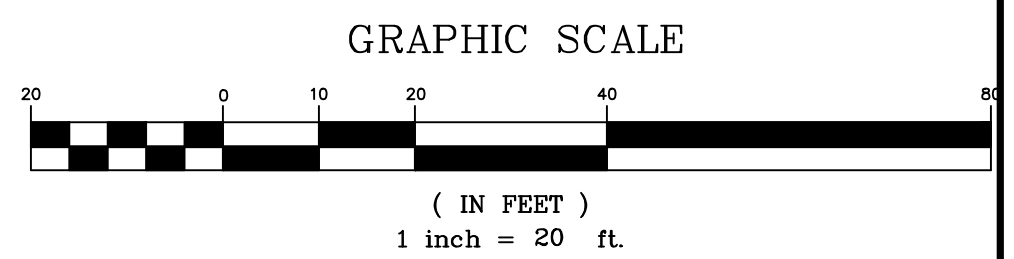


NEWBURYPORT ZONING BOARD OF APPEALS

DATE

NOTES

- 1.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES.
- 2.) THE PURPOSE OF THIS PLAN IS TO PRESERVE THE TWO FAMILY USE OF THE PROPERTY AND TO PROPOSE THE CONSTRUCTION OF A SINGLE FAMILY ON THE SAME LOT USING MERRIMAC COURT AS FRONTAGE. ALSO, TO SHOW THE REMOVAL OF THE SECOND STORY DECK AND TO CONSTRUCT AN 11'X18.5' FIRST STORY ADDITION.



ZONING TABLE

ZONING DISTRICT: WMD TWO FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	13315.9 S.F.	13315.9 S.F.
MIN. FRONTAGE	120'	60.23'	94.25' (MERRIMAC COURT)
MIN. FRONT YD.	25'	12.2'	15.0'
MIN. SIDE YD.	20'	7.5'	12.7'/13.1' (10.1' PROPOSED ADDITION)
MIN. REAR YD.	25'	N/A	N/A
MAX. LOT COVERAGE	25%	13%	23% (PROPOSED AND EXISTING TOTAL)
OPEN SPACE	40%	78%	69%

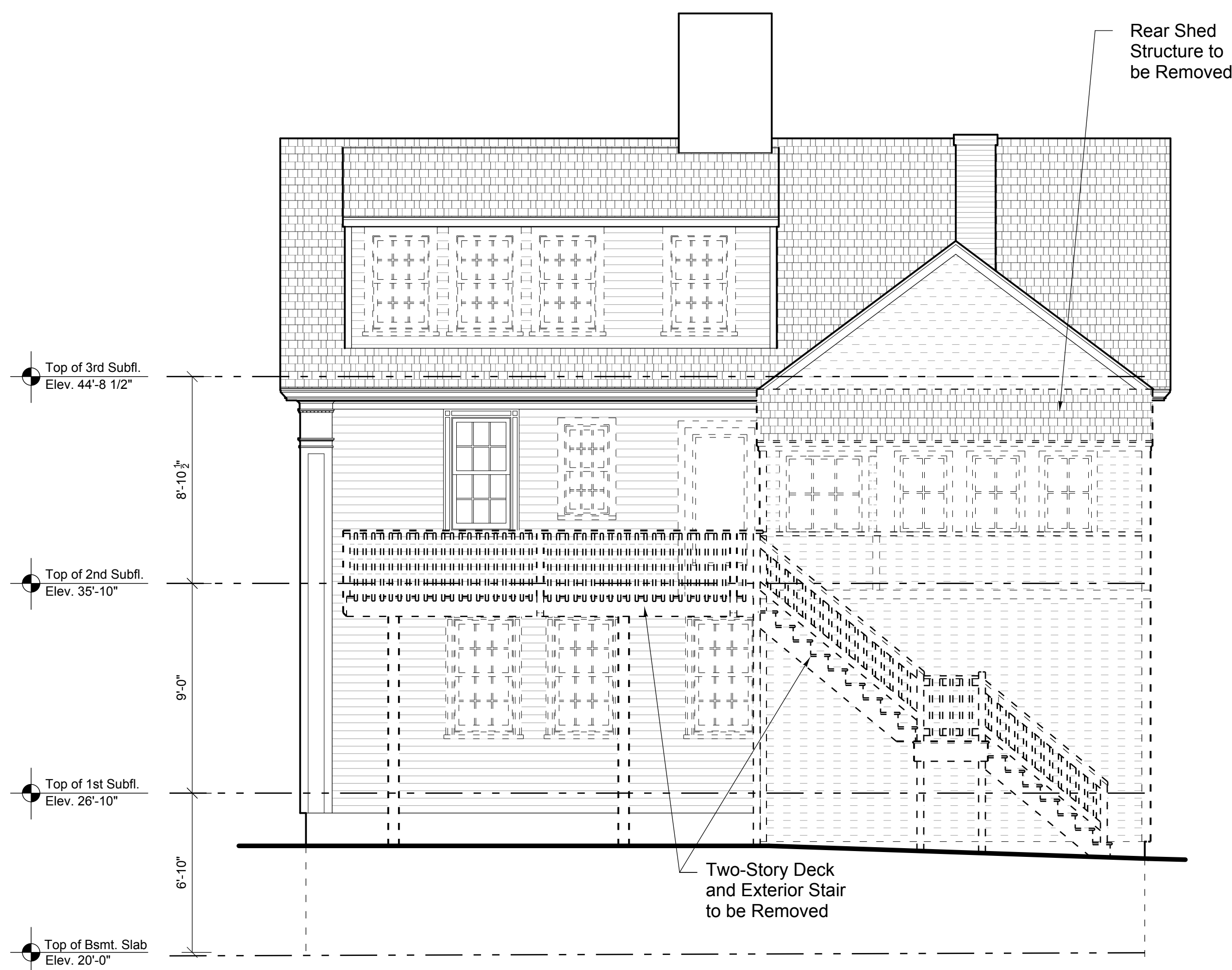
BOARD OF APPEALS PLAN
342 MERRIMAC STREET
NEWBURYPORT, MASSACHUSETTS
ASSESSORS MAP 65 PARCEL 10 A/B
PREPARED FOR
DAN LYNCH

SCALE: 1" = 20' JUNE 20, 2018

REVISION	DATE	DESCRIPTION
10/18/18	MISC.	
2/13/19	MISC.	
3/25/19	MISC.	
4/16/19	MOVE PROPOSED	
2/18/20	HOUSE	PROPOSED ADDITION
5/12/20	MISC.	

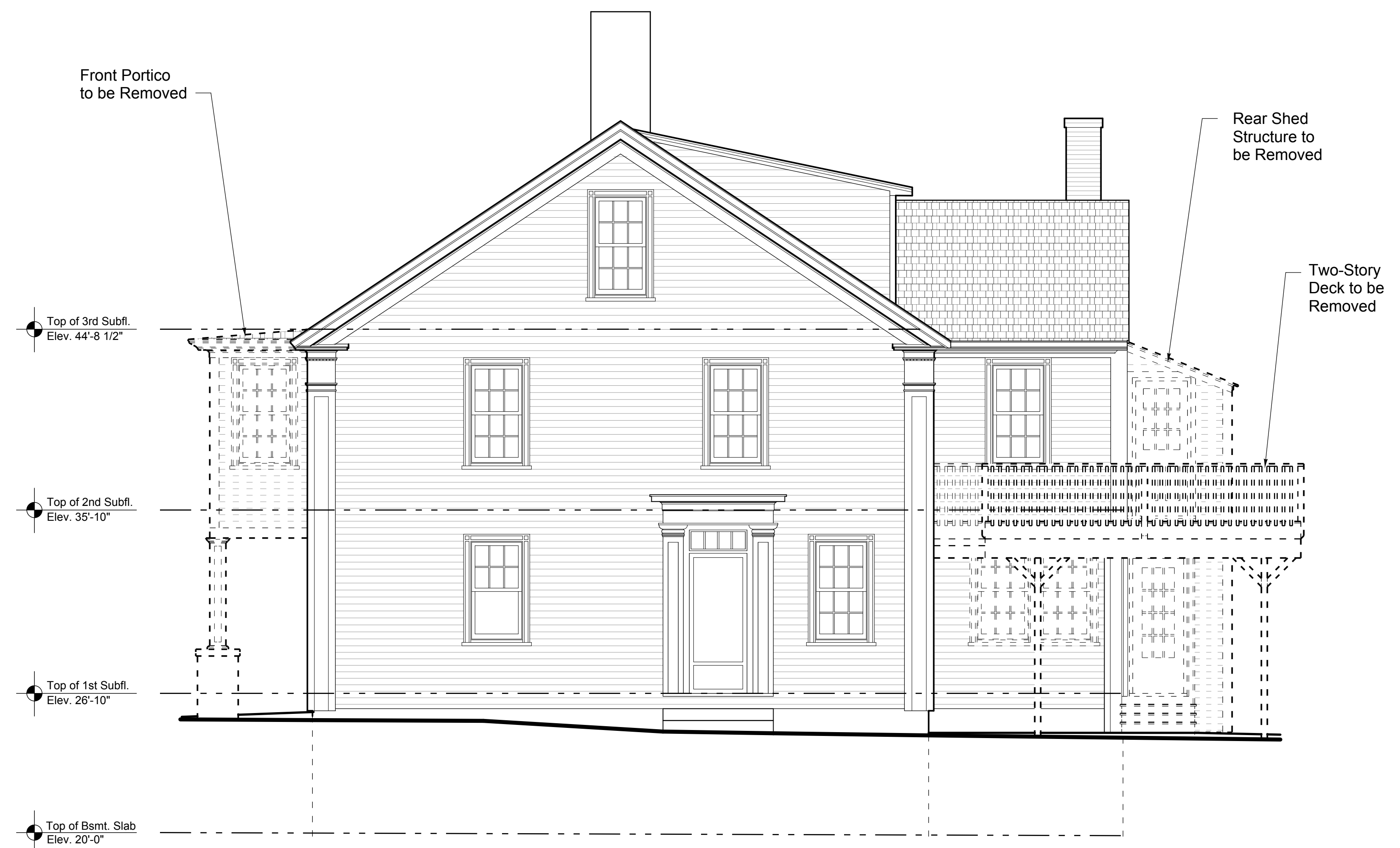
WAYPOINT SURVEYING SERVICES
141 BRIDGE ROAD, SUITE 202-5
SALISBURY, MASSACHUSETTS 01952
(978) 505-5261

DRAWN BY: D.A.	SHEET #: 1 of 1	CHECKED BY: D.A.
3590		DESIGN BY: D.A.



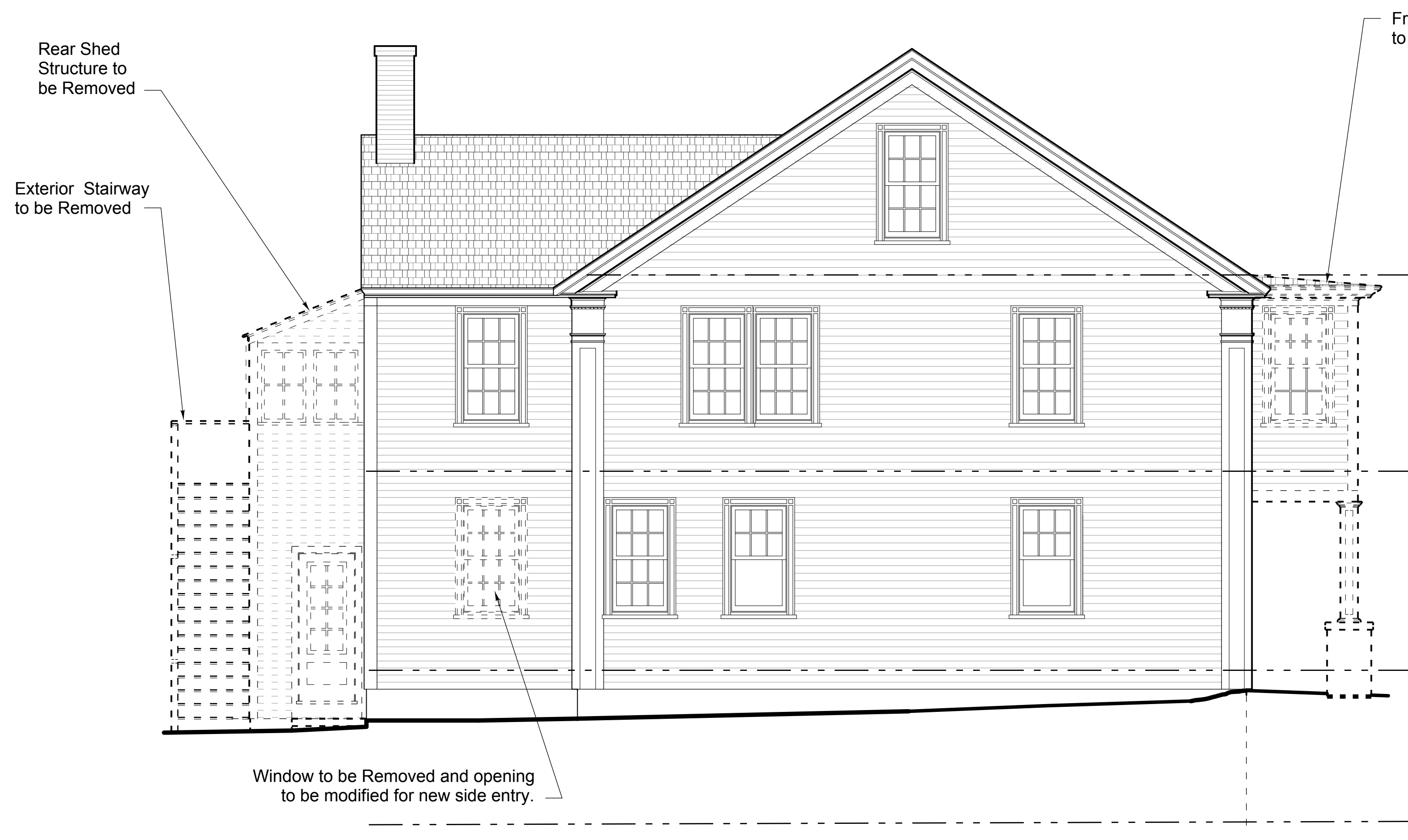
Existing North Elevation

Scale: 1/4" = 1'-0"



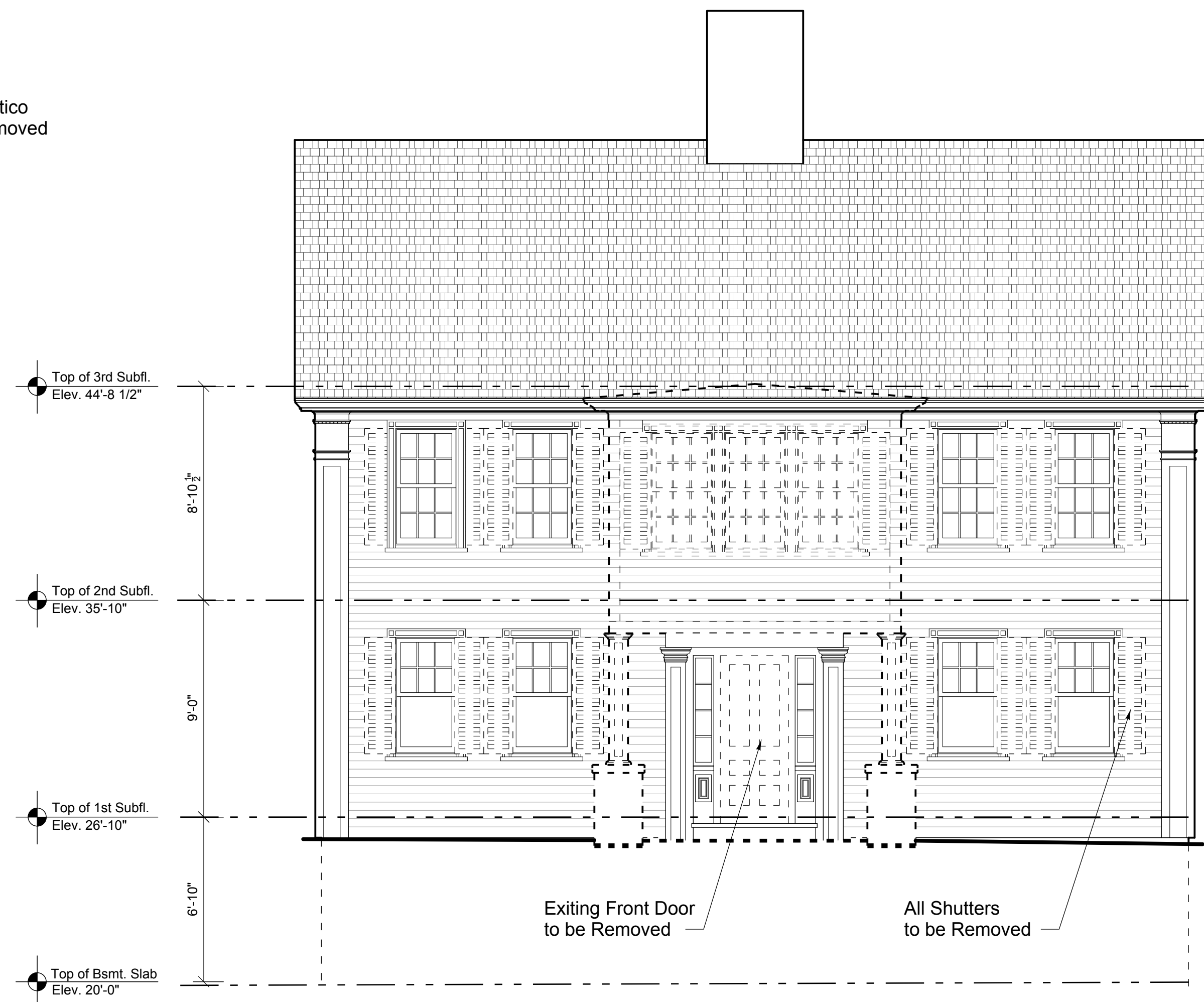
Existing East Elevation

Scale: 1/4" = 1'-0"



Existing West Elevation

Scale: 1/4" = 1'-0"



Existing South Elevation

Scale: 1/4" = 1'-0"

Revisions:	Added Notes/Indicated Demolition Areas
1	05/11/20
2	06/04/20
2	06/15/20

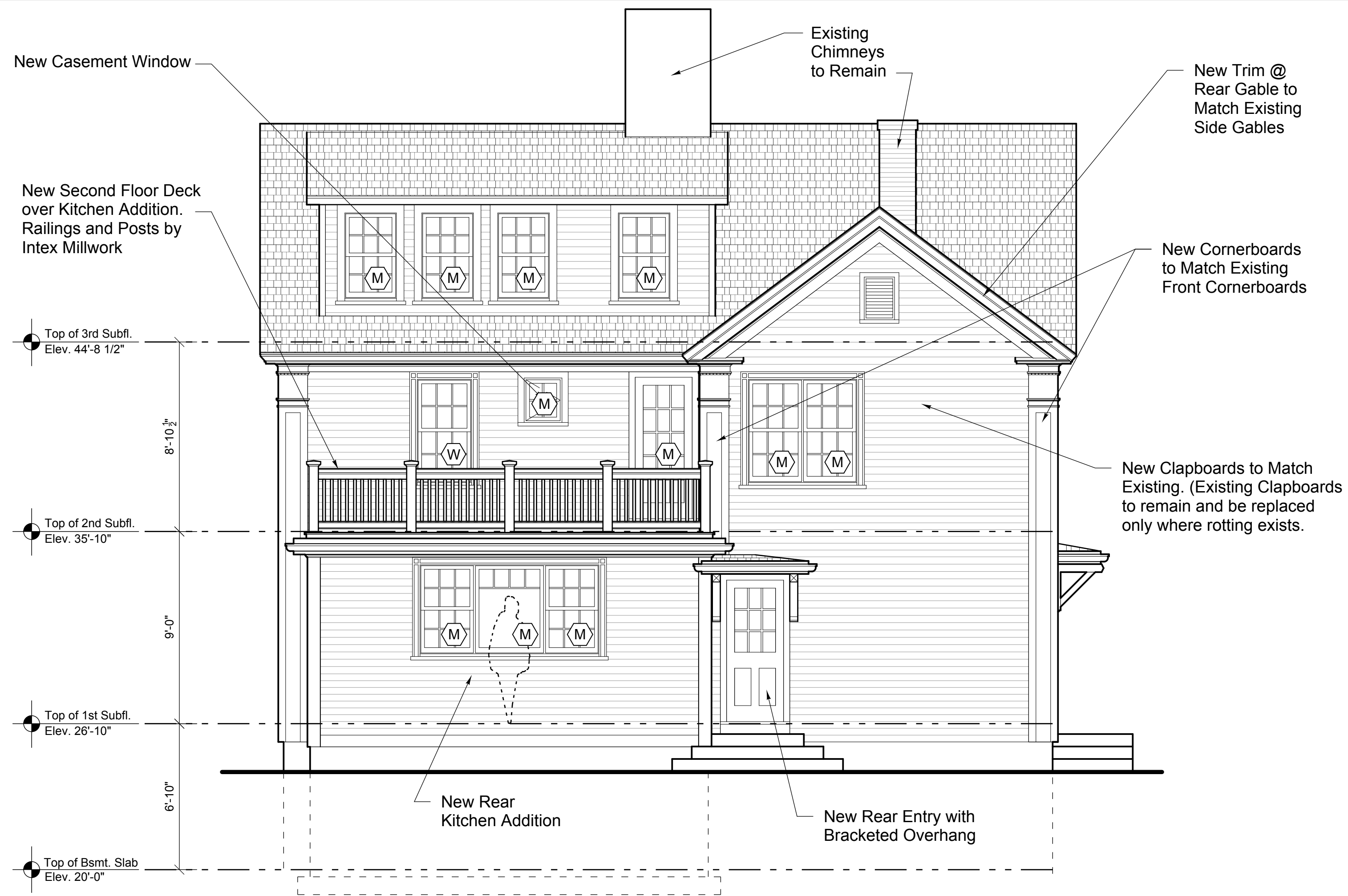
KEERY
design | LLC
437 Merriam Street
Newburyport, Massachusetts 01950
978/395-5710

**EXISTING
CONDITIONS**

Additions and Renovations to the home of:
Dan and Judy Lynch
342 Merriam Street
Newburyport, MA 01950

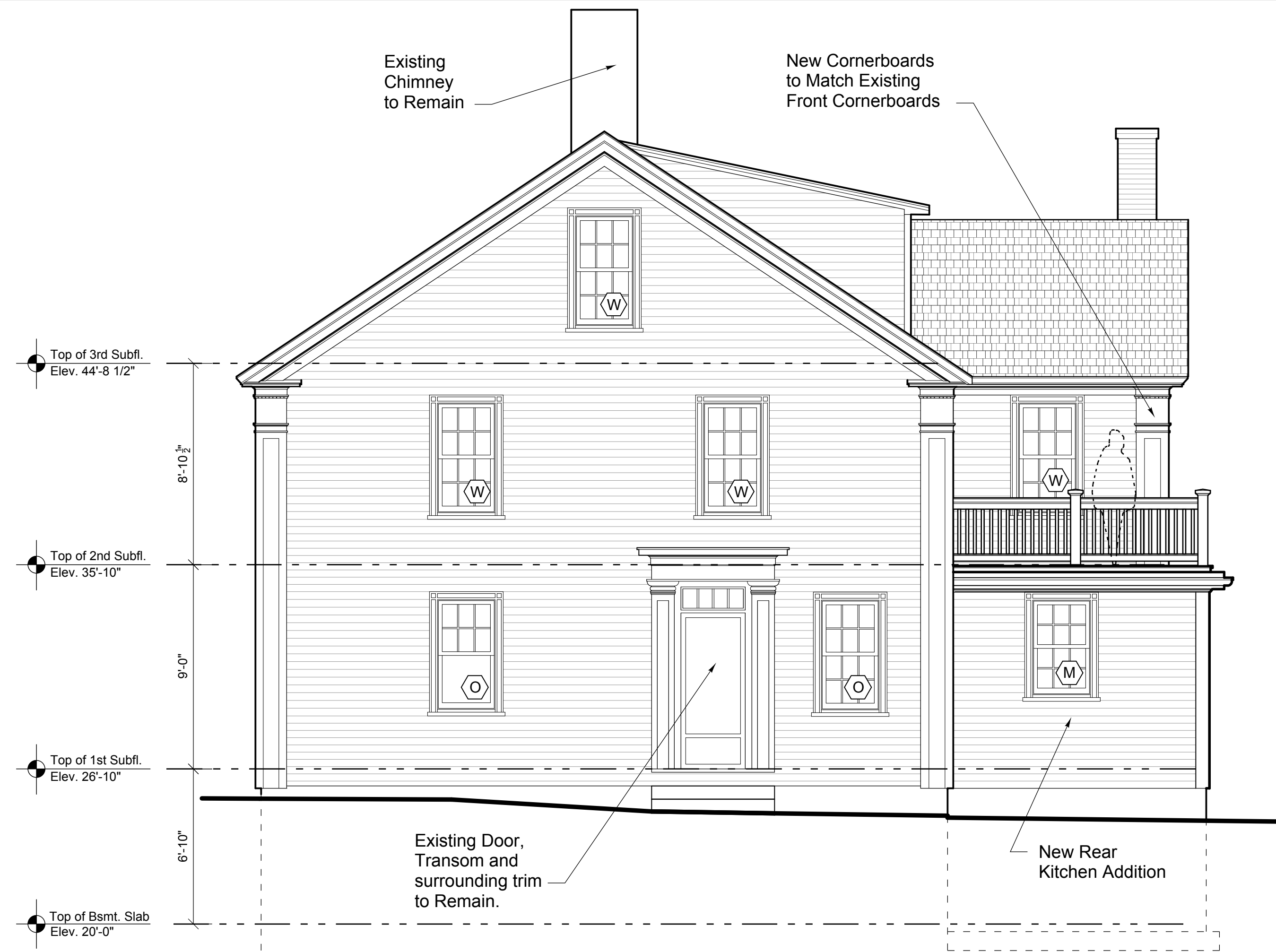
**Existing Elevations
(Showing Demolition Items)**

Project No. 19019 Scale: 1/4" = 1'-0" Date: June 15, 2020



Proposed North Elevation

Scale: 1/4" = 1'-0"

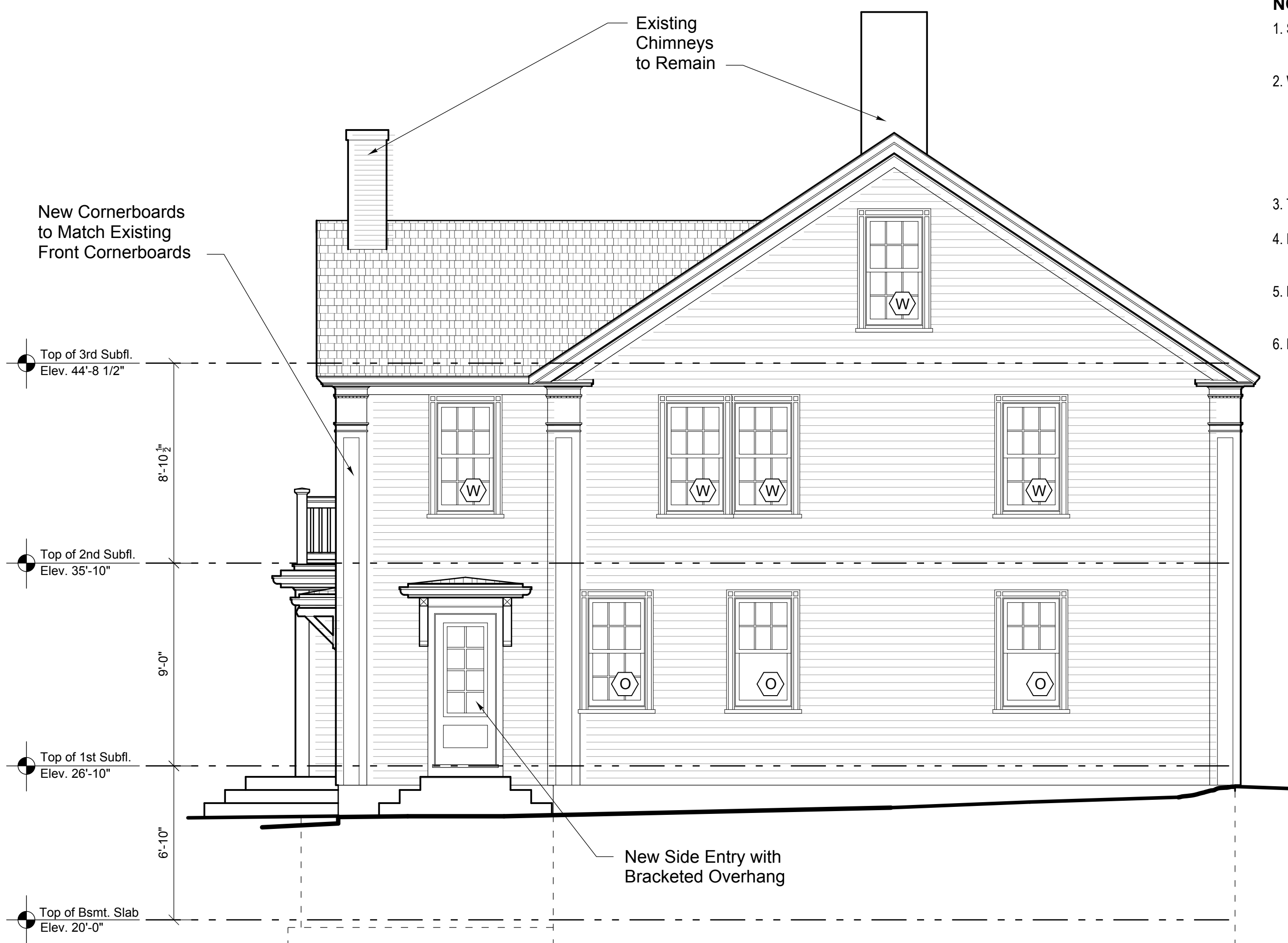


Proposed East Elevation

Scale: 1/4" = 1'-0"

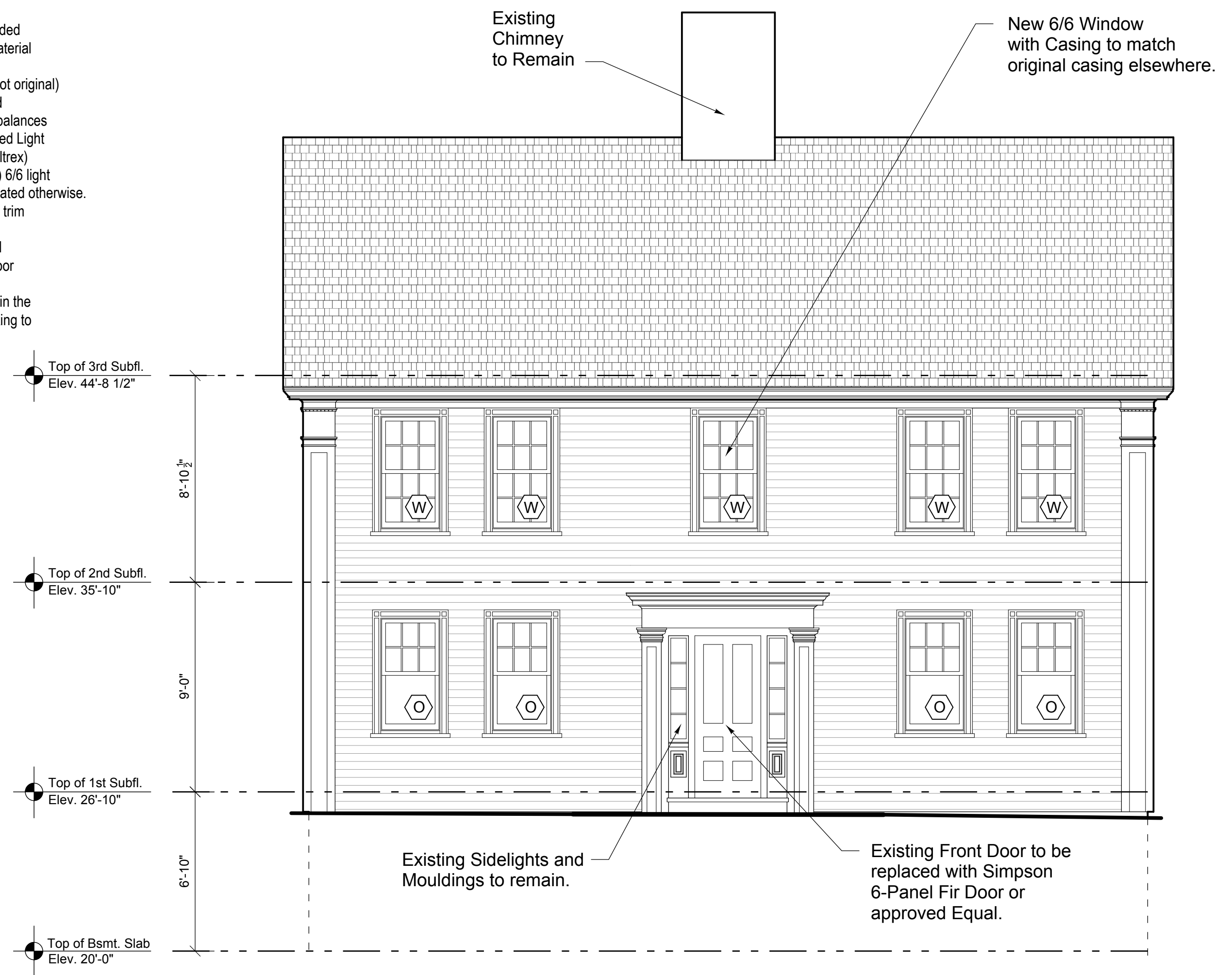
NOTES:

1. Siding: The existing wooden clapboards will remain and be repaired as needed where rot exists, and all new walls will be clad to match the existing material and exposures.
2. Windows: Windows indicated with an (W) are older sashes (but perhaps not original) which the Homeowner will restore to working order. Windows indicated with a (W) are Brocco true-divided light wooden windows with spring balances installed circa 1980, and they will be replaced with Wooden True Divided Light Windows. Windows indicated with an (M) are New Marvin Integrity (Ultrex) Series Simulated Divided Light Windows (fiberglass with wood interior) 6/6 light patterns and 3/4" applied muntin bars (inside and outside) unless indicated otherwise.
3. Trim: All existing trim shall remain and be repaired/painted as needed. New trim will match the details of the existing trim as indicated in the elevations.
4. Front Entry: The front door will be replaced with a Simpson 7130 Traditional Exterior Door or approved equal. Original Sidelights/Trim at the front door to remain in place.
5. New Second Floor Deck: Posts, Railings and Balusters will be as indicated in the elevations. Material by Intex Millwork - Hampton Extruded System. Decking to be Azek Vintage Collection or approved equal.
6. Roofing: GAF Timberline Fiberglass Shingles or approved equal.



Proposed West Elevation

Scale: 1/4" = 1'-0"



Proposed South Elevation

Scale: 1/4" = 1'-0"

Revisions:

Added Notes	Revised Scope of Demolition	Revised Notes / Window Types
1 05/12/20	2 06/04/20	3 06/04/20

KEERY
design | LLC
437 Merriam Street
Newburyport, Massachusetts 01950
978/395-5710

PRELIMINARY
PRICING SET

Additions and Renovations to the home of:
Dan and Judy Lynch
342 Merriam Street
Newburyport, MA 01950

Proposed Exterior Elevations
Date: June 15, 2020
Scale: 1/4" = 1'-0"
Project No. 19019

A2

Compliance with Section VI-C Requirements

- By-right development envisioned addition to existing structure and construction of stand-alone accessory structure facing Merrimac Court
- Historical Commission has approved plans for a preservation restriction on existing structure for the public benefit
- Proposed second structure will have at least 10% less building footprint and is subordinate to existing structure
- Adequate access for proposed structure on Merrimac Court
- Zoning Board granted a dimensional variance for the project

Special Permit Condition

- Petitioner agrees to the condition that prior to the grant of an Occupancy Permit for the proposed new dwelling unit a perpetual Preservation Restriction approved by the Historical Commission for the existing structure must be recorded