

3 Louise Street

- 9,800 sq. ft. lot in the Plum Island Overlay District
- Existing 2-bedroom single-family home constructed in 1960
- Pre-existing, nonconforming for lot area, front yard setback, side yard setback, and rear yard setback
- Proposal is to remove existing single-family home and construct a new single-family home **that conforms to all setback requirements**
- Lot coverage will be reduced from 14.5% to 12.8%
- One additional bedroom will be added for a total of 3 bedrooms
- New home will be constructed on steel and wood piles in accordance with preferred construction standards for the flood zone

PLAN REFERENCES:

- 1.) PLAN OF SECTIONS 1 & 2 OF LAND OF PLUM ISLAND BEACH CO. PREPARED BY ROWLAND H. BARNES & HENRY F. BEAL CIVIL ENGRS DATED: MAY 1920 SCALE: 1" = 100' E.S.R.D. PLAN BOOK 34 PLAN 22.
- 2.) PLAN OF LAND ON PLUM ISLAND, NEWBURYPORT, MA. SCALE: 1" = 40' DATED: OCTOBER 1974 PREPARED BY CLINTON FOSTER GOODWIN, R.L.S. AS PREPARED FOR DAVID T. DYES E.S.R.D. PLAN 348 OF 1976.
- 3.) NEWBURYPORT ASSESSORS MAP 75.

DEED REFERENCE:

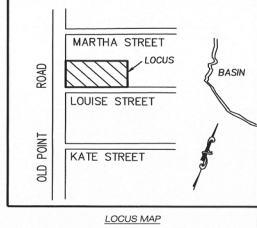
- 1.) TO: TMM REALTY TRUST FROM: JPMORGAN CHASE BANK & HENRY F. BEAL CIVIL ENGRS DATED: MAY 1920 SCALE: 1" = 100' E.S.R.D. PLAN BOOK 34 PLAN 22.

N/F MR. JEROME MORKZEKI DEED BOOK 23580 PAGE 73 MAP 75 PARCEL 199
 1 STORY W/F STRUCTURE #2 MARTHA STREET

2 STORY W/F STRUCTURE #8 MARTHA STREET
 N/F GILLIAN OVERHOLDER DEED BOOK 33163 PAGE 97 MAP 75 PARCEL 196

ZONING REQUIREMENTS:

DISTRICT	R-3	PIOD
MIN LOT AREA	8,000 S.F.	12,000 S.F.
MIN LOT FRONTAGE	80 FT.	120 FT.
MIN YARDS		
FRONT	20 FT.	20 FT.
SIDE	20 FT.	20 FT.
REAR	20 FT.	20 FT.
MAX HEIGHT	35 FT.	35 FT.
LOT COV.	30%	20%
F.A.R.		0.25



KEY NOTES:

1. EXISTING 1 STORY WOOD FRAME STRUCTURE, DECKS, AND SHEDS TO BE COMPLETELY REMOVED. ALL DEBRIS, LANDSCAPE WOOD TIMBERS TO BE REMOVED.
2. UTILITY CHASE: 3.5' X 3.5' WILL BE SHOWN ON ARCHITECTS PLANS.
3. STEEL PILES - 27 TOTAL, WOOD PILES - 9 TOTAL. SEE PILE PLAN FOR ACTUAL LOCATIONS, STEEL PILE DISTURBANCE 2.2 S.F. AND WOOD PILE DISTURBANCE 7.1 S.F.

Applicant & Owner:

MR. THOMAS MELARAGNI 6 LOUISE STREET NEWBURYPORT, MA. 01951 PHONE: 339-987-0720.

Environmental Consultant:

HUGHES ENVIRONMENTAL CONSULTING 44 MERRIMAC STREET NEWBURYPORT, MA. 01950 PHONE: 978-465-5400.

Land Surveyor & Civil Engineer:

ARC SURVEYING & ENGINEERING ASSOCIATES, INC. 25 FORDHAM WAY NEWBURY, MA. 01951 PHONE: 978-463-4041.

Structural Engineer:

FIX ENGINEERING 2 SILVER LEDGE ROAD NEWBURY, MA. 01951 PHONE: 978-462-4331.

ZONING MATRIX:

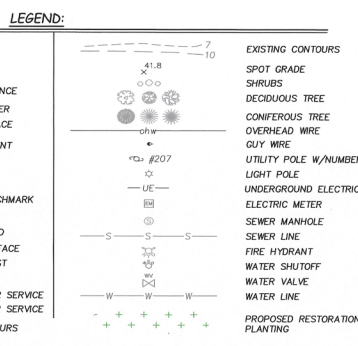
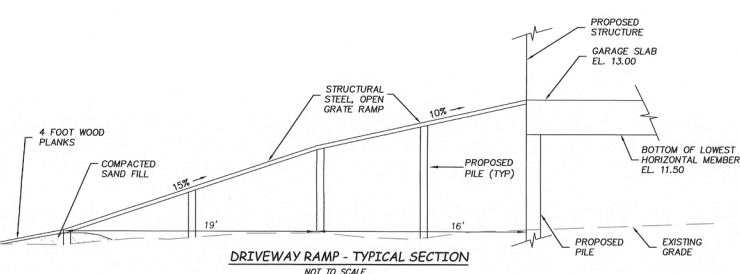
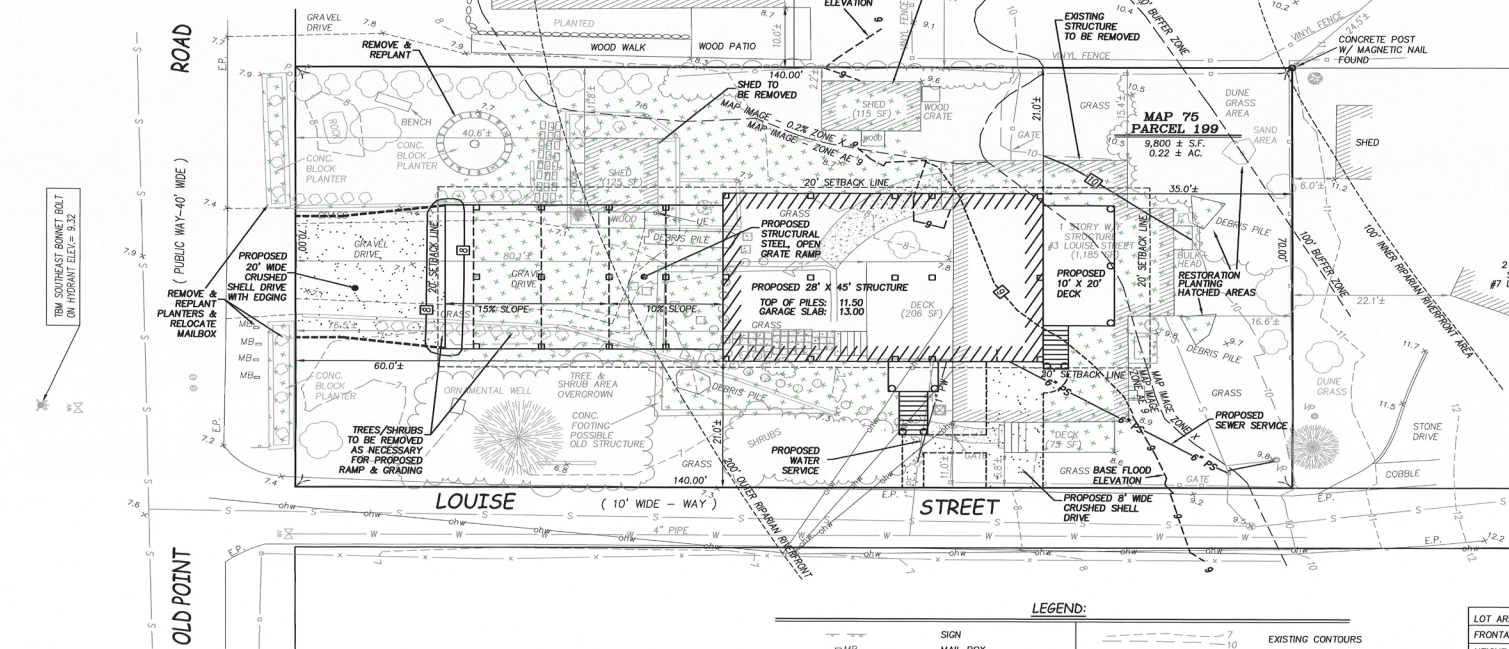
	EXISTING DIMENSIONAL CONTROLS	PROPOSED DIMENSIONAL CONTROLS	REQUIRED DIMENSIONAL CONTROLS R-3/P100	NOTES
LOT AREA	9,800 S.F.	NO CHANGE	12,000 S.F.	
FRONTAGE	210'	NO CHANGE	120'	
HEIGHT * MEAN	11.5' ±	28'	35'	
LOT COVERAGE (%)	14.5	12.8	20	
OPEN SPACE (%)	78.7	71.2	50	
FRONT SETBACK	11.0' ±	21.0' ±	20'	5.8' ± TO DECK (EXISTING) SIDE TO SIDE (PROPOSED)
SIDE A SETBACK	92.3' ±	60.0' ±	20'	WESTERLY 21.0' ± TO RAMP SIDE TO SIDE (PROPOSED)
SIDE B SETBACK	16.6' ±	35.0' ±	20'	EASTERLY 25.0' ± TO DECK SIDE (PROPOSED)
REAR SETBACK	15.4' ±	21.0' ±	20'	
PARKING SPACES	2 DRIVEWAY	3 PROP. DRIVE.	2	2 INSIDE GARAGE 1 UNDER BLDG.
FAR*	N/A	0.249	0.25	

- * HEIGHT IS MEASURED FROM THE MEAN GRADE ELEVATION TO THE MEAN ROOF HEIGHT.
- ** LOT COVERAGE IS THE PERCENTAGE OF THE LOT AREA DEVOTED TO BUILDING AREA. DIVIDE THE TOTAL BUILDING AREA BY THE LOT SIZE. THIS INCLUDES ALL ACCESSORY STRUCTURES.
- *** OPEN SPACE IS THE SPACE ON A LOT UNOCCUPIED BY BUILDINGS, DRIVEWAYS, OR PARKING AREAS. DECKS, PATIOS AND POOLS MAY BE CONSIDERED OPEN SPACE. TOTAL ALL BUILDING AND PARKING AREAS AND DIVIDE BY LOT SIZE. PROCEED TO SUBTRACT THAT NUMBER FROM 100%. THE RESULT IS OPEN SPACE PERCENTAGE.
- **** FAR IS ONLY APPLICABLE TO THE PLUM ISLAND OVERLAY DISTRICT (PIOD). DIVIDE THE TOTAL GROSS FLOOR AREA OF A BUILDING (REGARDLESS OF USABLE AREA) AND DIVIDE BY LOT SIZE, PROVIDED BY THE ARCHITECT.

NOTES:

- 1.) THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- 2.) VERTICAL DATUM HAVD 1988.
- 3.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250000170 EFFECTIVE DATE: 07-16-2014. LOCUS PARCEL IS IN A ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.
- 4.) THESE ARE THE EXISTING CONDITIONS AS OF 08-16-2018.
- 5.) THE EXISTING CONDITIONS WERE REVIEWED AGAIN ON 2-15-20.
- 6.) BUFFER ZONE INFORMATION PROVIDED BY HUGHES ENVIRONMENTAL CONSULTING.
- 7.) ABUTTING LANDS ARE ACCORDING TO THE TOWN OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
- 8.) RIPARIAN LINES ARE OFFSET FROM ELEVATION 4.1 IN THE BASIN.
- 9.) FEMA SPA ZONES WERE DIGITIZED FROM THE FIRM MAP NUMBER 2500001370.
- 10.) ARCHITECT TO PROVIDE FAR CALCULATIONS.
- 11.) PROPOSED WATER AND SEWER SERVICES SHALL BE INSTALLED PER NEWBURYPORT DEPARTMENT OF PUBLIC SERVICES REGULATIONS AND STANDARDS.

CALL DING-SAFE (811)



NO.	DATE	DESCRIPTION	BY

PROJECT MGR: T.MEEHAN T.MEEHAN, L.THIBODEAU, DRAWN: # M. TESSIER	DATE: APRIL 20, 2020 CHECKED: M.TESSIER
FIELD: T.MEEHAN & J. ORGLER	JOB NUMBER: 18006
FIELD BOOK: 113,114 & 116	SHEET: 1 OF 1
FILE: C:\PROJECTS\2018\18006\18006SP-REV 10 ENG-ZBA.DWG	

APPLICANT:

Thomas M. Melaragni
 6 Louise Street
 Newburyport, Ma. 01950
 Essex County

SCALE: 1"=10'

PROJECT TITLE:

**Melaragni
 Topographic-Detail
 Survey**
 #3 Louise Street
 Newburyport, Ma. 01950
 Essex County
 Assessors Map 75 Parcel 199

PLAN TITLE:

**Site Plan
 to Accompany
 Special Permit**

**Arc Surveying &
 Engineering Associates, Inc.**
 25 FORDHAM WAY, NEWBURY, MA. 01951
 Phone & Fax: (978) 463-4041
 Visit us on the WEB at WWW.ARCSEAINC.COM



project:

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architect:

GRAF ARCHITECTS

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T. 978 499 9442

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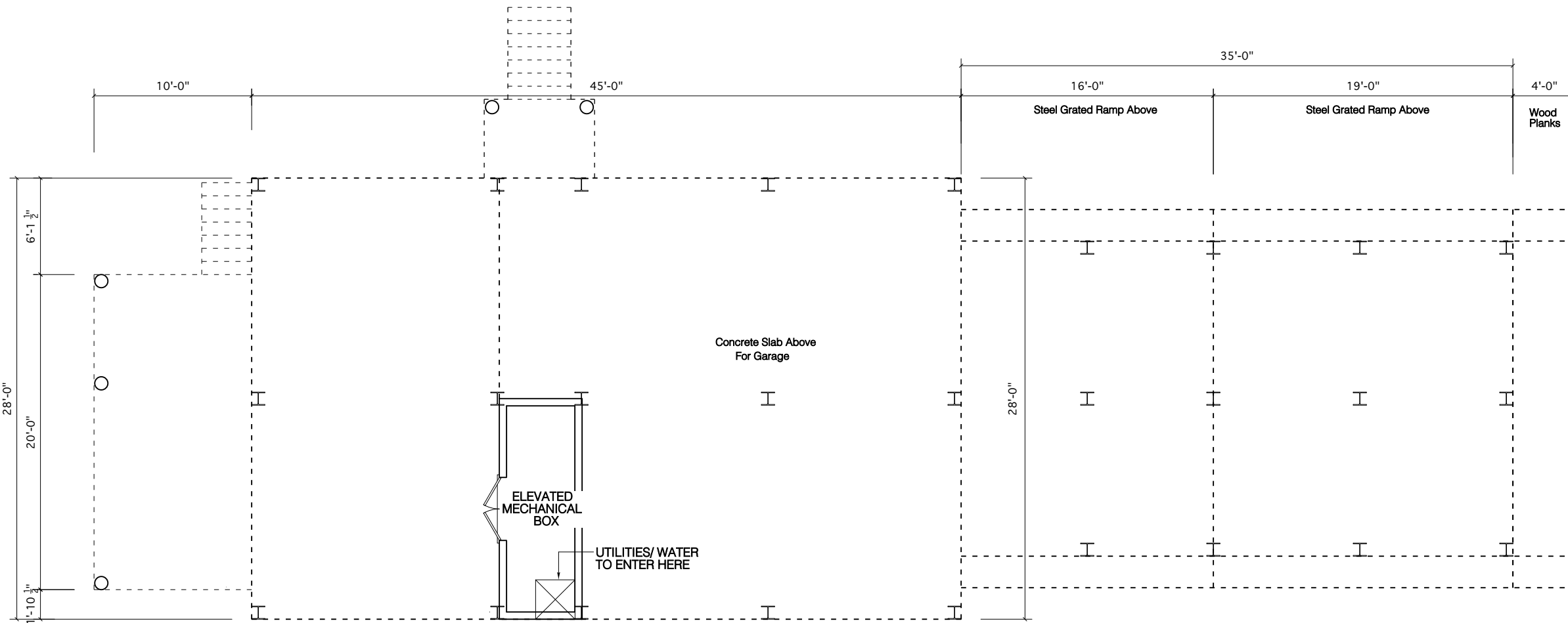
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PROPOSED Pile Plan + First Floor Plans

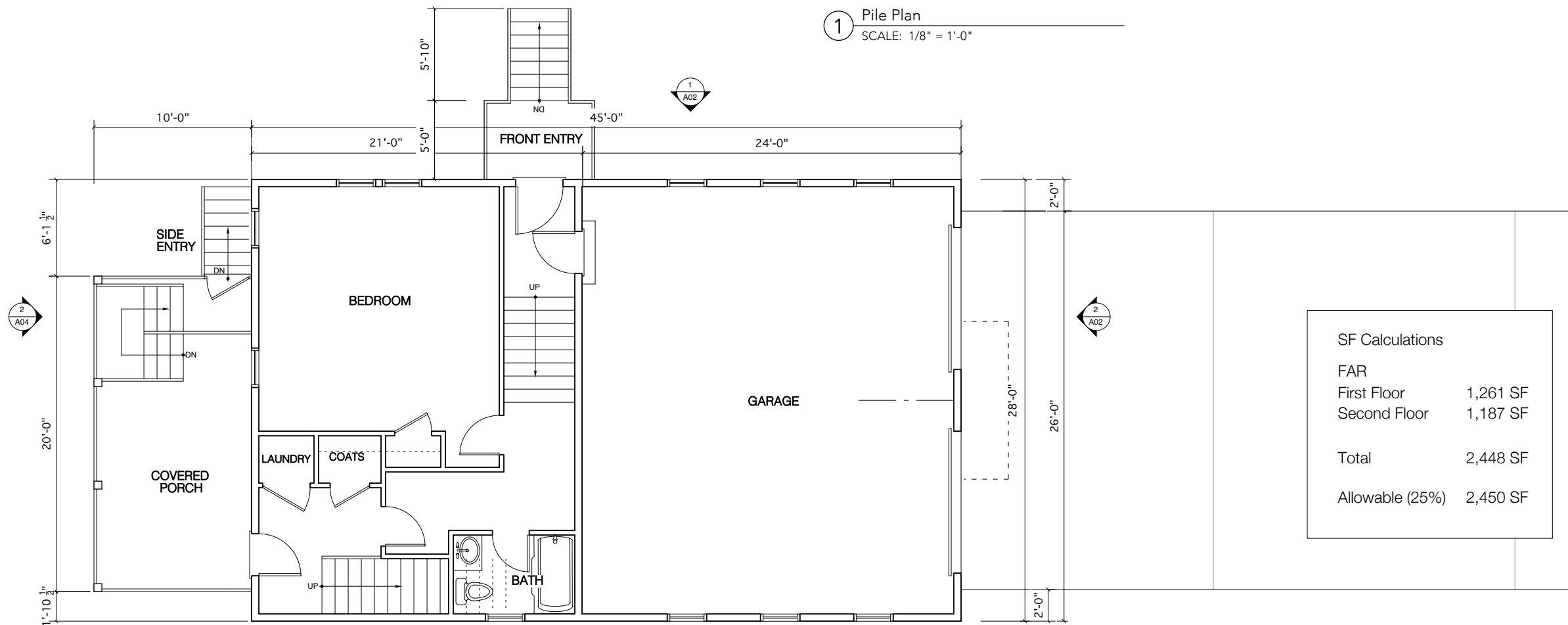
SCALE: 1/8" = 1'-0"

28 april 2020

A01



1 Pile Plan
SCALE: 1/8" = 1'-0"



2 First Floor Plan
SCALE: 1/8" = 1'-0"

SF Calculations	
FAR	
First Floor	1,261 SF
Second Floor	1,187 SF
Total	2,448 SF
Allowable (25%)	2,450 SF

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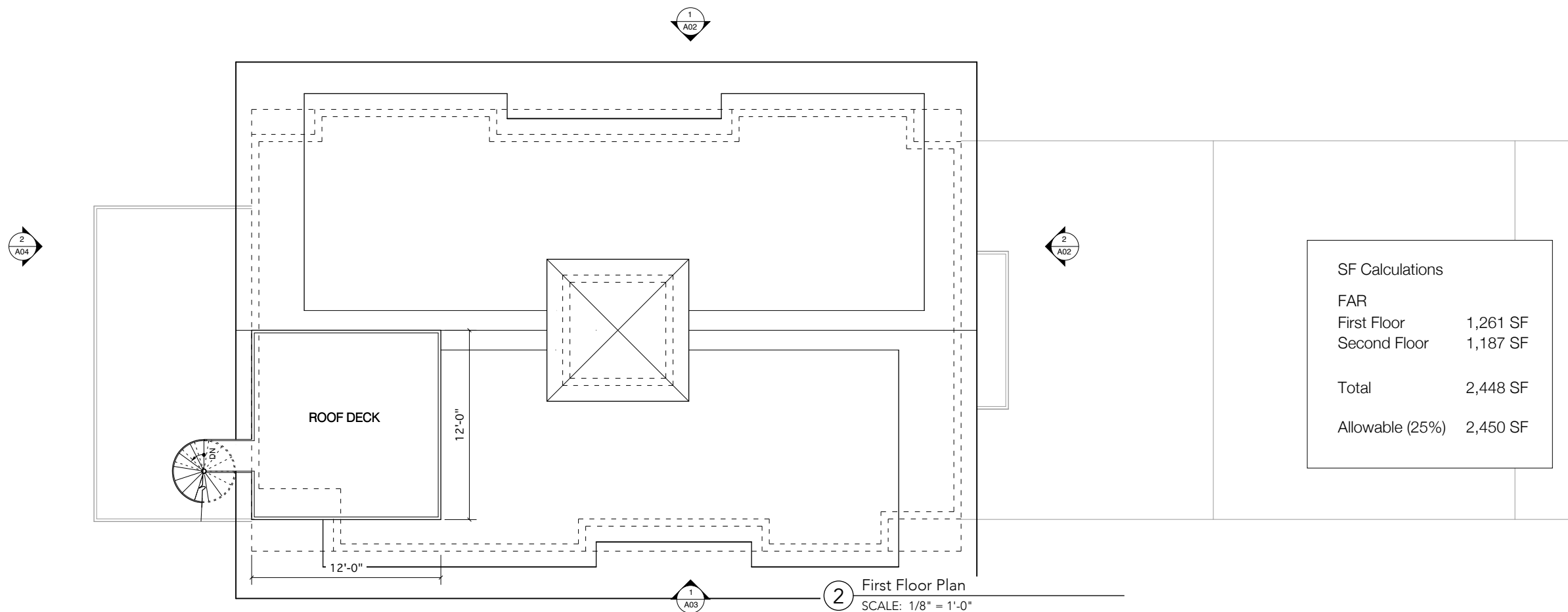
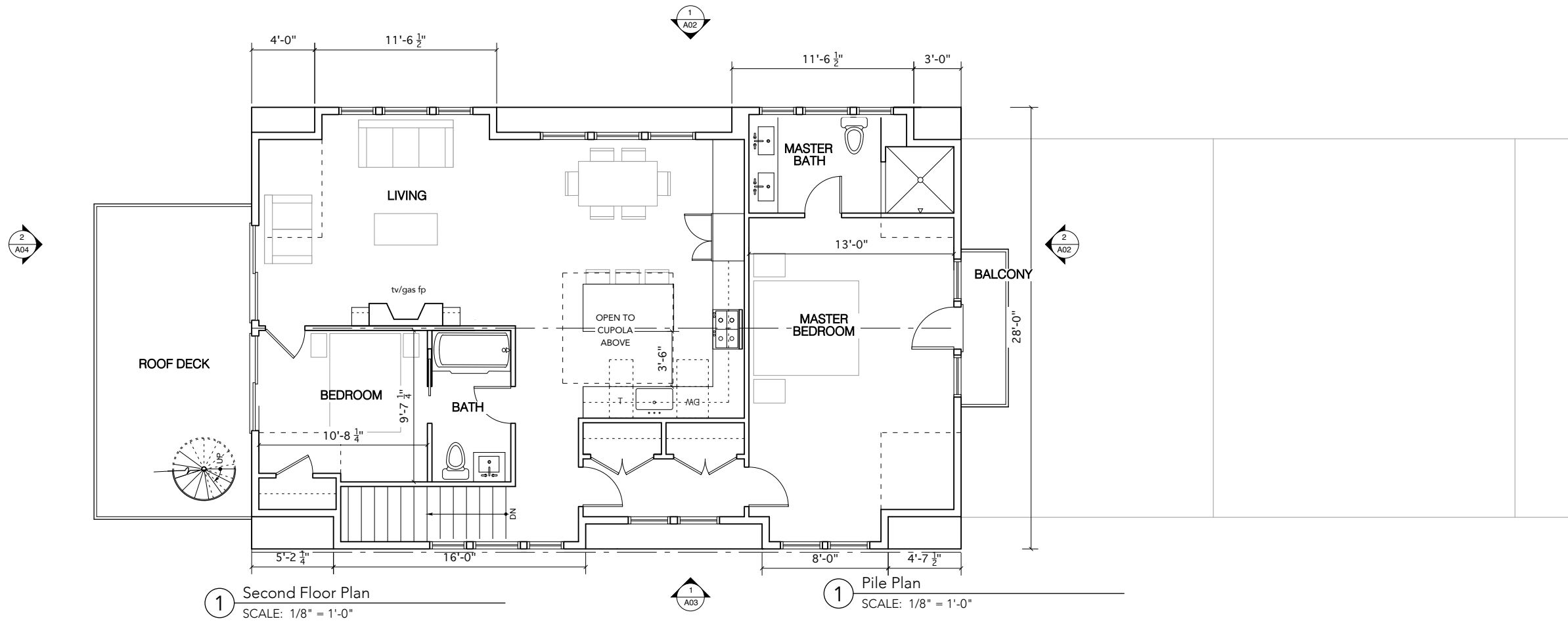
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PROPOSED Second Floor + Roof Plan

SCALE: 1/8" = 1'-0"

28 april 2020

A02



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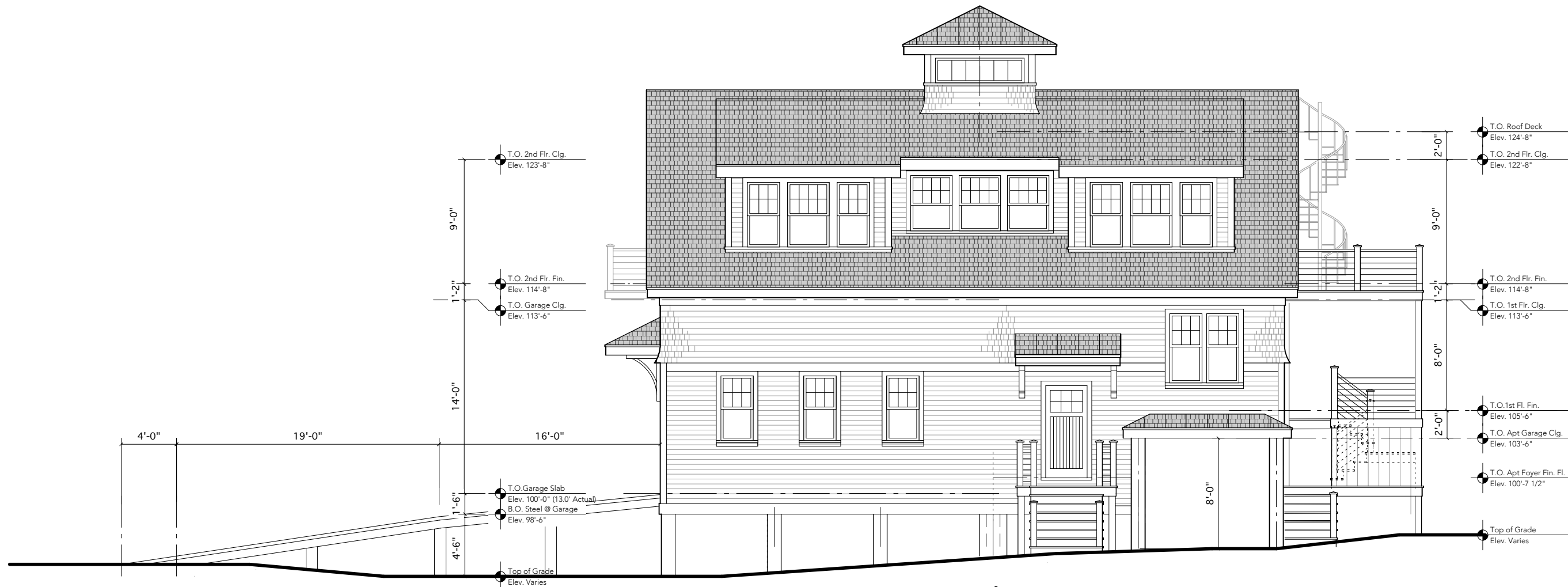
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PROPOSED Exterior Elevations

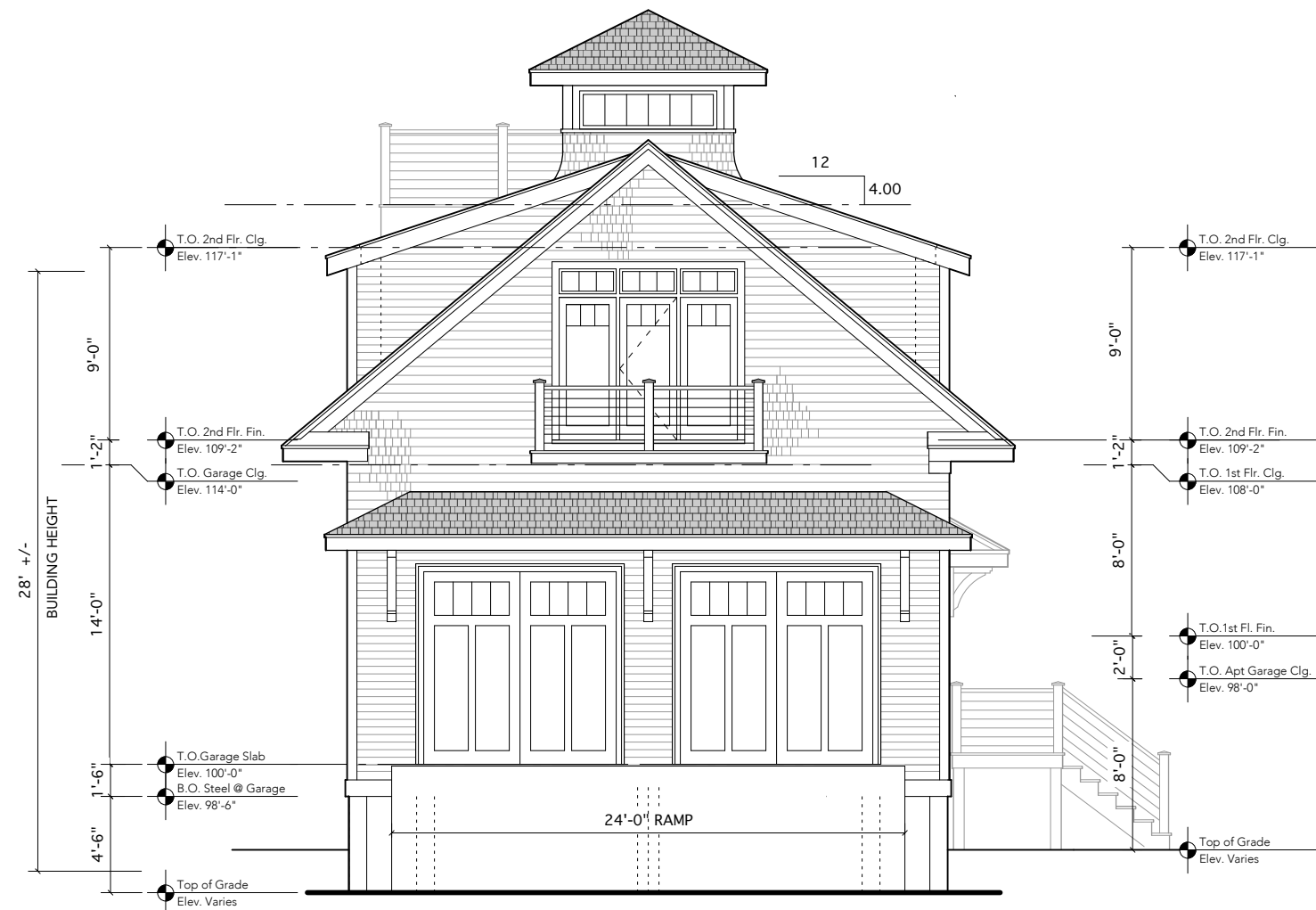
SCALE: 1/8" = 1'-0"

28 april 2020

A03



1 Front Exterior Elevation - Louise Street
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - Old Pointe Road
SCALE: 1/8" = 1'-0"

project:

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architect:

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title:

PROPOSED Exterior Elevations

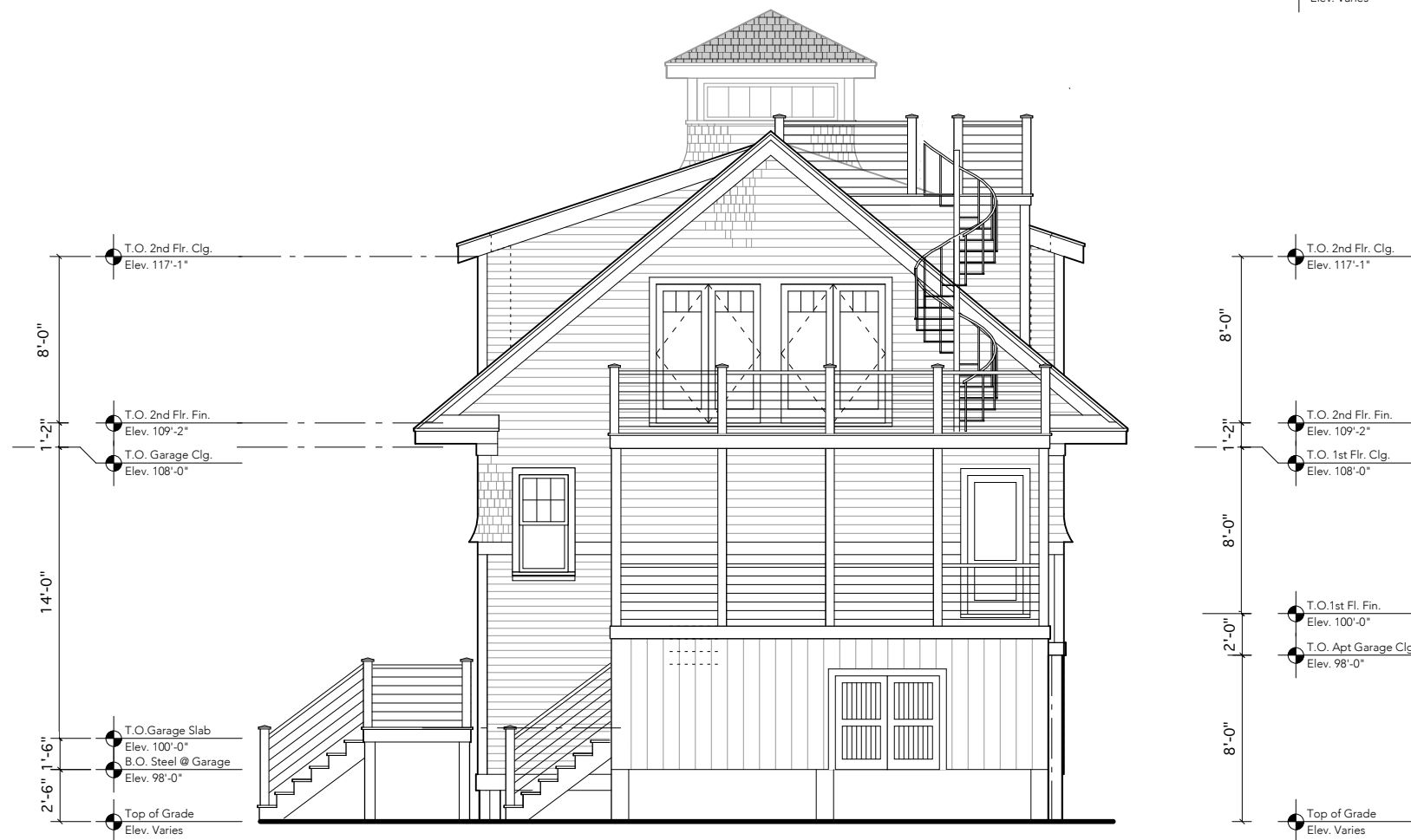
SCALE: 1/8" = 1'-0"

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A04



1 Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - Old Pointe Road
SCALE: 1/8" = 1'-0"

- Neighborhood is a mixture of 1-story homes, conventional two-story homes, and two-story homes constructed on piles
- The MIMAP view on the following slide denotes:

Blue Star = 2-story or more homes

Green Star = 1.75-story homes

Red Star = 1.5-story home

3 Louise Street is highlighted in yellow



Neighborhood Comparison

- Data below represents homes on immediately adjacent lots and streets
- Mixture of homes constructed in the mid-1900s and more recent construction
- Majority undersized lots for the PIOD
- Proposed lot coverage for 3 Louise is nearly 4% under the average

Address	Built	Lot size	FAR	Lot Coverage
2 Martha	1953	4900	0.195	19.6%
8 Martha	2013	10633	0.228	17.3%
6 Louise	2004	13160	0.164	9.3%
7 Louise	1917	4900	0.266	21.9%
9 Louise	1975	3622	0.382	27.1%
1 N St	1953	4900	0.173	17.3%
2 M St	1965	4900	0.172	19.6%
145 Old Point	1958	9800	0.102	10.3%
146 Old Point	1948	14700	0.072	5.6%
3 Kate	2014	4900	0.261	16.3%
		Average = 7641.5	Average = 0.202	Average = 16.4%
3 Louise Proposed		9800	0.249	12.8%