

**City of Newburyport Planning Board  
Application for a SPECIAL PERMIT**

1/21/2020

The undersigned hereby submits an application for:

- Special Permit
- Special Permit amendment

Petitioner: PAMELA DOHERTY

Address: 147 NORTHERN BLVD. NBPT MA

Phone: 978-204-5758

Email: THEBEACHDOGDAYCARE@gmail.com

Owner: THE BEACH DOG DAYCARE

Address: 96 NEWBURYPORT TURNPIKE

Phone: 978-499-1881

Site Address: 77 PARKER ST NEWBURYPORT MA

Assessor's Map and Lot(s): MAP 78 LOT 2 Zoning District: IB

Book and Page #: 34029 PAGE # 0300 or Certificate of Title: \_\_\_\_\_

**Ordinance section where relief is being requested:**

LANDUSE CODE: 4010  
DESC. - IND WHSES

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Table of Permitted Uses (V-D) | <input type="checkbox"/> Courts and Lanes (XXIII)                    |
| <input type="checkbox"/> One residential structure per lot (VI.C) | <input type="checkbox"/> Waterfront West Overlay District (XXIV)     |
| <input type="checkbox"/> Open Space Residential Development (XIV) | <input type="checkbox"/> Towle Complex Redev. Overlay District (XXV) |
| <input type="checkbox"/> Water Resource Protection District (XIX) | <input type="checkbox"/> Other _____                                 |
| <input type="checkbox"/> Federal Street Overlay District (XXII)   | (For XXVII, see DOD Special Permit Application)                      |

**Describe the Special Permit request:**

DOG DAYCARE + GROOMING FACILITY ON 77 PARKER ST.  
NBPT. MA

**Petitioner and Landowner signature(s):**

Every application for a Special Permit shall be made on this form, which is the official form of the Planning Board. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in the Planning Board dismissing the application as incomplete.

Signature of petitioner/owner: *Pamela Doherty*

Print name(s) here: PAMELA DOHERTY

1/21/2020

Application of the Beach Dog L.L.C.

For a Special Permit

Proposal:

The Beach Dog L.L.C. proposes to conduct a dog daycare and grooming business at 77 Parker Street, Newburyport Ma. The use will require minimal change to the interior of the existing structure and a minor non-structural change to the exterior. The business consists of two parts, daycare and grooming with the daycare operating from 7:00 am to 7:00 pm Monday through Friday, with grooming 8:00 am until 5:00 pm Monday through Friday. The Beach Dog L.L.C. request a Special Permit from the Planning Board to conduct a "Kennel/Animal Boarding within Newburyport's IB zone.

Existing Conditions:

Historically the property has seen intense use as camper sales, home heating oil storage and delivery, propane and storage and presently a home for NRC, an environmental company. Further, presently a newspaper company runs out of the adjacent structure within the same property. The proposed use will not add any additional impervious surface, is in the x-zone, and is not within 100 feet of any resource area. Total signage allowed for the site by code is 40 sq. ft., and the total proposed is 38.5 sq. ft. The site will be compliant with the City's parking requirements and will exceed the 5 required spots. The requested use will be no more intense than the historic or the existing uses.

Proposed Conditions:

The Beach Dog L.L.C. will make minor modifications to the existing interior space by providing a greeting area and a grooming table. Additionally, an area to safely confine the dogs will be provided within the interior and a small turnout area of approximately 9' by 22' will be utilized. This site is one of two used by Beach Dog to conduct business and will be the site for customers with small dogs of no more than 10 pounds. The company utilizes Best Management Practices relative to clean-up of pet waste. The waste is removed immediately, and a spot treatment provided.

The business use will not subject the neighborhood to an excess of use that could be detrimental to said neighborhood, will not subject the City or its' inhabitants to objectional fire, explosion, smoke, dust, or other environmental pollution. Given the history of the site, its current uses and ease of access will provide for a safe, convenient and much needed service for the City of Newburyport and its' citizens.

Attachments: Exhibit A, Parking Provided

B, Signage

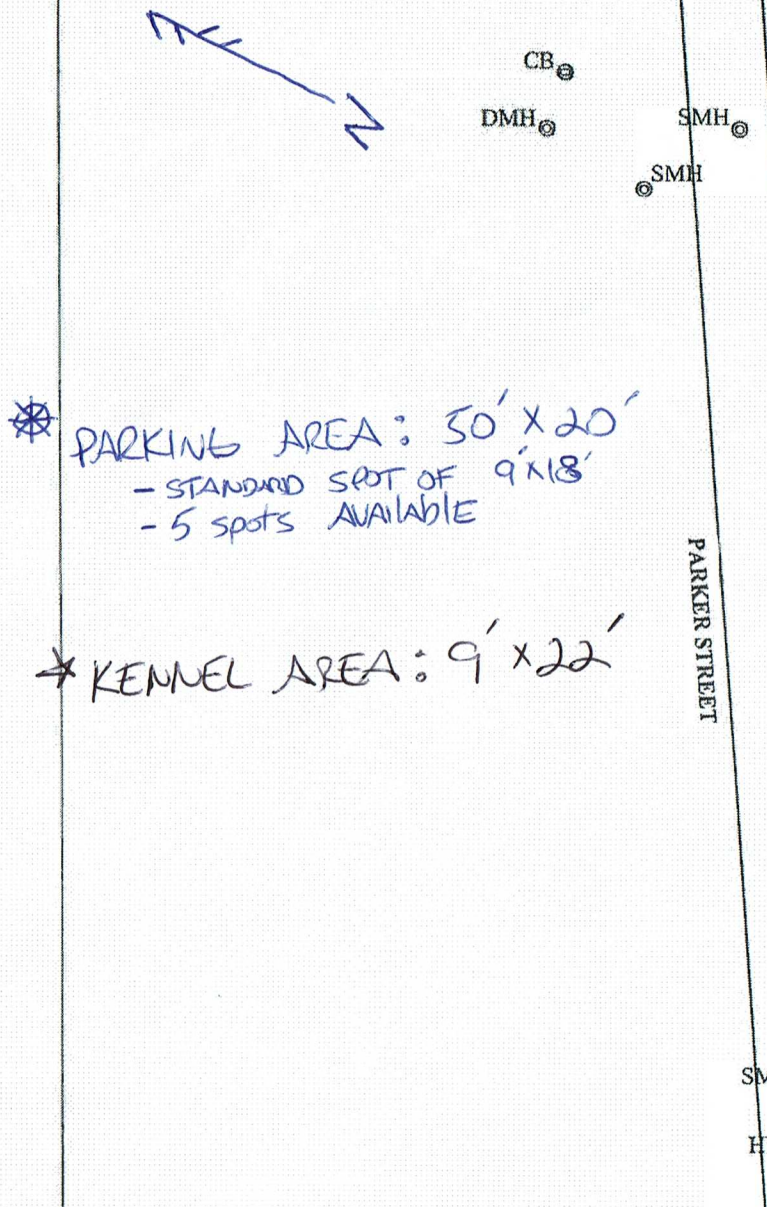
C, Outside Enclosure

D, Assessors Card

E, Zoning Determination

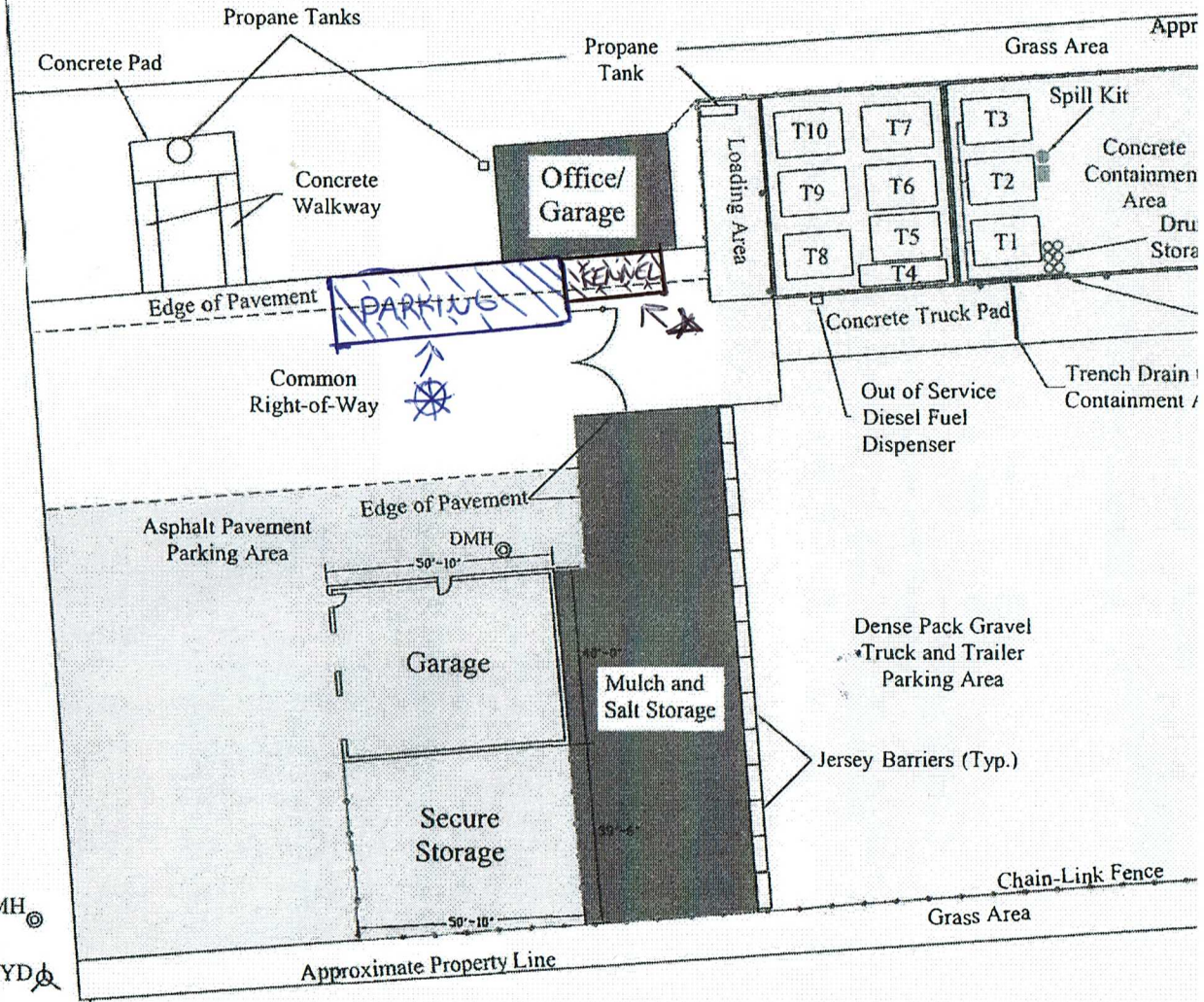
1/21/2020

# EXHIBIT A



\* PARKING AREA: 50' X 20'  
 - STANDARD SPOT OF 9' X 18'  
 - 5 SPOTS AVAILABLE

\* KENNEL AREA: 9' X 22'



1/4" = 10ft

EX. B

1/21/2020

77 PARKER STREET



ENVIRONMENTAL SERVICES

800-966-1102

80"

www.nrcc.com

TANK FARM

70"



The Beach Dog

GROOMING

978-904-1705

EX. E

1/21/2020



KENNEL ENCLOSURE IS ON TAR AND WILL REMAIN AS SUCH.

77 PARKER ST

Location 77 PARKER ST

MBLU 78/2/11

Owner PLUM ISLAND LLC

Assessment \$437,900

PID 5668

Building Count 2

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$152,500	\$285,400	\$437,900

Owner of Record

Owner PLUM ISLAND LLC

Sale Price \$435,000

Co-Owner

Certificate

Address 28 PLUM ISLAND BLVD  
NEWBURY, MA 01951

Book & Page 34029/0300

Sale Date 05/04/2015

Instrument 1S

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLUM ISLAND LLC	\$435,000		34029/0300	1S	05/04/2015
PEOPLES COMPREHENSIVE MTG LLC	\$0		34029/0289	1L	05/04/2015
PEOPLES COMPREHENSIVE MTG LLC	\$0		30630/0599	1Q	09/01/2011
GERMINARA ROBERT A TRUSTEE	\$0		14926/0466	1F	07/01/1998
BARCELONA DAWN M TRS	\$104,700		14536/0286	00	01/14/1998

Building Information

Building 1 : Section 1

Year Built: 1940

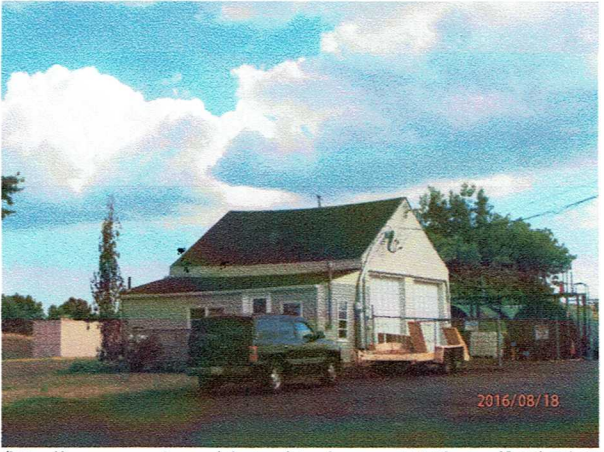
Living Area: 2,091

Building Attributes	
Field	Description
STYLE	Service Shop
MODEL	Industrial

1/21/2022

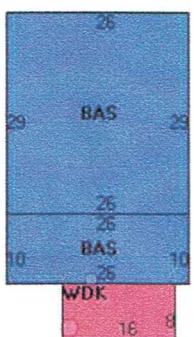
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Bldg Use	IND WHSES
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	4010
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	LIGHT
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	LIGHT
Wall Height	12
% Comn Wall	0

**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\90\15.jp>)

**Building Layout**



([http://images.vgsi.com/photos/NewburyportMAPotos//Sketches/5668\\_](http://images.vgsi.com/photos/NewburyportMAPotos//Sketches/5668_))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,014	1,014
WDK	Deck, Wood	128	0
		1,142	1,014

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

Land Use		Land Line Valuation	
Use Code	4010	Size (Acres)	1.93
Description	IND WHSES	Depth	0
		Assessed Value	\$285,400

1/21/2020

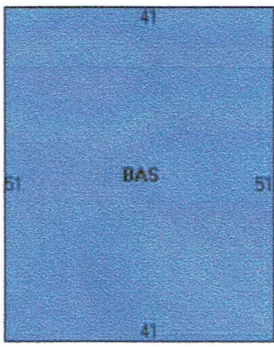
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	IND WHSES
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	4010
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\90\14.jp>)

**Building Layout**



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,091	2,091
		2,091	2,091

**Building 2 : Section 1**

Year Built: 1940  
 Living Area: 1,014

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Garage/Office
MODEL	Industrial
Stories:	1
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	



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**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			4534 S.F.	\$2,600	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
	CLF			1	\$1,200	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
PMP1	PUMP-SING HSE			2 UNITS	\$4,400	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
TNK5	ELEVATED TANK			10000 GALS	\$2,000	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
TNK5	ELEVATED TANK			10000 GALS	\$2,000	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
TNK5	ELEVATED TANK			10000 GALS	\$2,000	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
SGN2	DOUBLE SIDED			36 S.F.&HGT	\$1,200	1
TNK5	ELEVATED TANK			3000 GALS	\$3,000	2

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$137,700	\$285,400	\$423,100

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EX. E

1/21/2020

CITY OF NEWBURYPORT, MA

APR# 2020-003

ZONING DETERMINATION

Name: Pamela Doherty (tenant)

Address: 77 Parker Street Zoning District(s): I1B

Request: Use existing structure and parking to operate a dog day care, with outdoor run area and accessory grooming retail. parking provided per ordinance 1 per employee and 4 visitor spaces. Confirm work is not within floodplain or buffer.

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) # 424, 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 01/06/2020 Date

1/21/2020

# City of Newburyport

01/09/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassIT/MassGIS.  
 MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



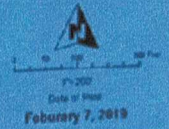
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>— Municipal Boundary</li> <li>— Roads</li> <li>— Interstate</li> <li>— Major Road</li> <li>— Local Road</li> <li>— Railroad</li> </ul> | <ul style="list-style-type: none"> <li>□ Zone AO</li> <li>□ Zone VE</li> <li>⊗ Estimated Wetlands</li> </ul> |
|---|--|

### Legend

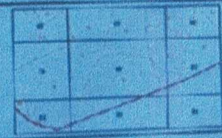
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- Legend**
- Parcels
  - Easements
  - Combined Lots
  - Tax Map
  - Map Tile
  - Municipal Boundary
  - Conservation Restriction



**City of Newburyport, MA**  
Assessor's Map Tile No. 80