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May 28, 2020

By Electronic Mail

Bonnie Sontag, Chair
Planning Board
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: VI-C Special Permit
342 Merrimac Street (the "Property")
Map: 65 Lot: 10A/B

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents Dan and Judy Lynch (the "Petitioner"), the owners of the Property, relative to an application for a Section VI-C Special Permit currently before the Board. Please find attached hereto a revised site plan addressing the Board's comments regarding access to the proposed residence on Merrimac Court and the walkway from Merrimac Court along the northern property line to the barn. The revised site plan also details parking for the proposed residence.

We look forward to presenting these revisions to the Board at its June 3, 2020 meeting.

Respectfully submitted
Dan and Judith Lynch
By their attorney

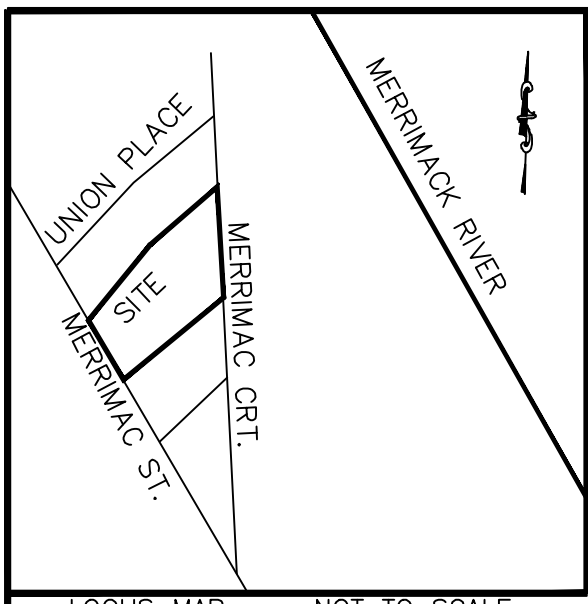
A handwritten signature in black ink, appearing to read 'LJM' followed by a circular stamp or mark.

Lisa L. Mead

cc: Client

Millis Office

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



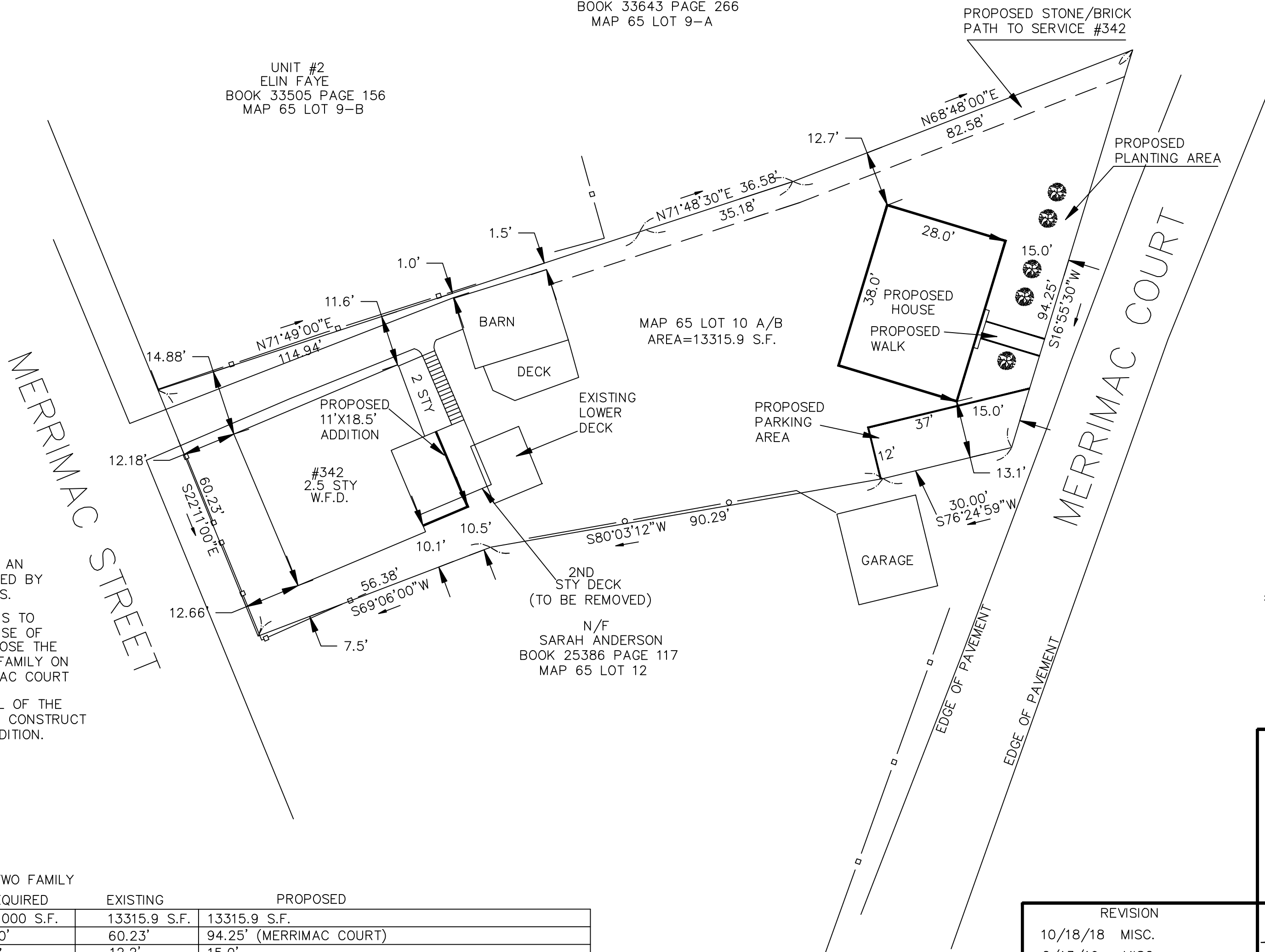
LOCUS MAP NOT TO SCALE

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

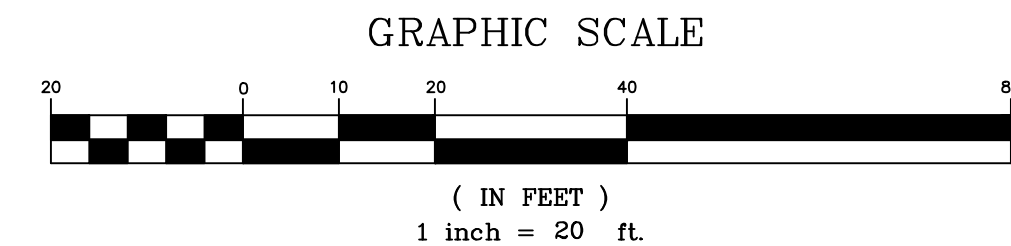


NEWBURYPORT ZONING BOARD OF APPEALS

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.