

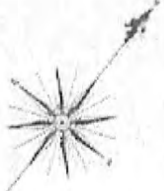
44 High Street Overview

- Roof change on one-story section located at rear of single-family residence which is proposed to be demolished.
- Construction of addition comprising of one- and two-stories at rear constituting a roof line change.
- Neither the existing section to be demolished or the proposed new section will be visible from High Street.
- Due to tree coverage, landscaping, a residence on an abutting property to the east, and a shed in the back yard, it is unlikely the addition will be more than minimally visible from Bromfield Street.

44 High Street Historical Overview

- Structure constructed in 1850 according to District Date Sheet and 1889 according to Assessor Record.
- No Form B available.
- Portion of the one-story section dates back to at least 1906 per 1906 and 1914 Sanborn maps.
- In 2001, one-story addition constructed off existing one-story section as reflected by building permit information available on MIMAP.
 - This addition is not shown in 1995 Recorded Site Plan.
- Proposed demolition includes both parts of the one story section.

SEP. 1906
NEWBURY PORT
MASS.

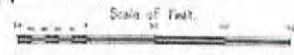
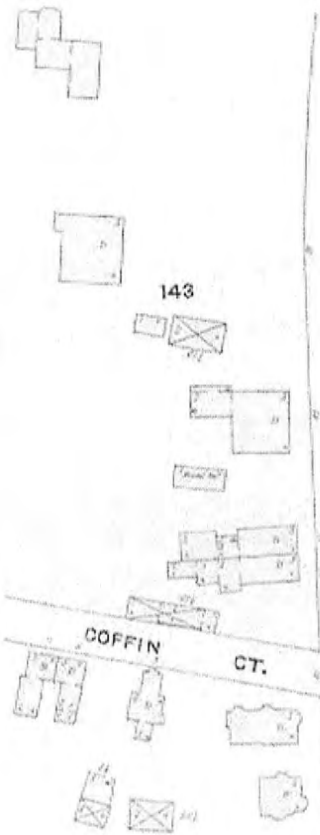


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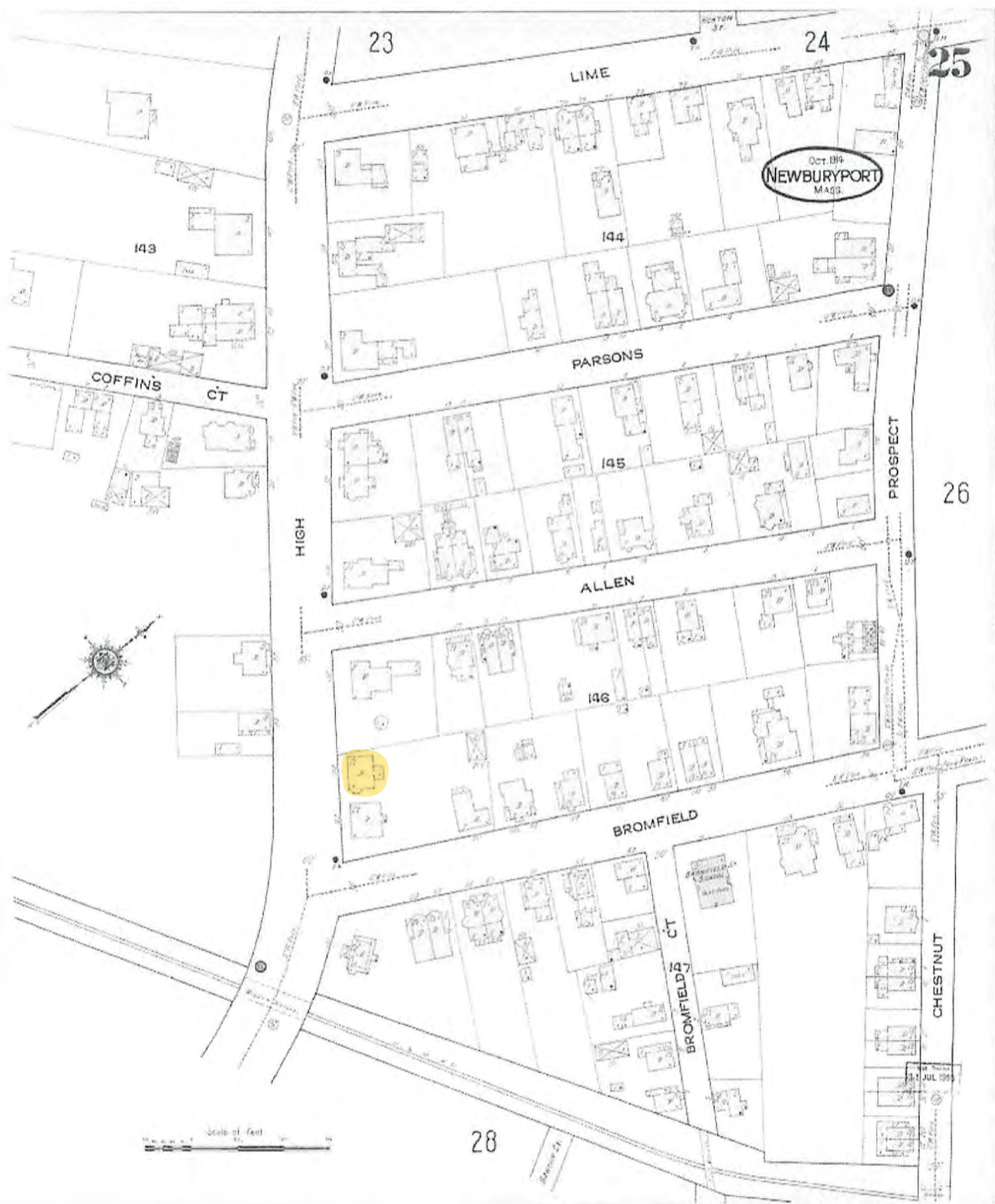
21

25

27



Map drawn
17 JUL 1905



23

24

25

LIME

OCT 1894
NEWBURYPORT
MASS.

143

144

COFFINS
CT

PARSONS

PROSPECT

26

HIGH

ALLEN

146

BROMFIELD

BROMFIELD
CT

CHESTNUT

Scale of feet

28

JUL 1895



NOTES:

1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2020.

2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.

3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

RECORD OWNERS:

HUNTER & JENNIFER FLYNN
44 HIGH STREET
NEWBURYPORT, MA

REFERENCES:

DEED BOOK 36962 PAGE 511

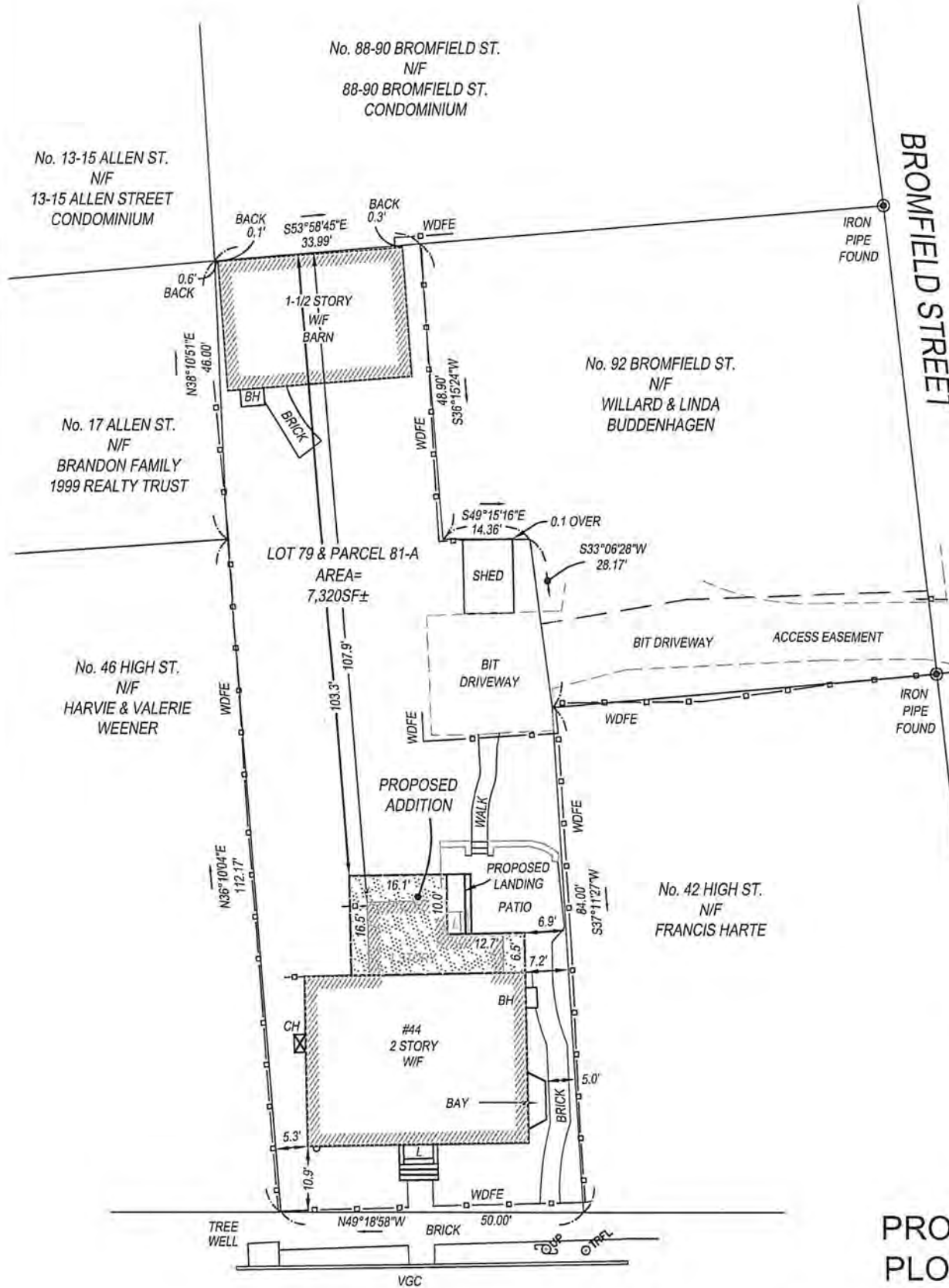
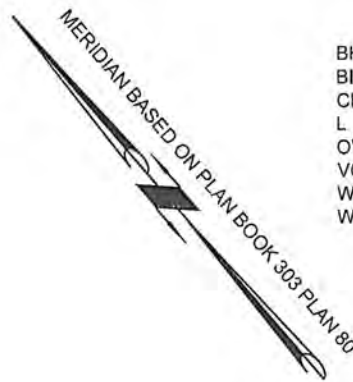
PLAN BOOK 303 PLAN 80
PLAN BOOK 437 PLAN 88
PLAN BOOK 387 PLAN 97

LEGEND:

BH	BULK HEAD
BIT	BITUMINOUS
CH	CHIMNEY
L	LANDING
OV	OVER
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
W/F	WOOD FRAME

ZONING:

R2 (SINGLE FAMILY)	
DCOD	
(EXISTING)	
LOT AREA:	7,320±SF
FRONTAGE:	50.00'
FRONT OFFSET:	10.9'
SIDE OFFSET:	5.0'
REAR OFFSET:	107.9'
LOT COVERAGE:	27.8%
OPEN SPACE:	67.0%
(PROPOSED)	
LOT AREA:	7,320±SF
FRONTAGE:	50.00'
FRONT OFFSET:	10.9'
SIDE OFFSET:	5.0'
REAR OFFSET:	103.3'
LOT COVERAGE:	29.5%
OPEN SPACE:	65.2%
(REQUIRED)	
LOT AREA:	10,000 SF
FRONTAGE:	90'
FRONT OFFSET:	25'
SIDE OFFSET:	10'
REAR OFFSET:	25'
LOT COVERAGE:	25%
OPEN SPACE:	40%



HIGH (PUBLIC - VARIABLE WIDTH) STREET

PROPOSED PLOT PLAN
IN
NEWBURYPORT, MA

AT 44 HIGH STREET
PREPARED FOR

HUNTER & JENNIFER FLYNN

BY

SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109

WWW.SUMMITSURVEYINGINC.COM

JUNE 5, 2020

20-0112

