

City of Newburyport Planning Board
Application for SITE PLAN REVIEW

Applicant: Tim DeCoteau, agent
Address: 202 Libby Road
West Newfield, ME 04095
Phone: 207-850-0558 (C) 207-793-2103
Email: tim.maine@aol.com

Property Address: 366 Merrimac Street
Assessor's Map and Lot(s): 67-15 (67-14, 67-13) Zoning District: WMD
Book and Page(s) or Cert.#: Bk 358-683 Pg 0532

Type of Project: Major Minor

Brief description of request: Replace the existing 1 story metal building with a 2 story structure,
store below, office/warehouse above. The use will remain the same.
The new building will be relocated approx. 3 ft. on to the owners lot.

Engineer: John B. Paulson Atlantic Engineering & Survey Consultants, Inc.
Address: 77 Tenney Street
Georgetown, MA 01950
Phone: 978-352-7870

Owner: Walter J. Lesynski Jr. + Debra C. Lesynski, Trustees
Address: 364 Merrimac Street
Newburyport, MA 01950
Phone: 978-265-3926

Owner's Signature: 

Proposed Project 7/11/2018
Merri Mar Yacht Basin
366 Merrimac St.
Newburyport, MA

Merri Mar Yacht Basin is a family owned and operated business serving the recreational and commercial boating community. The proposal is to remove the existing showroom/store and replace it with an updated showroom/store that will also include office space above. The new updated showroom would improve the view from the street and will be an asset to the community. Included with this summary is a copy of the site plan for these changes.

The current showroom is actually on the lot line and extends slightly over onto an abutting property. In replacing the showroom the new structure would have approximately the same footprint however it would be moved away from from the side lot line approximately 3 feet to provide for the ability to build and maintain this structure without having to have access the abutting property. By moving the office space and storage upstairs there will be an increase in the amount of retail space available to the clients.

In 2016 the City of Newburyport Board of Appeals granted a Special Permit for Non-conformities to replace the existing building and expand upward. Attachment #1. That permit is attached. As the plan has been downsized slightly we applied to the Board of Appeals for a Minor Modification of their approval to reflect the new building proposal. A copy of the approval for a Minor Modification based on the new design is attached as #2.

Merri Mar Yacht Basin 2018 Proposal

1. Location and boundaries: Included in this application is a survey/site plan for Merri Mar Yacht Basin by Atlantic Engineering & Survey Consultants with the required information.
2. Structures: Existing and proposed structures are shown drawn to scale and dimensioned in the survey and building plans included with this application.
3. Signage: there is a photograph of the existing free-standing sign for Merri Mar Yacht Basin attached to this application. No signs are proposed to be attached to the new store/office. See existing sign Attachment #3 .
4. Landscaping: there is a landscape plan attached to this application including a plant list, plant layout, and a visual rendition of the proposed landscaping. See attachments 4,5, and 6 .

WAIVER REQUEST: the owners of Merri Mar are asking for a waiver from the requirement of a licensed landscape architect and are asking to use a landscape designer. The size of this project is small and the Lesynski's would like to use a local professional that has done design work approved by the city in the past. The designer is also a neighbor of Merri Mar living on Ashland Street.

WAIVER REQUEST: parking areas with more than 20 spaces are required to have trees in these parking areas at the rate of 1 tree per 10 parking spaces. Marinas are always moving boats from storage to in the water and back again. This landscape requirement is incompatible with the properties historic use as a marina. Tree in the parking area restrict the movement and storage of boats. Additionally damage to the boats and/or trees is likely to occur. We are requesting a waiver to allow the required trees to be planted near the main entrance using dwarf trees so as not interfere with the existing overhead utility lines located on this side of Merrimack Street.

5. Traffic: the site plan shows the parking layout and the circulation of traffic on the site. The four existing entrances will be reduced to only the main entrance and one additional entrance. The curbing and sidewalk will be restored in those areas where the entrances are closed. One entrance will be relocated on the easterly end of the property to improve the overall traffic flow and reduce internal traffic. The net results are that there will be two less entrances to the property and there will only be two entrances

Merri Mar Yacht Basin 2018 Proposal

versus the four existing today.

WAIVER REQUEST: the existing main entrance is 24 feet wide which causes difficulties and slows traffic when trucks or boats on trailers maneuver to get on or off the site. The owners are requesting a waiver for a 28 foot main entrance to enhance traffic safety and to limit delays caused by large vehicles as they enter or leave the site.

6. Parking: the survey/site plan includes delineated parking spots. There is room for additional parking places on pavement near the westerly sideline.
7. Public Access: currently there is no public access to this property and none is proposed. This is a very busy site at times and includes numerous pieces of heavy equipment including a large boat lift. Having public access to this property would increase the likelihood of unnecessary delays and/or personal injury.
8. Lighting: the only new lighting proposed are two lights on either side of the main entrance to the store. The spec sheet for those lights are attached as item # . There are four existing 400 watt sodium vapor flood lights. These lights are indicated on the aerial photo attached as item #7. These lights have been present for many years and have helped keep the clients safe and the boats free from both vandalism and unauthorized use.
9. Topography: the ordinance requires 2 foot topographic lines this plan has 1 foot contours and also shows the flood zone that affects this lot. The proposed building is above the predicted flood zone. No earthmoving activities are proposed in any areas except the new building location.
10. Water and waste disposal, drainage and other utilities: the water and sewer lines are shown on the site plan. Storm water and wash water are collected near the boat ramp and treated in a MA licensed and inspected facility. Merri Mar also disposes of waste water for the vessels serviced by the marina.

Narrative submittals_ Major projects. This is considered a major project by ordinance because of the additional square footage of the building

Merri Mar Yacht Basin 2018 Proposal

and the increased parking demand. This is not like most major projects in that there is very little site disturbance more in line with what would be expected of a minor project.

1. Surface and Ground water pollution: This site is currently licensed and inspected by the state for stormwater and wash water handling.
WAIVER REQUEST: we are requesting that no stormwater report be required as this site will actually have less impervious surface when complete and there should be no increase in stormwater runoff.
2. Soils: erosion control will be in place during construction to prevent erosion into the Merrimack River. As stated earlier most of the site will remain unchanged and no earthmoving activities are proposed except for the building replacement and work at the road entrances.
WAIVER REQUEST: there is minimal soil disturbance proposed with this project and erosion control will be in place during construction and until the site is stabilized. Given the relatively minor soil disturbance we are requesting that no soil testing be required for erosion or sedimentation. The building engineer will investigate the soils when the existing building is removed to determine soil suitability for reconstruction.
3. Environmental and community impact analysis: there is no significant environmental impact to wetlands, floodplains, or other sensitive areas as part of this plan to replace an existing structure in virtually the same location. Any development will occur more than 100 feet from the Merrimack River, its associated wetlands, and all other environmentally sensitive areas.
WAIVER REQUEST: we are requesting that no environmental impact report be required for this existing developed site as all proposed changes are very minor and will not have significant environmental impacts.
4. Traffic impacts: the development will not result in any decrease in traffic safety and may in fact increase traffic safety somewhat.
WAIVER REQUEST: as the closing of two entrances on to this property may reduce traffic hazards and the existing use of the property will not result in increased traffic we are requesting that no traffic analysis be required.

Merri Mar Yacht Basin 2018 Proposal

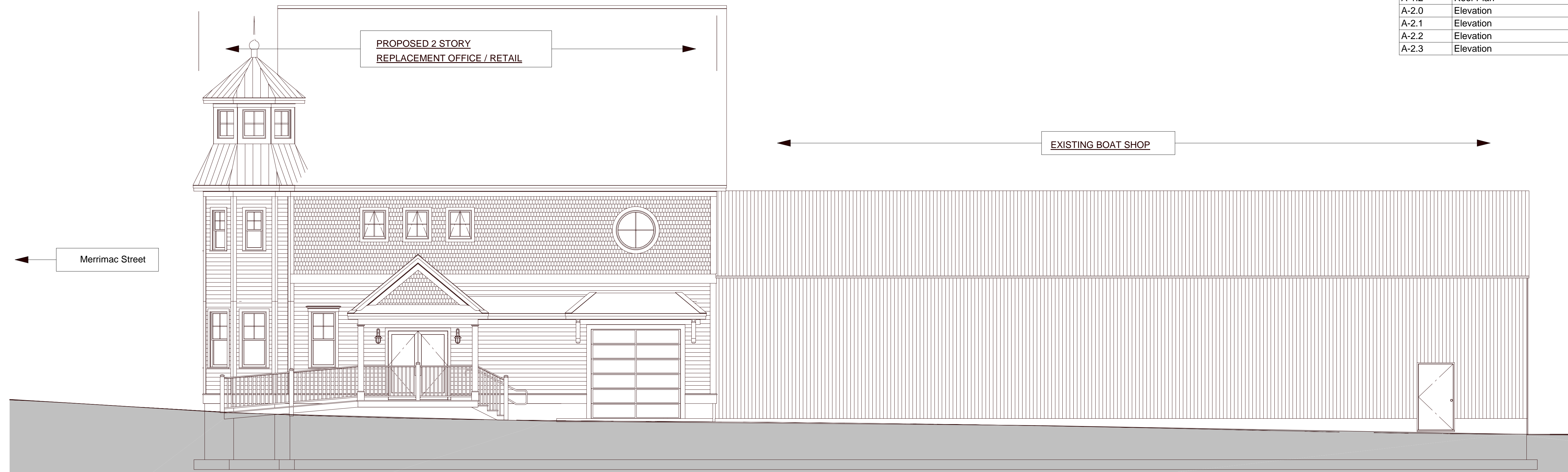
5. Architectural style: the existing metal building is sad and in need of replacement. The proposed building is more in keeping with the historical character of Newburyport. It will be a big improvement to the looks of this property and but will also improve the perception of the surrounding area. The information required is found on the architectural plans.
6. Other Permits required: as this building is closer that the required sideline setback we needed approval from the Board of Appeals for a Special Permit for Non-conformities. We did this in late 2016 a copy of which is attached as item # . As the design has changed due to cost we went back to the Board of Appeals to request a Minor Modification to build the current slightly smaller building. The Minor Modification was granted earlier this year and is attached as item#1 and item #2.



MERRI-MAR YACHT BASIN INC.

364 MERRIMAC STREET
NEWBURYPORT MA 01950

SHEET LIST	
Sheet Number	Sheet Name
A-1.0	First Floor Plan
A-1.1	Second Floor Plan
A-1.2	Roof Plan
A-2.0	Elevation
A-2.1	Elevation
A-2.2	Elevation
A-2.3	Elevation



① East Elevation 3/16
3/16" = 1'-0"



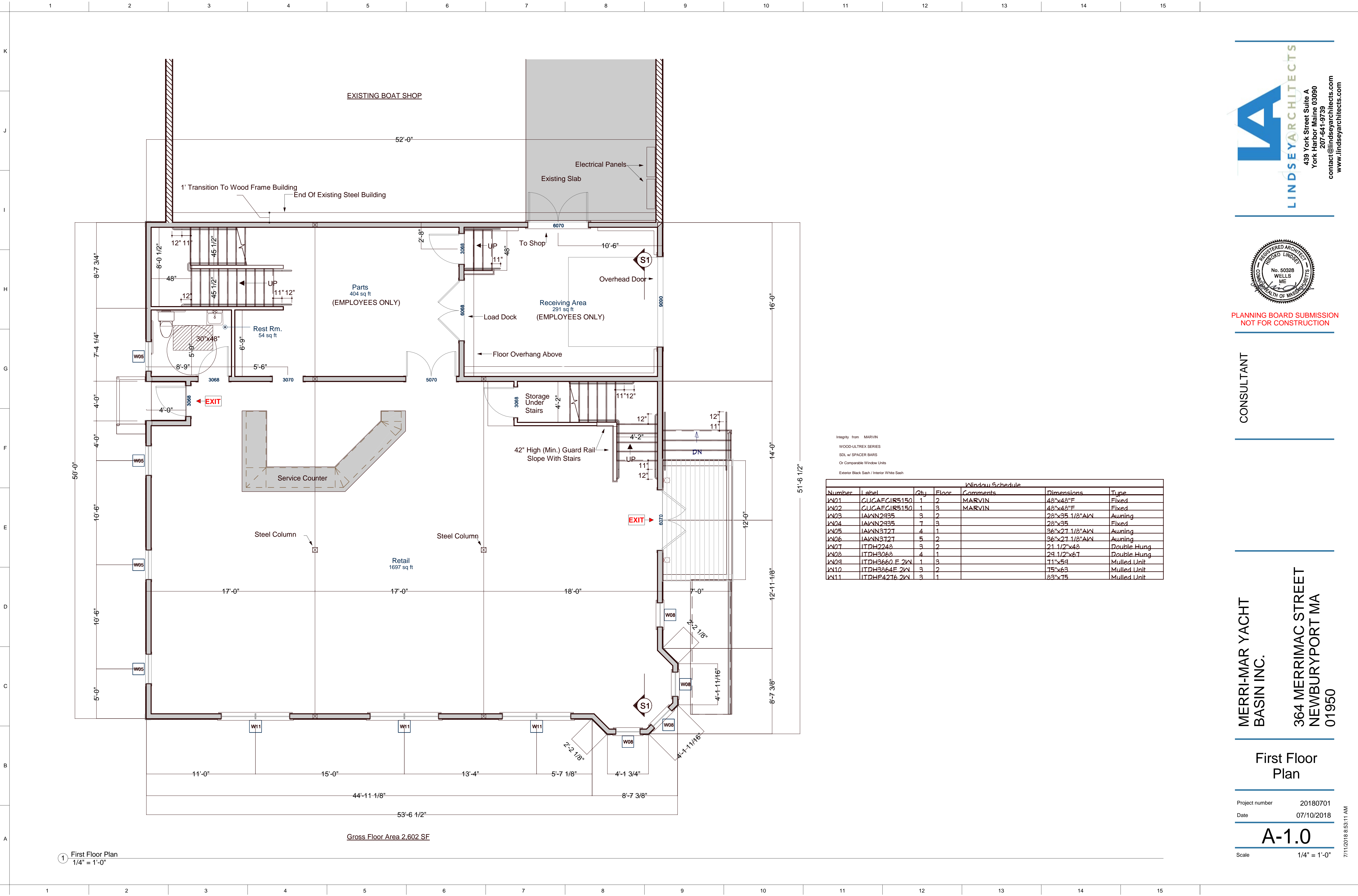
AERIAL



EXISTING RETAIL AND BOAT



PERSPECTIV



1 First Floor Plan
1/4" = 1'-0"

Gross Floor Area 2,602 SF

Integrity from MARVIN
WOOD-ULTRIX SERIES
SDL w/ SPACER BARS
Or Comparable Window Units
Exterior Black Sash / Interior White Sash

Number	Label	Qty	Floor	Comments	Dimensions	Type
W101	GUCAECIR5150	1	2	MARVIN	48"x48" F	Fixed
W102	GUCAECIR5150	1	3	MARVIN	48"x48" F	Fixed
W103	IAWIN2935	3	2		28"x35 1/8" AW	Awning
W104	IAWIN2935	7	3		28"x35	Fixed
W105	IAWIN3127	4	1		36"x27 1/8" AW	Awning
W106	IAWIN3127	5	2		36"x27 1/8" AW	Awning
W107	ITDH2248	3	2		21 1/2"x48	Double Hung
W108	ITDH3068	4	1		29 1/2"x67	Double Hung
W109	ITDH3660 F 2W	1	3		71"x69	Mulled Unit
W110	ITDH3664 F 2W	3	2		75"x63	Mulled Unit
W111	ITDHP4276 2W	3	1		83"x75	Mulled Unit



PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

CONSULTANT

MERRI-MAR YACHT
BASIN INC.
364 MERRIMAC STREET
NEWBURYPORT MA
01950

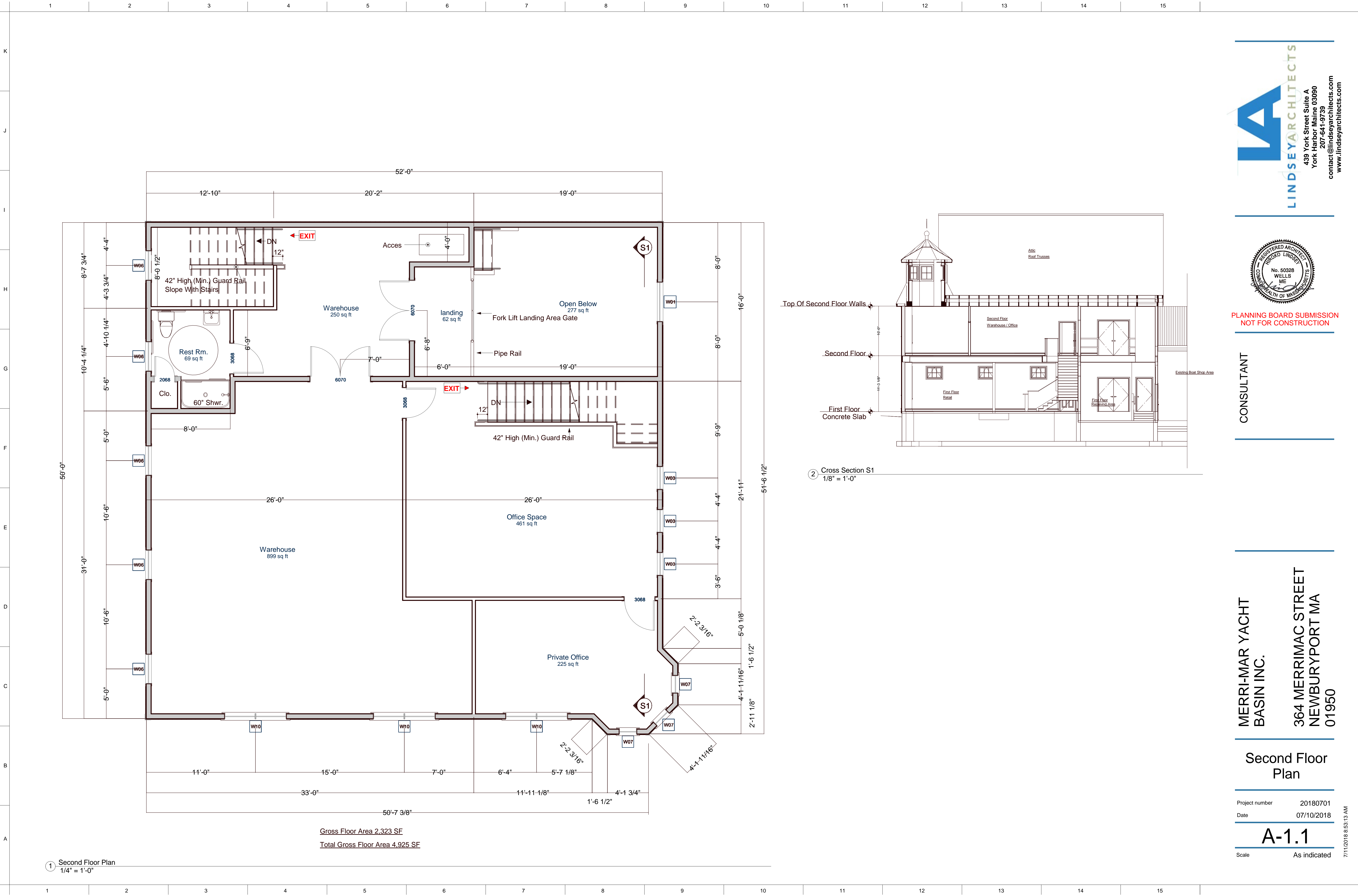
First Floor
Plan

Project number 20180701
Date 07/10/2018

A-1.0

Scale 1/4" = 1'-0"

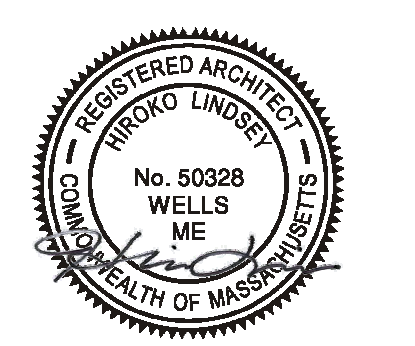
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① Second Floor Plan
1/4" = 1'-0"

Gross Floor Area 2,323 SF
Total Gross Floor Area 4,925 SF

② Cross Section S1
1/8" = 1'-0"



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NOT FOR CONSTRUCTION

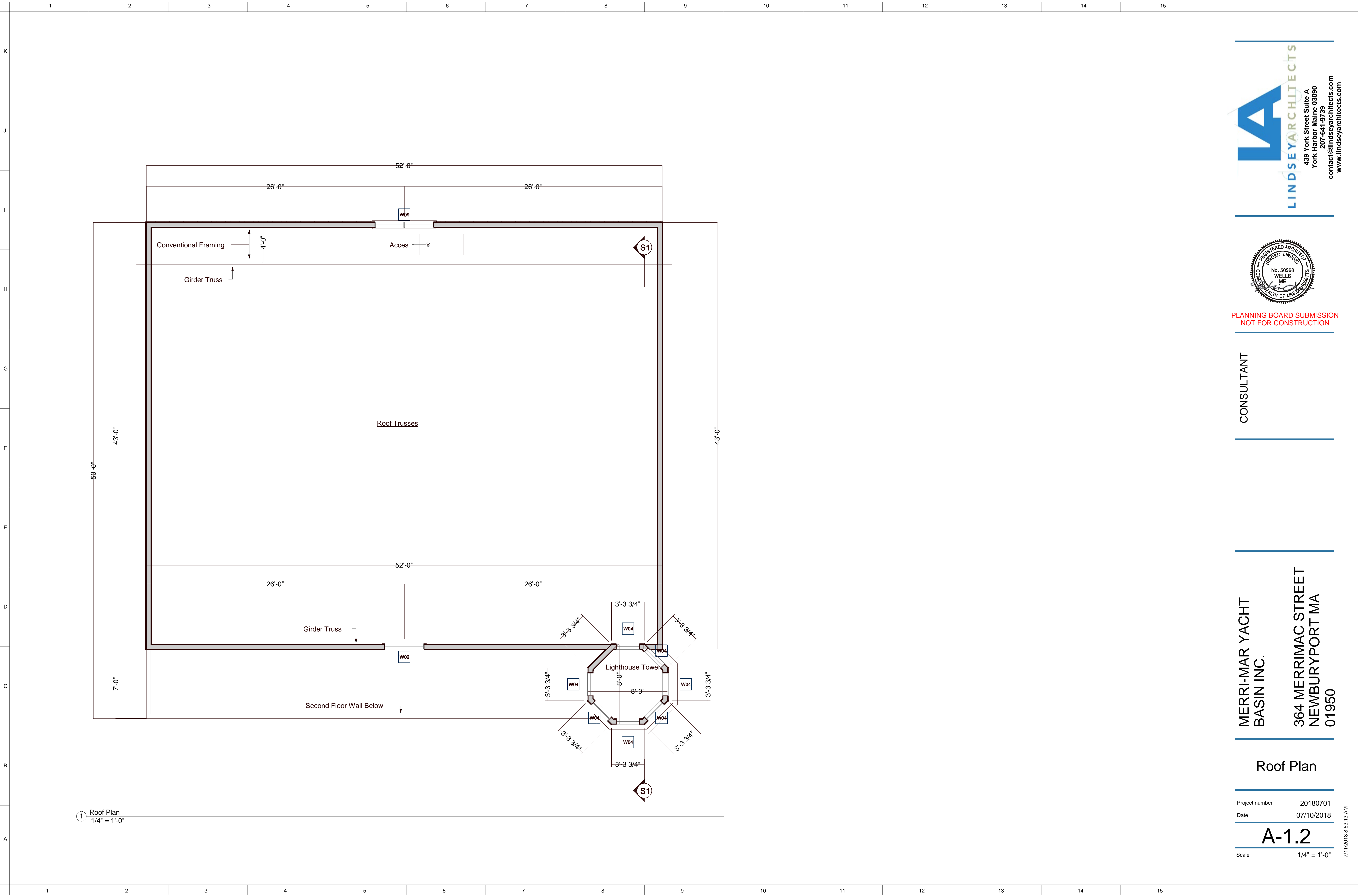
CONSULTANT

MERRI-MAR YACHT
BASIN INC.
 364 MERRIMAC STREET
NEWBURYPORT MA
01950

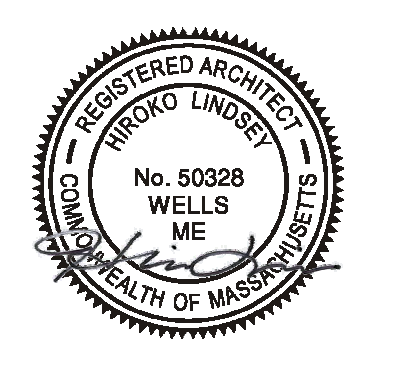
Second Floor
Plan

Project number 20180701
Date 07/10/2018

A-1.1
Scale As indicated



1 Roof Plan
1/4" = 1'-0"



PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

CONSULTANT

MERRI-MAR YACHT
BASIN INC.
364 MERRIMAC STREET
NEWBURYPORT MA
01950

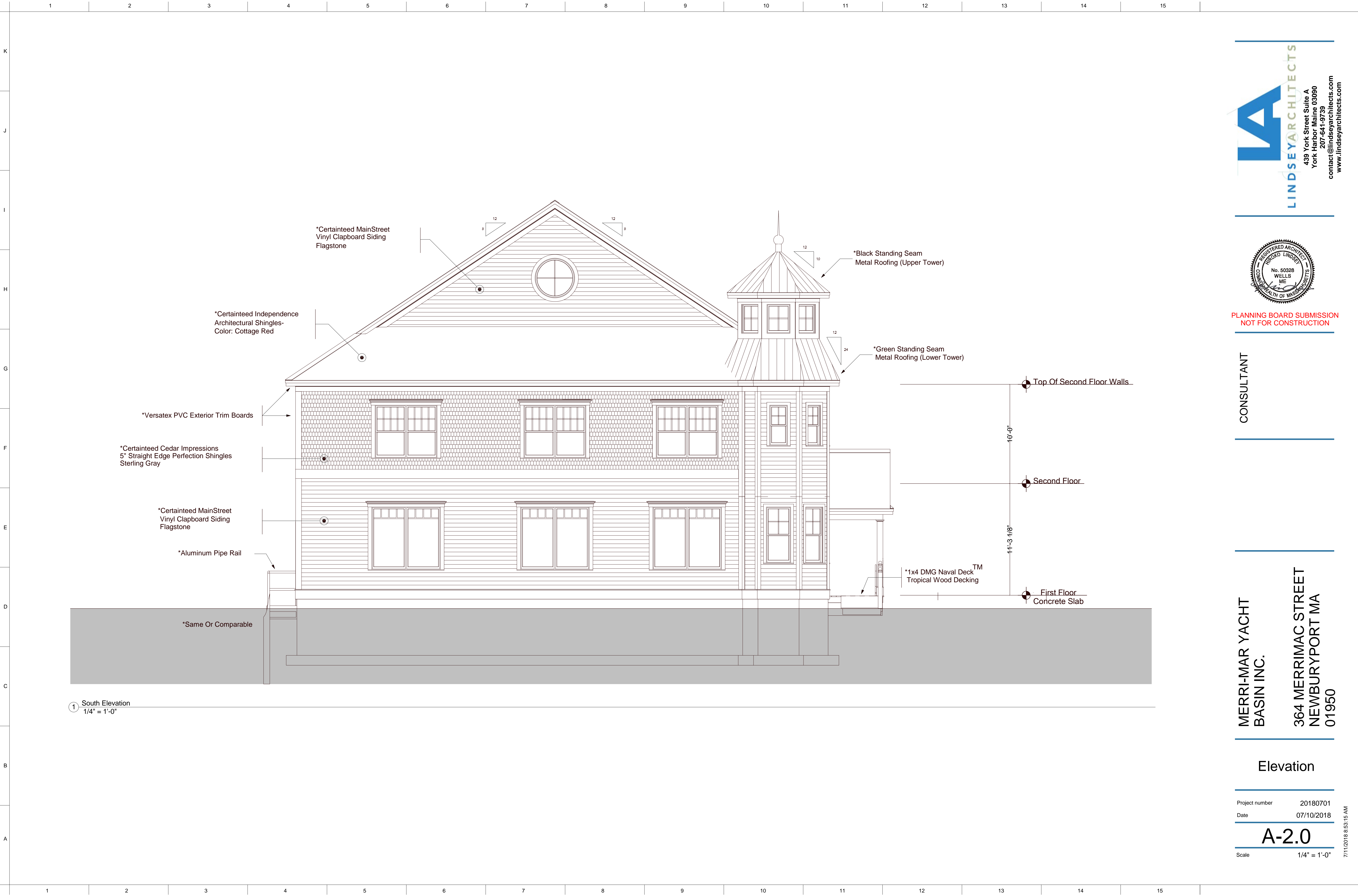
Roof Plan

Project number 20180701
Date 07/10/2018

A-1.2

Scale 1/4" = 1'-0"

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PLANNING BOARD SUBMISSION
 NOT FOR CONSTRUCTION

CONSULTANT

MERRI-MAR YACHT
 BASIN INC.
 364 MERRIMAC STREET
 NEWBURYPORT MA
 01950

Elevation

Project number 20180701
 Date 07/10/2018

A-2.0

Scale 1/4" = 1'-0"

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① East Elevation
1/4" = 1'-0"



PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

CONSULTANT

MERRI-MAR YACHT
BASIN INC.
364 MERRIMAC STREET
NEWBURYPORT MA
01950

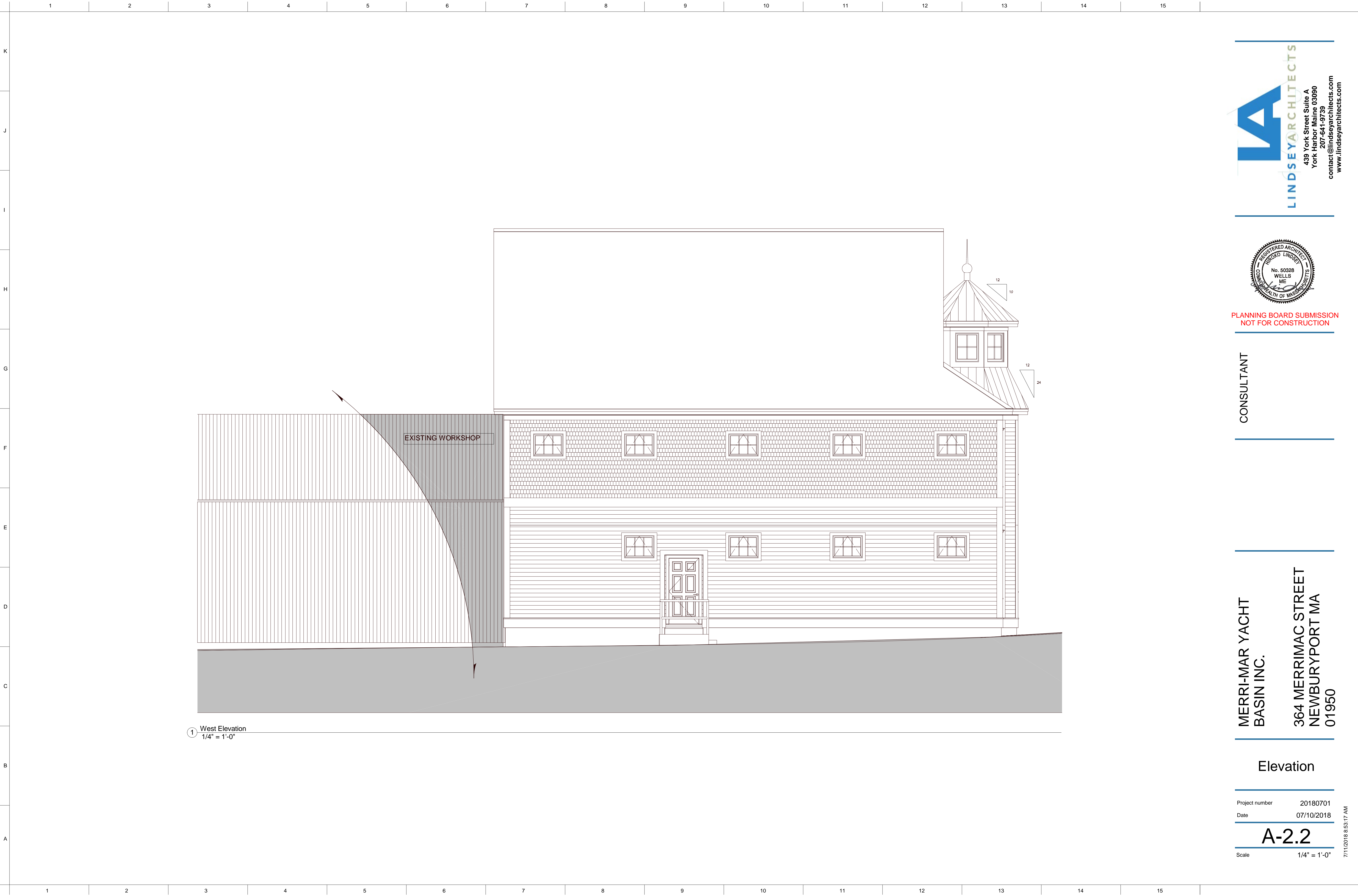
Elevation

Project number 20180701
Date 07/10/2018

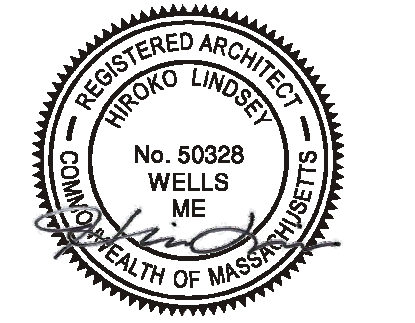
A-2.1

Scale 1/4" = 1'-0"

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① West Elevation
1/4" = 1'-0"



PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

CONSULTANT

MERRI-MAR YACHT
BASIN INC.
364 MERRIMAC STREET
NEWBURYPORT MA
01950

Elevation

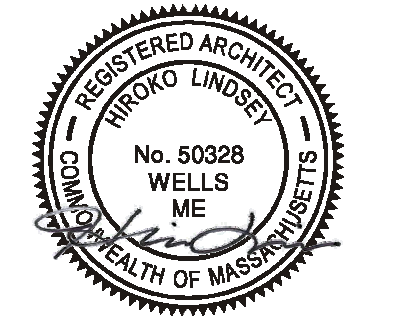
Project number 20180701
Date 07/10/2018

A-2.2
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① North Elevation
1/4" = 1'-0"



PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION

CONSULTANT

MERRI-MAR YACHT
BASIN INC.
364 MERRIMAC STREET
NEWBURYPORT MA
01950

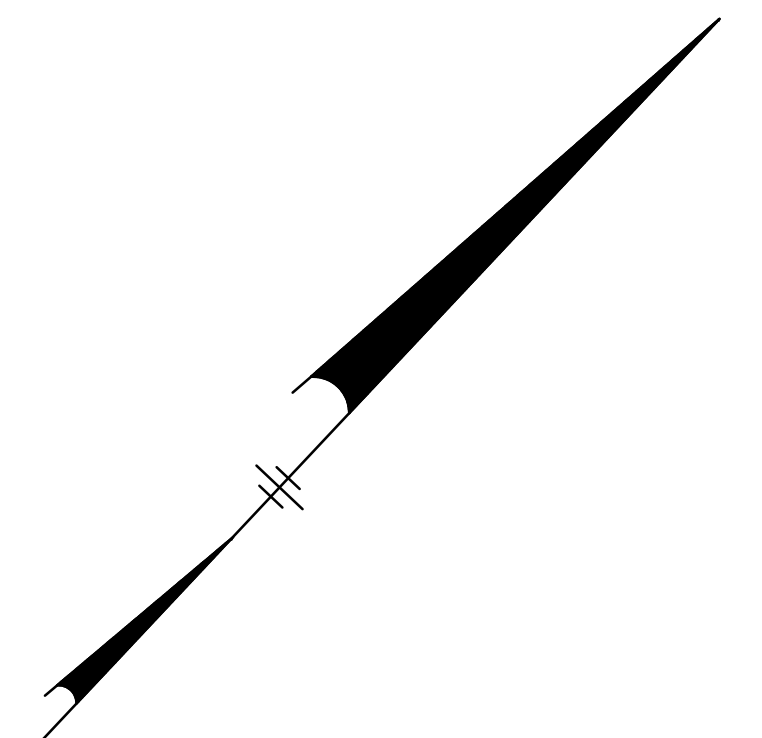
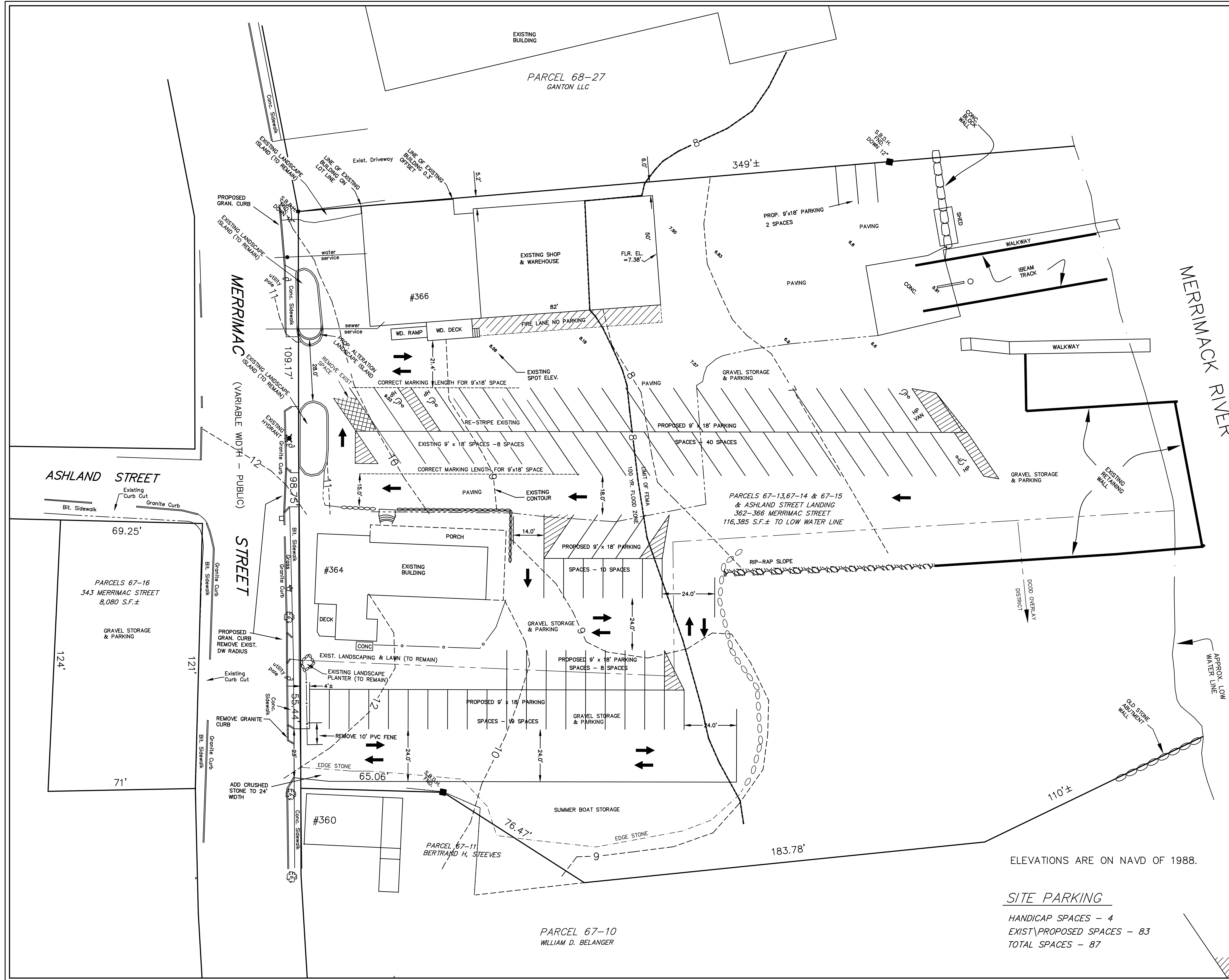
Elevation

Project number 20180701
Date 07/10/2018

A-2.3

Scale 1/4" = 1'-0"

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SITE DATA
 ASSESSOR'S MAP 67, PARCELS 13, 14, 15 & 16
 DEED REF: BOOK 28865, PAGE 497
 OWNER: SFLS REALTY LLC
 364 MERRIMACK STREET, NEWBURYPORT, MA

ZONING
 ZONING DISTRICT - WMD - WATERFRONT MARINE DEPENDENT
 OVERLAY DISTRICT - DCOD
 AREA = 20,000 S.F.
 FRONTAGE = 120 FT.
 SETBACKS - FRONT = 20 FT.
 SIDE = 20 FT.
 REAR = 20 FT.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE PROCEDURAL, TECHNICAL & ETHICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOHN B. PAULSON
 No. 11757
 LAND SURVEYOR

PERMIT PLAN
 AT
364 MERRIMACK STREET
 IN
NEWBURYPORT, MASSACHUSETTS
PROPOSED PARKING PLAN

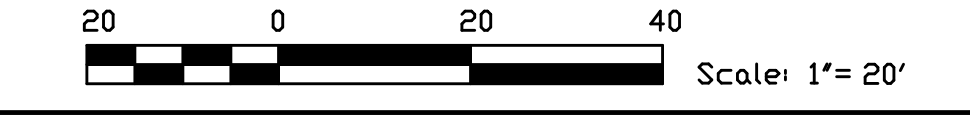
SHEET 1 OF 1

PREPARED FOR: MERRI-MAR YACHT BASIN, INC.
 364 MERRIMACK STREET
 NEWBURYPORT, MA

ENGINEER:
ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.
 97 TENNEY STREET - GEORGETOWN, MA 01833
 PHONE: 978-352-7870 FAX: 978-352-9940

DRAWING FILE: SEQ93\364MERRIMACK-PARKING-2018.DWG

JOB NO. A1603-03 DATE: JUNE 6, 2018
 REV. 1 - 7/11/2016 - CITY COMMENTS
 REV. 2 - 8/14/2016 - CITY COMMENTS
 REV. 3 - 9/17/2017 - ASHLAND ST LAND



SITE PARKING
 HANDICAP SPACES - 4
 EXIST\PROPOSED SPACES - 83
 TOTAL SPACES - 87

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER

ZONING DENIAL

City APR#: 60

Name: Merri Mar Yacht Basin / Tim Decoteau

Address: 346 Merrimac St. Zoning District: WMD

Request: Demolish existing two story section and

replace w/new, modifying a previous (2012) special permit for an upward extension/side yard.

ZONING BOARD

Dimensional Variance

- Dimensional Controls (VI) Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard

- PIOD (XXI) FAR, 2 1/2 stories

- Parking (VII)

Use Variance

- Not permitted use (V)

Sign Variance

- Sign Location/Replacement (VIII-D)

Special Permit

- Special Permit for Use (V.D) Use #: Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII), Wind Energy Conversion Facilities (XXVI)

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2) Parking, Upward Extension, Open Space, Height, Lot Area, Rear Yard, Lot Coverage, Side Yard, Lot Frontage, Front Yard, Over 500 s.f. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3) FAR, Footprint Expansion, Height Increase

Handwritten note: (MODIFY 2012 S.P. FOR UPWARD EXT)

PLANNING BOARD

Special Permit

- One residential structure per lot (VI.C), Floodplain (XIII), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII)

- Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION

- Demo. Delay, Advisory Review

CONSERVATION COMMISSION

CITY COUNCIL

- GACM (X.H.9)

Date: 9/20/16

Signature of Building Commissioner/Zoning Code Enf. Officer

8/11/16



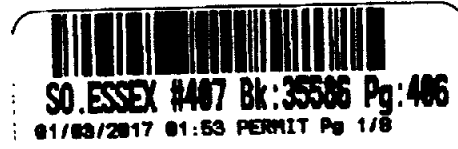
CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS
 60 PLEASANT STREET • P.O. BOX 550
 NEWBURYPORT, MA 01950
 (978) 465-4400
 WWW.CITYOFNEWBURYPORT.COM

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 CITY CLERK'S OFFICE
 NEWBURYPORT, MA
 2016 DEC -7 A 11: 24

**RECORD OF PROCEEDINGS AND DECISION FOR
 A SPECIAL PERMIT FOR NON-CONFORMITIES**

An application for a Special Permit for Non-Conformities was filed by:

SFLS Realty LLC
 364 Merrimac Street
 Newburyport, MA 01950



for property owned by SFLS Realty LLC for the following request:

reconstruct front portion of building resulting in an upward extension of a pre-existing non-conforming side yard setback

The application was filed at the City Clerk's Office on 10/20/16 under the Zoning Ordinance Section X-H.3 Powers of the Board and Section IX.B.2 Extension or Alteration.

The application is for the premises at 366 Merrimac Street in the WMD Zoning District, as indicated in the Newburyport Assessor's Office as map and parcel 67-15 and recorded in the Essex South District Registry of Deeds as Book and Page 28865-0497. The newspaper notices for the public hearing were posted on 11/14/16 and 11/21/16 in the Newburyport Daily News.

A public hearing was held for the above application on 11/29/16 at 7:15 p.m. at which time the Board heard the petition for a Special Permit for Non-Conformities. After the close of the hearing on 11/29/16, upon motion made by Robert Ciampitti and duly seconded by Richard Goulet, the Board voted to APPROVE the petition for the Special Permit for Non-Conformities.

The following members present and voting, and voting as follows with respect to the petition:

Robert Ciampitti	<u>Yes</u>	Duncan LaBay	<u>Yes</u>
Richard Goulet	<u>Yes</u>	Renee Bourdeau	<u>Absent</u>
Maureen Pomeroy, Associate	<u>Absent</u>	Edward Ramsdell, Chair	<u>Yes</u>

Having received the necessary two-thirds super majority vote or all the members of the ZBA, in accordance with M.G.L. c.40A, Section 9, as adopted, the petition for the Special Permit for Non-Conformities was therefore APPROVED.

FINDINGS

After the public hearing, in accordance with the criteria set forth in the City of Newburyport Zoning Ordinance Section IX.B Extension or Alteration, the Newburyport Zoning Board of Appeals made the following findings:

1. The applicant is proposing to modify the existing, non-conforming commercial structure by removing the front of the building that encroaches onto the adjacent property and reconstructing it with an improved setback as well as adding another 1 ½ stories to the structure. The applicant obtained a SPNC in 2012 to allow an upward extension of the structure (see 2012 decision in application package). This application is to modify this SPNC by increasing the height of the structure. The applicant is seeking the following relief: side setback of 2 ft. 10 inches where 20 ft. is required.
2. The Board granted the applicant a withdrawal without prejudice of the original filing. This filing is new; the applicant revised the plans to remove the expanded workshop area and is proposing to better the side yard setback and increase this non-conformity by extending the building upwards. The Building Commissioner indicates that this proposal is a modification of a 2012 SPNC. The applicant is proposing to better the existing side yard non-conformity by demolishing the portion of the structure that extends over the lot line and reconstructing it 2'-10" from it. Dimensionally, this project will be bettering the existing non-conformity.
3. The applicant provided additional information as to materials to be used on the exterior façades of the proposed structure including siding, windows, roofing; Dimensions of the doors, windows, predominant features on the building and elevation plans. This information is adopted as part of the conditions of this grant.
4. This project will need to be reviewed by the Planning Board under its major site plan review process. Since the applicant has changed the plans and removed the originally-proposed expanded workshop area, he no longer needs to apply for Conservation Commission permits. All of the currently-proposed work is out of the buffer zone.
5. Evidence was presented and the Board found that the proposed change continues to be in conformity with the neighborhood and will not be substantially more detrimental to the neighborhood than the pre-existing non-conforming structure.

PLAN REFERENCES

This Special Permit for Non-Conformities is approved based on the following plans and/or documents:

- "Merri-Mar Yacht Basin" by B.W. Batson Design, LLC, dated 11/15/16, consisting of pages A-1 through A-4;
- "Permit Plan at 364 Merrimac Street in Newburyport, Massachusetts" by Atlantic Engineering & Survey Consultants, Inc., revised 8/16/2016

Any alterations to these plans shall require subsequent approval by the Zoning Board of Appeals.

CONDITIONS OF APPROVAL

The following conditions do not limit any other rights and remedies the City of Newburyport may have.

1. This Special Permit for Non-Conformities shall not take effect until a copy of this decision bearing the certification of the City Clerk is recorded in the Essex South Registry of Deeds or is recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the owner or applicant.

2. This special permit will lapse after two years if a substantial use has not commenced except for good cause or, in the case of a permit for construction, if construction has not commenced except for good cause. Excluded from any lapse period is the time required to pursue or await the determination of any appeal taken pursuant to MGL, Chapter 40A, Section 17.

3. In accordance with the applicable provisions of Sections II-B.48a, X-H.6.Q, and X-H.7.B.10 of the Newburyport Zoning Ordinance the Board found that requiring the construction of a cement replacement sidewalk with curbing is appropriate. Additionally the planting of two trees is required. As part of the sidewalk replacement the driveway opposite Ashland street should be officially closed. Sidewalk replacement shall be coordinated by and approved by DPS, tree planting, including the species, shall be approved by the Newburyport Tree Commission and Tree Warden.

This decision was filed with the Newburyport City Clerk on 12/07/16 and sent registered mail to the applicant and by regular mail to the Parties in Interest and the abutting Municipalities.

Undersigned Chair of the Zoning Board of Appeals,


Edward L. Ramsdell Date: 12/07/16

CERTIFICATION OF CITY CLERK

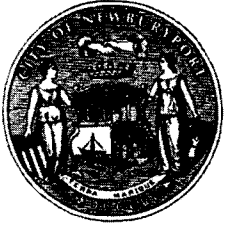
I, Richard Jones, City Clerk of the City of Newburyport, hereby certify pursuant to M.G.L. Chapter 40A, Section 17, that the decision for the property known as 386 Merrimac Street was filed in the Office of the City Clerk on 12/07/16.

Pursuant to M.G.L. Chapter 40A, Section 11 this decision was also filed with the Newburyport Planning Board on 12/07/16.

Twenty (20) days have elapsed since the decision was filed and NO APPEAL has been filed. Appeals shall be made pursuant to M.G.L. Chapter 40A, Section 17 and filed within (20) twenty days after the date of filing of this decision in the Office of the City Clerk.


Newburyport City Clerk

Date: January 3, 2017



CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

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NEWBURYPORT, MA

2018 MAY 10 PM 6:04

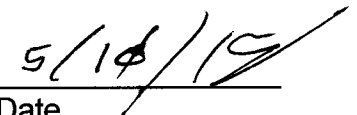
CERTIFICATE OF VOTE
Case #2016-087

At a regularly scheduled meeting of the Newburyport Zoning Board of Appeals held on May 8, 2017, a quorum being present and voting, upon a motion duly made by Renee Bourdeau and seconded by Chris Zarembo, it was unanimously VOTED:

To approve a de minimis change to the Special Permit for Non-Conformities granted to SFKS Realty LLC on November 29, 2016 to eliminate the proposed third floor, further described in the letter from Tim DeCoteau, Land Use Consultant, dated April 27, 2018 and accompanied by the plans entitled "Merri-Mar Yacht Basin Inc." dated March 21, 2018 consisting of pages A-1 through A-6.

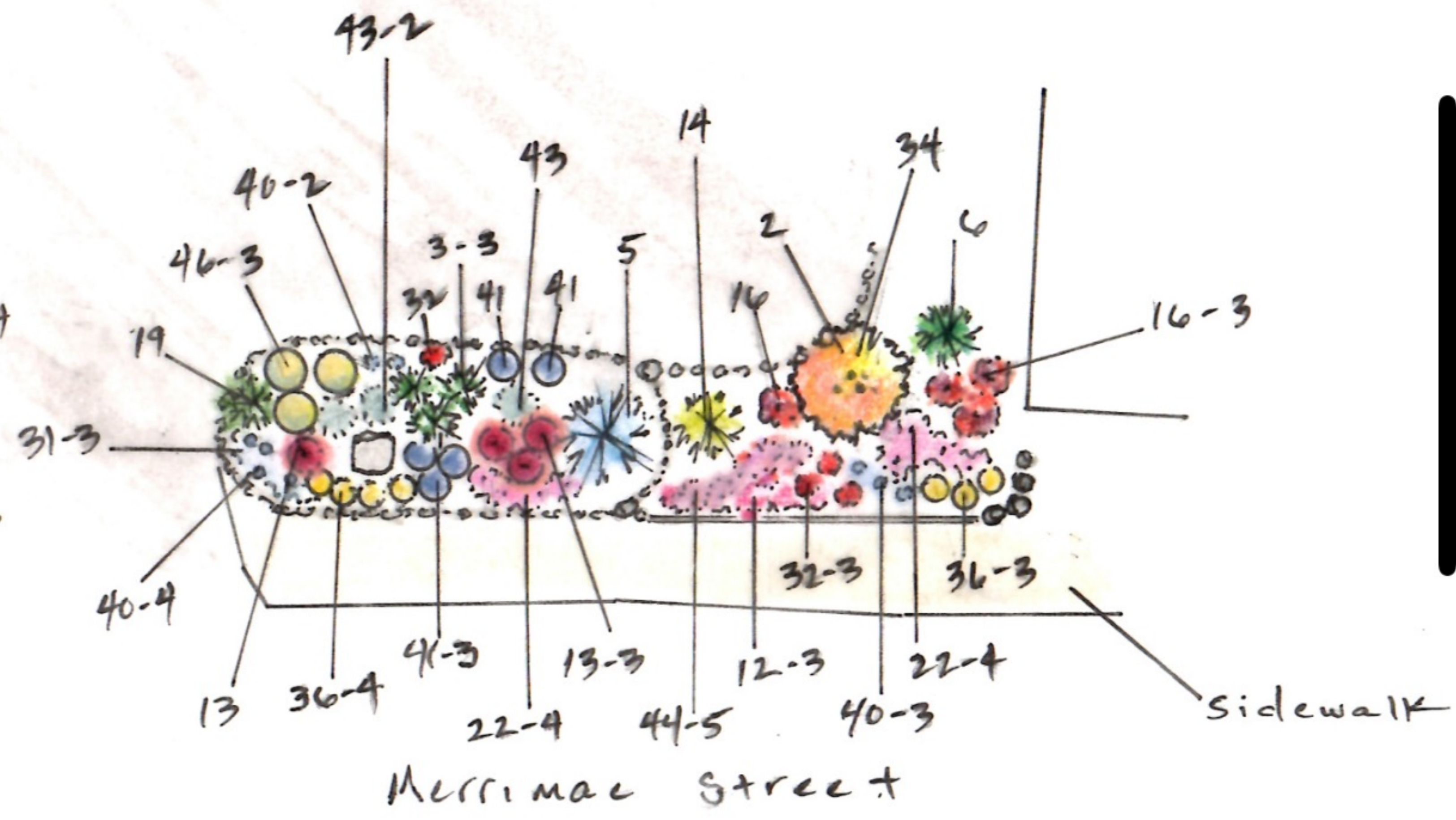
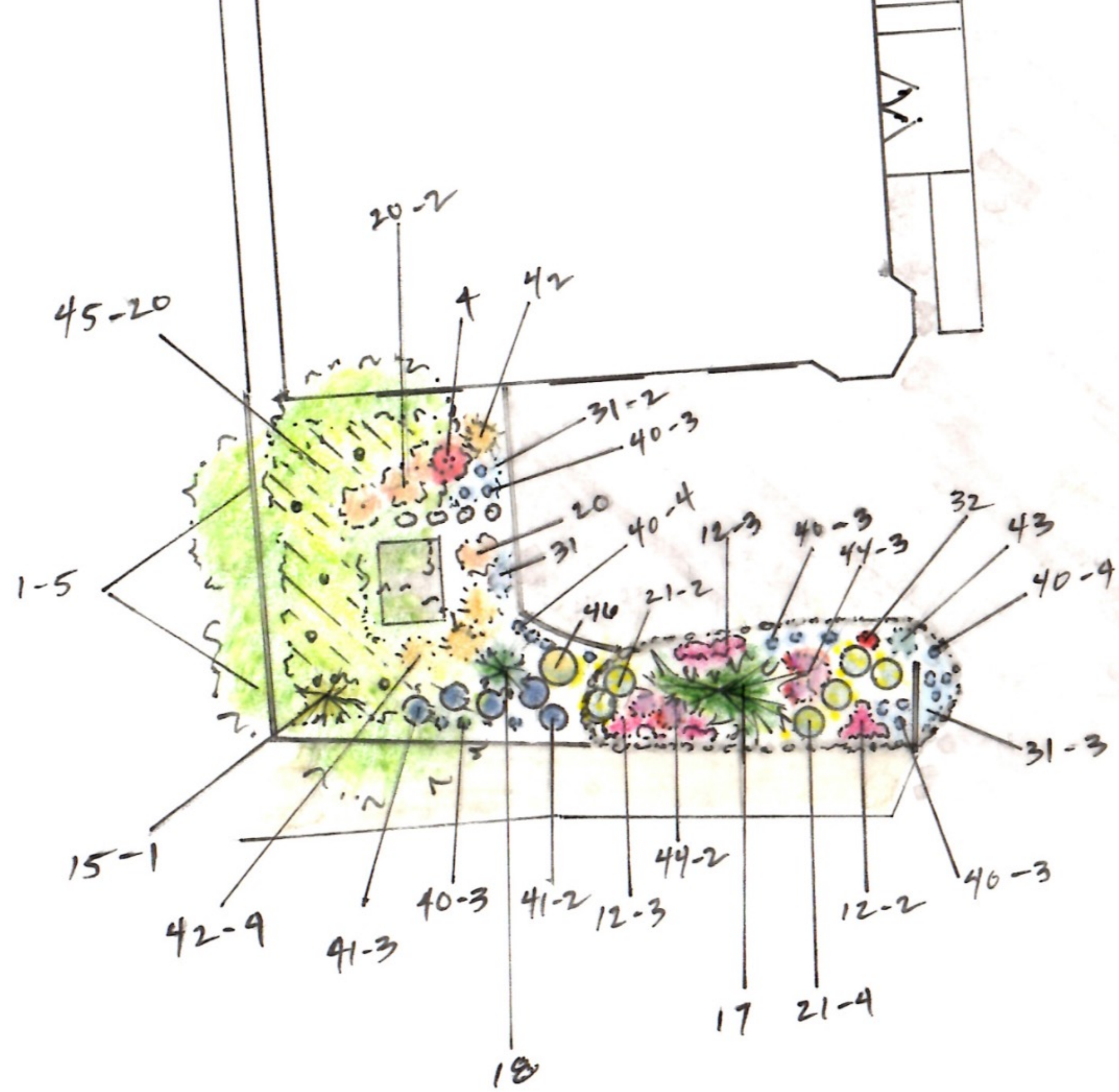
All other terms of the decision remain the same.


Edward Ramsdell, Chair
Zoning Board of Appeals


Date



366 Merrimac St



Plant List

Merri - Mar Yacht Basin

Jul-18

<u>Number</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Quantity</u>	<u>Size</u>	
Trees					
1	Betula populifolia 'Whitespire' -single stem	Whitespire Grey Birch	5	8' - 10'	single stem
2	Cercis canadensis 'The Rising Sun'	Rising Sun Redbud	1	6 - 7'	multi stem
3	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar	3	6 - 7'	
4	Magnolia x 'Coral Lake'	Coral Lake Magnolia	1	6 - 7'	multi stem
5	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	1	7 - 8'	
6	Pinus strobus 'Angel Falls'	Angel Falls White Pine	1	8 - 10'	
Shrubs					
12	Calluna vulgaris 'Wynanda'	Wynanda Scotch Heather	11	#2	
13	Cotinus c. 'Velveteeny'	Velveteeny Smokebush	4		
14	Chaecyparus pisifera 'Filifera Mops'	Mops Threadleaf Falsecypress	1	#7	
15	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	1	2 1/2 - 3'	
16	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	4	#5	
17	Pinus banksiana 'Uncle Fogy'	Uncle Fogy Jack Pine	1	5 - 6' BB	
18	Pinus cembra 'Blue Mound'	Blue Mound Swiss Stone Pine	1	3 - 4' BB	
19	Pinus mugo 'Slowmound'	Dwarf Mugo Pine	1	#6	
20	Rhododendron 'Mary Fleming'	Mary Fleming Rhododendron	3	#2	
21	Potentilla frutosa 'Abbotswood'	Abbotswood Potentilla	6	2 Gal.	
22	Spiraea japonica 'Alpina'	Daphne Spirea	8	5 Gal.	
Perennials					
31	Cerastium tomentosum	Snow In Summer	9	1 Qt.	
32	Hemerocallis 'Red Hot Returns'	Daylily (24", cherry red, continuous)	5	2 Qt.	
34	Hosta sieboldiana 'Frances Williams'	Plantain Lily	1	#2	
36	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Rudbeckia	7	1 Gal.	
Grasses					
45	Deschampsia cespitosa	Tufted Hair Grass	20	1 Gal.	
40	Festuca var. glauca 'Elijah Blue'	Blue Fescue	29	1 Gal.	
41	Helictotrichon sempervirens	Blue Oat Grass	10	1 Gal.	
42	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	4	1 Gal.	
43	Miscanthus sinensis 'Morning Light'	Eulalia Grass, Morning Light Grass	10	1 Gal.	transplant
44	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	10	1 Gal.	
46	Yucca filamentosa 'Colour Guard'	Color Guard Yucca	4	1 Gal.	

Merri - Mar Yacht Basin
 366 Merrimac Street
 Newburyport, MA
 July 2018

Landscape Design by Sonya Champion



Conceptual Landscape Design

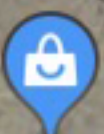
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rsen



Lights on pole

Light on pole



Merri Mar Yacht Basin

Light on sign

Light on house

Phil & Son's



Merrimac St

Merrimac St

nd St



Ashland Bay
 Ashland Bay 1 Light Medium Outdoor Lantern -
 WZC W
 49570WZC (Weathered Zinc)



Dimensions

Height	13.50"
Width	7.50"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____

Ordering Information

Product ID	49570WZC
Finish	Weathered Zinc
Collection	Ashland Bay

Dimensions

Extension	8.25"
Height from center of Wall opening	5.50"
Base Backplate	5.00 DIA
Weight	4.00 LBS

Specifications

Material	Aluminum
Diffuser Description	Clear Seeded Ribbed

Electrical

Voltage	120V
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Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Kichler
 711 East Pleasant Valley Road
 Cleveland, Ohio 44131-8010
 Toll free: 866.558.5706 or kichler.com

Notes:
 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER