



Design Consultants, Inc.

Civil Engineering
Transportation/Traffic
Water/Wastewater
Geotechnical
Land Surveying
Environmental
Planning

March 21, 2018

Project 2017-137

Ms. Bonnie Sontag
Newburyport Planning Board
City Hall
Newburyport, Massachusetts 01950

RE: Site Plan Application
3 Perkins Way
Newburyport, Massachusetts

Dear Ms. Sontag:

On behalf of Bradford & Bigelow, Design Consultants Inc. (DCI) is submitting the following application for Major Site Plan Review for a proposed new building addition to Bradford & Bigelow. Enclosed with this application is a check in the amount of \$2,850 including \$500 filing fee and \$350 public notification fee. The additional \$2000 is for the peer review fee. Attached to this letter are the followings supplemental documents:

Attachment A: Application for Approval of Site Plan Review Section XV.

Attachment B: Zoning Determination indicating the project requires a Major Site Plan review.

Attachment C: Site Plan Review Drawings

Stormwater calculation are provided in pdf file format.

PROJECT DESCRIPTION

Bradford & Bigelow is a printing and publishing company that has grown from a small loft in South Boston with four employees to its present work force of 130+ employees. Bradford & Bigelow produces printing projects to serve its primary markets of educational, healthcare, secure testing, financial, and industrial catalogs. It specializes in the 8 1/2" x 11" trim size and light weight papers required for these markets. Bradford & Bigelow maintains a fleet of large and efficient Timson presses in order to fulfill its orders in a timely and effective manner. Recently, the printing industry has seen many companies exit the market due to reduced profit margins and increased competition. Throughout this time Bradford & Bigelow has maintained a

Braford & Bigelow
3 Perkins Way

robust competitiveness, sells on a national basis bringing revenue into the Newburyport community and is currently seeking to expand its facility in order to continue to be competitive and expand its business.

The proposal is to construct two (2) additions to the existing building. Bradford & Bigelow is outgrowing its existing building and requires additional warehouse storage space as well as room to install a new printing press.

The larger addition, located at the northern end of the building will cover an area of 41,105.5 square feet. The smaller addition will cover an area of 1,525 square feet and is proposed for the southeasterly portion of the building. This bump-out is intended to accommodate for the long length of the new printing press which will be installed lengthwise near the southerly building wall. In support of the new addition three new loading docks are proposed along with a new bio retention basin to mitigate the large addition and a green roof is proposed on the small addition. There is no expansion needed to the existing parking lot. New rain gardens are proposed to be cut into the existing parking lot to provide stormwater treatment and improving the water quality running off from the existing parking lot.

OTHER PERMITS

In addition to Major Project approval under Zoning Code Ordinance Section XV "Site Plan Review," the project also requires an Order of Conditions for buffer zone activities and Variance for yard setback and parking. The project is scheduled to be heard before the Newburyport Conservation Commission on April 3rd and Zoning Board of Appeals on April 10th.

We look forward to meeting with the Planning Board to present the plans and discuss the project in greater detail. In the meantime, if you have any questions regarding this project, please feel free to contact me at 978-884-6850.

Sincerely,
Design Consultants Inc.

Stephen B Sawyer

Stephen Sawyer, P.E.
Director of Engineering

Enclosures

City of Newburyport Planning Board
Application for SITE PLAN REVIEW

Applicant: Bradford & Bigelow Realty LLC , Attn: Rick Dunn

Address: 3 Perkins Way

Newburyport MA 01950

Phone: 978-904-3144

Email: rdunn@bradford-bigelow.com

Property Address: 3 Perkins Way

Assessor's Map and Lot(s): Map 78 / Parcel 6 Zoning District: I 1B

Book and Page(s) or Cert.#: Book 25976 Page 336

Type of Project: Major Minor

Brief description of request: 40,000 sf +/- building addition and 3 loading docks

Engineer: Design Consultants Inc. / Attn: Stephen Sawyer

Address: 68 Pleasant Street

Newburyport, MA 01950

Phone: 978-884-6850

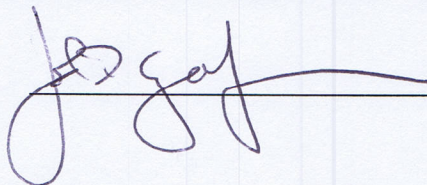
Owner: Bradford & Bigelow Realty LLC

Address: 3 Perkins Way

Newburyport, MA 01950

Phone: 978-904-3144

Owner's Signature: _____



CITY OF NEWBURYPORT, MA
ZONING REVIEW/BUILDING PERMIT DENIAL

APR# 2018-018

Name: MARK GRIFFIN / BRADFORD & BIGELOW REALTY LLC

Address: 3 PERKINS WAY Zoning District(s): I1-B

Request: CONSTRUCT 2 ADDITIONS TO EXISTING USE 605 WITHIN REQ SETBACKS, VARIANCE FOR # OF PARKING SPACES.

ZONING BOARD REVIEW REQUIRED

Variance

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

Parking (VII)

Sign Variance

- Signs (VIII)
 - Type Size
 - Lighting Location

Special Permit for Non-Conformities

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

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)
- Other _____

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Permitted Uses (V-D)
- Marijuana Overlay District (V-G)
- One residential structure per lot (VI.C)
- 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)*
- Other _____

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 - Parking Rear Yard
 - Upward Extension Lot Coverage
 - Open Space Side Yard
 - Height Lot Frontage
 - Lot Area Front Yard
- Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

CITY COUNCIL REVIEW REQUIRED (X.H.9)

Joseph Blasket
Newburyport Zoning Administrator

3/14/18
Date