

**City of Newburyport Planning Board**  
**Application for SITE PLAN REVIEW**

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NEWBURYPORT, MA

2018 JUN 20 AM 9:48

Applicant: Thomas Burke , Micrometal Technologies

Address: 5 New Pasture Road

Newburyport MA 01950

Phone: 978-462-3600

Email: \_\_\_\_\_

Property Address: 5 New Pasture Road

Assessor's Map and Lot(s): 82-3-C Zoning District: I-1

Book and Page(s) or Cert.#: Bk 34661 Pg 269

Type of Project:  Major  Minor

Brief description of request: 25' x 66' (1,650sf) addition for storage use

Engineer: Design Consultants Inc. , Mike Clark

Address: 120 Middlesex Ave.

Somerville MA 02145

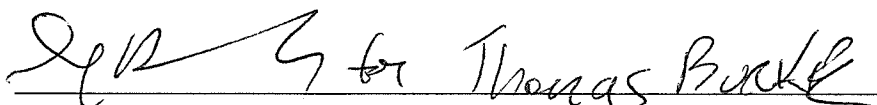
Phone: 617-776-3350

Owner: Thomas Burke, Micrometal Technologies Inc.

Address: 5 New Pasture Road

Newburyport MA 01950

Phone: 978-462-3600

Owner's Signature: 

**City of Newburyport Planning Board**  
**Application for SITE PLAN REVIEW**

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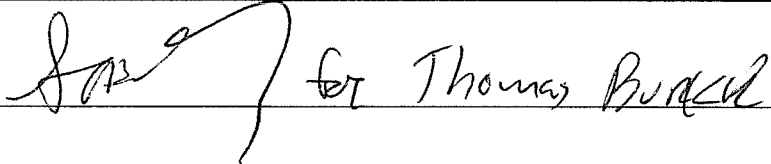
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Owner's Signature:  Thomas Burke

CITY OF NEWBURYPORT, MA

BUILDING PERMIT DENIAL

City BPD#: 2018-008

Name: LISA MEAD

Address: 5 NEW PASTURE RD

Zoning District(s): I7

Map and Lot: 82-3-C

**ZONING BOARD REVIEW REQUIRED**

Dimensional Variance

Dimensional Controls (VI)

Lot Area     Open Space     Front Yard  
 Lot Frontage     Height     Side Yard  
 Lot Coverage     Lot Width     Rear Yard

PIOD (XXI)

2 story limit

Parking (VII)

Use Variance

Not permitted use (V)

Sign Variance

Signs (VIII)

Type  
 Lighting

Size  
 Location

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     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 Increase
  - Lot Coverage     Setbacks
  - Open Space

**PLANNING BOARD REVIEW REQUIRED**

Special Permit

- One residential structure per lot (VI.C)
- Open Space Residential Development (XIV)
- Water Resource Protection District (XIX)
- Federal Street Overlay District (XXII)
- Medical/Recreational Marijuana
- \_\_\_\_\_

- Courts and Lanes (XXIII)
- Waterfront West Overlay District (XXIV)
- Towle Complex Redev. Overlay District (XXV)
- Downtown Overlay District (XXVII)\*
- Special Permit for Non-Conformities (DOD)

Site Plan Review (XV)

Major     Minor

Smart Growth District (XXIX)

Plan Approval

**HISTORICAL COMMISSION REVIEW REQUIRED**

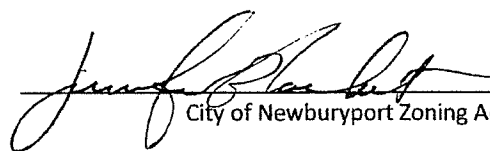
Demo. Delay     \*Advisory Review

**CONSERVATION COMMISSION REVIEW REQUIRED**

**CITY COUNCIL REVIEW REQ.**

GACM (X.H.9)

2/8/2018  
Date

  
City of Newburyport Zoning Administrator



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

April 20, 2018

Project 2017-137

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

RE: Site Plan Application  
5 New Pasture Way  
Newburyport, Massachusetts

Dear Ms. Sontag:

On behalf of Bradford & Bigelow, Design Consultants Inc. (DCI) is submitting the following application for Minor Site Plan Review for a proposed new building addition to Micrometal Technologies. Enclosed with this application is a check in the amount of \$850 including \$200 filing fee and \$350 public notification 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 Minor Site Plan review.

Attachment C: Site Plan Review Drawings

## **PROJECT DESCRIPTION**

Micrometal Technologies is currently seeking to expand its facility with a small 1,650 square foot addition to store finished product prior to shipment. The addition is located within the paved parking and loading area. The addition is for warehouse storage space only and will not change the number of employees at the facility. The work involved with constructing the addition is very simple with saw cutting and removal of the paved parking with no change in site grading or parking required.

Given the simplicity and small size of the proposed site work and building addition we are asking the Planning Board to waive the requirement of peer review for this project along with the associated \$500 fee. Also, with no increase of impervious surface we are requesting the Planning Board to waive the requirement of stormwater calculations with no change of impervious surface and thus no change in stormwater flow from the property.

Micrometals Technologies  
5 New Pasture Way

**OTHER PERMITS**

In addition to Minor 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 will be submitted to the Conservation Commission to be scheduled to be heard before the Newburyport Conservation Commission on July 17<sup>th</sup>. The project has received a variance for side line setback from Zoning Board of Appeals.

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 617-776-3350.

Sincerely,  
**Design Consultants Inc.**

*Michael Clark*

Michael Clark, P.E.  
Principal

Enclosures

