

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

Applicant: _____

Address: _____

Phone: _____

Email: _____

Property Address: _____

Assessor's Map and Lot(s): _____ Zoning District: _____

Book and Page(s) or Cert.#: _____

Type of Project: Major Minor Amendment (attach previous decision)

Project Description: _____

Engineer: _____

Address: _____

Phone: _____

Email: _____

Owner: _____

Address: _____

Phone: _____

Owner's Signature: _____

ZONING DETERMINATION

Name: David L. Shepard

Address: Parker Street Parcel 34-7 Zoning District(s): B1

Request: Seek minor site plan approval for the use of parcel as a public parking lot Use 413.

ZONING BOARD REVIEW REQUIRED

Variance

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

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, 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

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, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, 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, Use, 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

Newburyport Zoning Administrator signature

7/24/2019

Date

PROJECT NARRATIVE

For

Previously Proposed Site Plan

5 Parker Street

Newburyport, MA

I. Overview

In 2007, the applicant, Dave Shepard, received approval to construct a 4,400 s.f. retail facility with ancillary parking and stormwater measures at the subject property. The site was filled and graded and stormwater management measures were constructed. The building was never built. Now the client proposes to leave the site as is and continue using it for parking, which is a proposed change to the approved use.

The Applicant initially received ZBA approval to allow the proposed use noted above in 2007; however, the site was partially constructed and remains a gravel parking area with stormwater measures installed.

II. Existing Conditions

As previously noted, the project locus is 5 Parker Street. The property fronts on Parker Street and is bisected by the Newburyport/Newbury city/town line running east/west. The subject lot is generally flat but slopes slightly from Parker Street toward the wetlands to the South.

Vehicular access at **5 Parker Street** is provided by one gravel driveway opening to a gravel parking area. There no structures on the site.

Topography on the project lot is relatively flat with grades ranging from elevation 20 (N.A.V.D.-1988 Datum) near wetland resource areas to elevation 21 near Parker Street.

Wetlands are present along the southerly property lines. Existing Stormwater measures include a sediment forebay with a rip-rap overflow weir, pocket wetlands with a rip-rap outfall to the existing wetland habitat.

5 Parker Street is an undeveloped lot, approximately 3.68 Acres in area, with wetland resource areas present throughout. This lot is also zoned B-1 (Business).

III. Proposed Conditions

It is the Applicant's intention to leave the site as, a gravel parking area.

Structures

There are no structures on the site and none proposed.

Parking

The site is proposed as a gravel parking area only.

Traffic

The site is proposed as a long-term parking facility, therefore, trip counts to and from the site are expected to be virtually non-existent.

Stormwater Management

Existing Stormwater measures include a sediment forebay with a rip-rap overflow weir, pocket wetlands with a rip-rap outfall to the existing wetland habitat. A Stormwater Management Report had been previously accepted for the installation of these measures and no new changes are proposed for the site that would warrant additional remediation.

Utilities

There are no utilities existing or proposed for this site.

END

Millennium Engineering, Inc.

Massachusetts Office
62 Elm Street
Salisbury, Ma. 01952
Phone: (978) 463-8980
Fax: (978) 499-0029
www.Me-MA.com

www.MillenniumEngineering.com

New Hampshire Office
13 Hampton Road
Exeter, NH 03833
Phone: (603) 778-0528
Fax: (603) 772-0689
www.Me-NH.com

October 29, 2019

City of Newburyport
Planning Board
60 Pleasant Street
Newburyport, MA. 01950

Re: Site Plan Review
Waiver of Submission Request
Shepards Automotive
Parker Street; Assessors Map 34 Lot 7
DEP File No. 051-0761

Dear Members of the Board:

The applicant would like to request a waiver from submission requirements for site plan review for the above referenced project. The project has been scheduled for minor site plan review; however, there are no proposals for any construction going forward and the site is scheduled to remain as is.

A brief history of the site....

In 2007, the applicant, Dave Shepard, received approval to construct a 4,400 s.f. retail facility with ancillary parking and stormwater measures at the subject property. The site was filled and graded and stormwater management measures were constructed. The building was never built. Now the client proposes to leave the site as is and continue using it for parking, which is a proposed change to the approved use. The Applicant initially received ZBA approval to allow the proposed use noted above in 2007; however, the site was partially constructed and remains a gravel parking area with stormwater measures installed.

A plan showing As Built Conditions and an Existing Conditions Plan are submitted concurrently showing location and boundary information as well a proposed privacy fence. Additional submission requirements are addressed as follows:

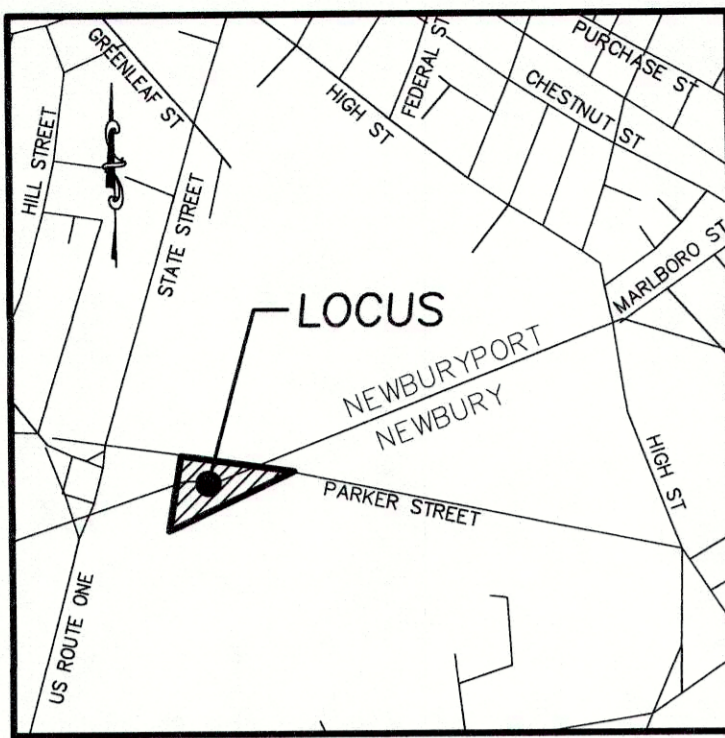
2. Structures- N/A. There is no proposed development of the site.
3. Signage- N/A. There is no proposed signage.
4. Landscaping- N/A. There is no proposed landscaping.
5. Traffic- N/A. There are no activities or development proposed which will generate traffic at the site.
6. Parking- N/A. There is no additional parking proposed.
7. Public Access-N/A. There are no public access areas proposed at the site.
8. Lighting-N/A. There is no lighting proposed.
9. Topography-N/A. There are no activities proposed for the site which will require grading.
10. Water and Waste Disposal-N/A. No water or wastewater systems either exist or are proposed for the site.

Millennium Engineering, Inc.

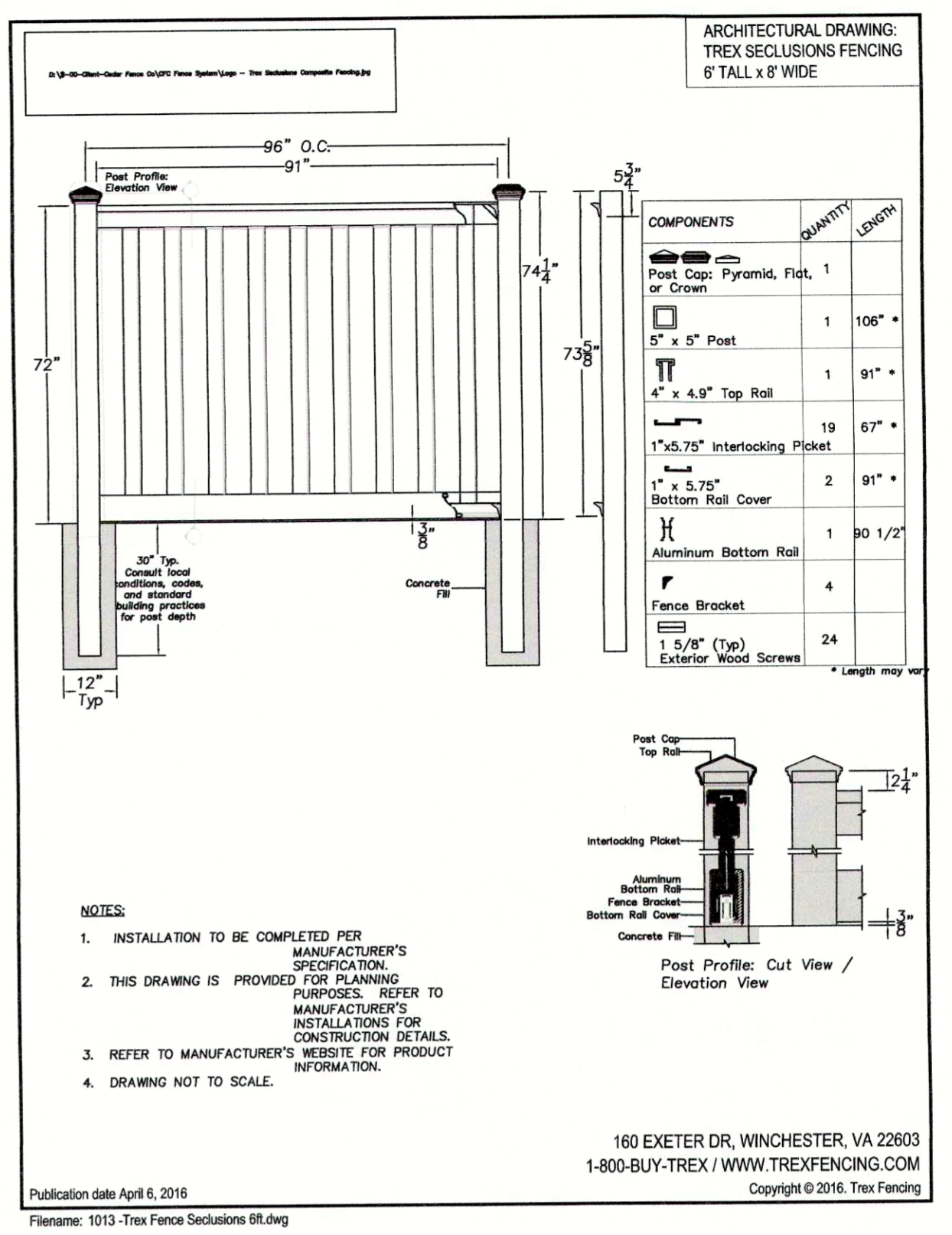
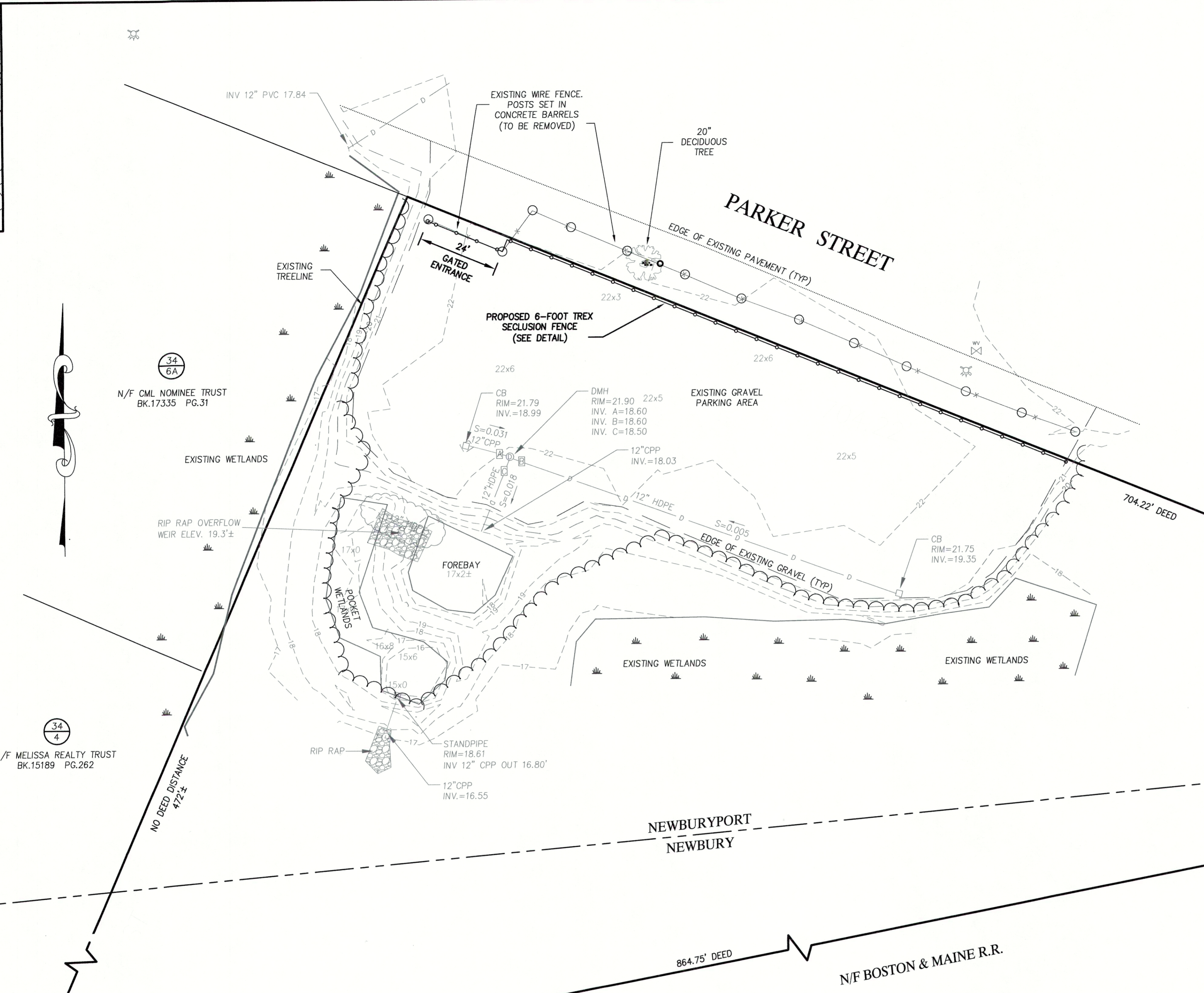
We trust the above information meets the requirements of the commission. If you have any questions or comments please feel free to contact our office.

Respectfully,

Eric W. Botterman, P.E.
EBotterman@Mei-Ma.com
Millennium Engineering, Inc.
Projects Manager



LOCUS MAP
1"=1200 FT



OWNER OF RECORD
N/F DAVID L. SHEPPARD AND CAROLYN M. SHEPPARD, TRUSTEES OF C & D REALTY TRUST E.S.D.R.D. BK. 25756 PG. 340

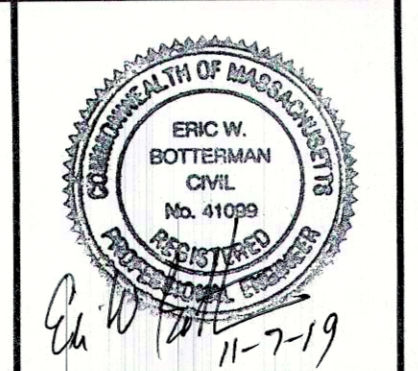
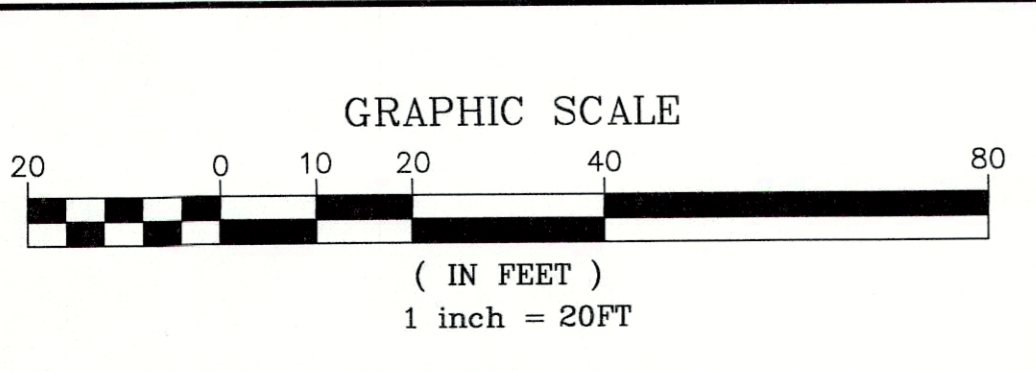
PLAN REFERENCES
PLAN BK.233 PLAN 25

- NOTES:
- ELEVATIONS ARE BASED ON DESIGN PLANS PREPARED BY PORT ENGINEERING ASSOCIATES AND FILED WITH THE NOTICE OF INTENT FOR THE PROJECT. PER SAID DESIGN PLANS, THE ELEVATION DATUM IS NGVD 29.
 - WETLAND DELINEATION BY MARC E. JACOBS, WETLAND SCIENTIST AND FIELD LOCATED BY MILLENNIUM ENGINEERING.

FENCE DETAIL
NOT TO SCALE

- LEGEND
- x — EXISTING FENCE
 - o — PROPOSED FENCE
 - D — DRAINAGE
 - CB CATCH BASIN
 - ⊙ DMH DRAIN MANHOLE
 - 15x5 SPOT GRADE
 - - - 17 - - - EXISTING ELEVATION CONTOUR
 - ~ TREELINE
 - WETLANDS
 - HYDRANT
 - WATER SHUT OFF
 - WATER VALVE
 - ASSESSORS MAP#
 - PARCEL#

- NOTES:
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.



PREPARED FOR
SHEPARD AUTOMOTIVE
4 PARKER STREET
NEWBURYPORT, MA

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'
DATE: NOV. 7, 2019
CALC. BY: D.R.B.
CHKD. BY: E.W.B.
PROJECT: M132504

PLAN OF LAND
IN
NEWBURYPORT, MA
SHOWING
PROPOSED PRIVACY FENCE
AT
PARKER STREET
(ASSESSORS MAP 34 LOT 7)

EXISTING
CONDITIONS
PLAN WITH
PROPOSED
FENCE
SHEET: 1 OF 1