



Mead, Talerman & Costa, LLC
Attorneys at Law

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Newburyport, MA 01950

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July 12, 2018

By Hand

Bonnie Sontag, Chair
Planning Board
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: 342 Merrimac Street / Informal Discussion concerning possible Section VI-C Application.

Dear Chair and Members of the Board;

Reference is made to the above captioned matter. In that connection, I represent Dan and Judy Lynch (the "Owners") the owners of 342 Merrimac Street (the "Property"). Currently the Property is a two-family home located on a lot which includes 13, 315 +/- of land and which has frontage on Merrimac Street and is also adjacent to Merrimac Court. The Owners wish to convert the existing two-family structure back to a single-family structure as it historically existed and construct a second single family home on the same lot. In order to accomplish this, the Owners require a section VI-C Special Permit under the Newburyport Zoning Ordinance ("NZO").

As you are aware, one of the criterion of the VI-C Special Permit is a community benefit, of which historic preservation is a part. Prior to undertaking full planning for this project, the Owners have appeared before the Historic Commission to determine if the Commission was interested in holding a Preservation Restriction on the existing structure. We appeared at the Historic Commission on July 11, 2018 and the Commission voted to advise the Planning Board that they are interested in holding this preservation restriction on the existing structure. The Owners are willing to have either the Historic Commission or the Massachusetts Historic Commission ("MHC") hold and approve the restriction. It is the Owner's position that the MHC would be interested in approving this restriction given the location and history of the home. Based upon the discussion with the Newburyport Historic Commission, they are of the same opinion.

I have attached our correspondence to the Historic Commission to this letter and you will see it fully sets out the historic significance of this structure and

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone 508.376.8400

property. Attached thereto is a site plan, existing photos are a part of the revised Form B and we have attached sketches of the proposed single-family home.

The Owners would like to more fully discuss this matter with the Planning Board before investing in the more extensive architectural drawings required for the new structure as well as the restoration drawings of the existing structure. When we meet we can discuss in more detail the nature of the restoration work.

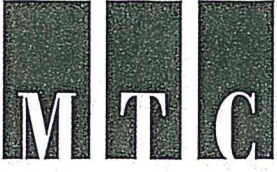
The Owners look forward to meeting with you to discuss this possible project.

Respectfully submitted,
Dan and Judy Lynch
By their Attorney,

A handwritten signature in blue ink, appearing to be 'Lisa L. Mead', written over a horizontal line.

Lisa L. Mead

cc: Client



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June 19, 2018

In Hand

Sarah White, Chair
Historic Commission
60 Pleasant Street
Newburyport MA 01950

RE: 342 Merrimac Street

Dear Chair and Members of the Commission;

Reference is made to the above captioned matter. In that connection, I represent Dan and Judy Lynch (the "Owners") the owners of 342 Merrimac Street (the "Property"). Currently the Property is a two-family home located on a lot which includes 13, 315 +/- of land and which has frontage on Merrimac Street and is also adjacent to Merrimac Court. The Owners wish to convert the existing two-family structure back to a single-family structure as it historically existed and construct a second single family home on the same lot. In order to accomplish this, the Owners require a section VI-C Special Permit under the Newburyport Zoning Ordinance ("NZO"). As you are aware, one of the criterion of the VI-C Special Permit is a community benefit, of which historic preservation is a part. Prior to undertaking full planning for this project, the Owners are seeking the input of the Historic Commission. The Owners are interested in granting a preservation restriction on this home for the benefit of the Commission. The Owners are willing to have either the Historic Commission or the Massachusetts Historic Commission ("MHC") hold and approve the restriction. It is the Owner's position that the MHC would be interested in approving this restriction given the location and history of the home. However, in the event the MHC is not amenable to holding same, the Owners would request that the Commission consider holding the preservation restriction.

The Owners engaged Eric Dray, Preservation Consultant, to undertake a review of the history of this house. In doing so, Mr. Dray updated the Form B Survey for the purposes of this Application and any ensuing preservation Restriction. I have attached Mr. Dray's credentials as Exhibit A and the updated Form B as Exhibit B.

As you can see from the research undertaken by Mr. Dray, the house was built in or around 1785 by Mr. Jacob Whitmore. The house is located in the heart of

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Phone 508.376.8400

what was once Bellevilleport's shipbuilding district. Eventually, at some point after 1826 the house was sold to John Currier, Jr. who of course was a preeminent ship builder in Newburyport.

It appears from the records in the Assessor's office, that the house was a single-family home until in or around May, 29, 1989 with the creation of the Whitmore Currier Condominium at which time it was converted to a two-family use. The owners purchased a portion of the house in 2005 and then later on January 31, 2017 purchased the other unit. At this point, the owners are operating the home as a two family. However, with their purchase and given the Owner's experience with restoring homes, it was their desire to eventually return the home to a single family use and in so doing restore the home to its historic roots and prevent further deterioration of the important historic elements.

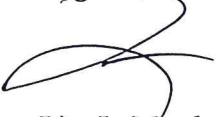
However, in restoring the home, they want to preserve the two-family use of the Property. Given the unique location of the Property with frontage on both Merrimac Street and Merrimac Court, the Owners propose to construct a single-family home on the same lot using Merrimac Court as its frontage, so to speak. Given the existing two-family use on the Property there will be no intensification of use. As you can see from sheet 3 on Exhibit B, there appears to have historically been a large structure, maybe even a residential structure, on the Merrimac Court frontage. In that way, the use of the rear of the Property for residential use would not be out of character with the historic use of the Property. I am including a sketch of the proposed single-family home for the Merrimac Court side of the Property. You can see that the proposed home is smaller in scale than the existing structure and will not take away from the presentation of the historic home.

Given the foregoing, the Owners are requesting the Commission act favorably on accepting either a MHC preservation restriction or a Commission preservation restriction and report to the Planning Board their support for this proposal.

We look forward to discussing this with you at your upcoming meeting.

Please let me know if you have any questions or require further information before your meeting.

Regards,



Lisa L. Mead

cc: Client

EXHIBIT A

EXHIBIT A

ERIC DRAY*

Eric Dray has over twenty-five years of experience in the preservation field, with a focus on historic district and preservation planning issues.

Mr. Dray graduated with a B.A. in History from Brown University and has both a Masters in Historic Preservation and a Law Degree from Boston University. Mr. Dray also spent a year mid-career studying Urban Planning at Harvard University's Graduate School of Design. This educational background makes him uniquely qualified to provide a broad range of preservation planning services.

Mr. Dray has extensive consulting experience with local communities including preparation of MHC Inventory Forms, National Register nominations, design review guidelines, and town-wide Preservation Plans and Survey Plans. Mr. Dray has also consulted with many Community Preservation Committees, including preparation of preservation restrictions. Prior to establishing his consulting business, Mr. Dray worked for six years as Historic District Administrator and Preservation Planner for the Boston Landmarks Commission.

In addition to consulting, Mr. Dray was an Adjunct Professor in the Boston University Preservation Studies program from 2006-2013 where he taught preservation planning.

Mr. Dray's community work has also been extensive. In Provincetown, he was Chair of the Historic District Study Committee, where he successfully guided the drafting of the bylaw and guidelines and the public process towards adoption of a 1,500 property district in 2004. He served as a historic district commissioner in both Cambridge and Provincetown. He served as chair of the Provincetown Historical Commission for many years, and was the Vice-Chair for the Community Preservation Committee.

Recent Consultancies

- **Survey** - MHC Building and Area Inventory Forms for Truro, Chatham, Brewster, Falmouth, Carver and Lincoln
- **National Register** - Individual, district and cemetery nominations for Sandwich, Falmouth, Truro, and Plymouth
- **Survey Plans and/or Preservation Plans** for the towns of Brewster, Chatham, Wareham, Carver and Randolph
- **Community Preservation Committee** assistance to the towns of Brewster, Falmouth, Eastham, Wareham and Orleans
- **Design Review Guidelines** for Plymouth and Falmouth's local historic districts

Professional Affiliations and Town Board Activities

- Council of Advisors, Historic Boston, Inc. (2015-present)
- Chair, Provincetown Historical Commission (2005-14)
- Vice-Chair, Provincetown Community Preservation Committee (2005-6, 2009-14)
- Member, Provincetown Historic District Commission (2004-2006)
- Chair, Provincetown Historic District Study Committee (1999-2003)
- President, Board of Directors, Meeting House Restoration Committee, (1998-ongoing)

- Member, Boston University Preservation Studies Advisory Council (2002-3)
- Mid-Cambridge Neighborhood Conservation District Commission, Alternate (1998-99)
- Preservation Massachusetts' Top Ten Most Endangered List Selection Committee (2007,9)
- Forum Member, National Trust for Historic Preservation
- Member, National Association of Preservation Commissions
- Member, Preservation Massachusetts

Awards

Preservation Massachusetts
Profile in Preservation Honoree, 2010

Joseph Tauro Scholar, BU School of Law

*Information taken from Eric Dray Consulting Company Profile on website.

EXHIBIT B

FORM B – BUILDING

DRAFT

Assessor's Number USGS Quad Area(s) Form Number

65-10-173

Newburyport

NWB.I

NWB.272

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: NEWBURYPORT

Place: (*neighborhood or village*): Merrimack Shipbuilding District

Photograph



Address: 342 Merrimac Street

Historic Name: Whitmore, Jacob House

Uses: Present: Residential

Original: Residential

Date of Construction: ca. 1785

Source: Deed research

Style/Form: Federal

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone, brick

Wall/Trim: Wood clapboard/ wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

1½-story outbuilding, possibly 19th c. (see Photo 3)

Major Alterations (*with dates*):

Rear elevation shed dormer (1980)

Extension of rear ell, exterior stairs and deck (dates unknown)

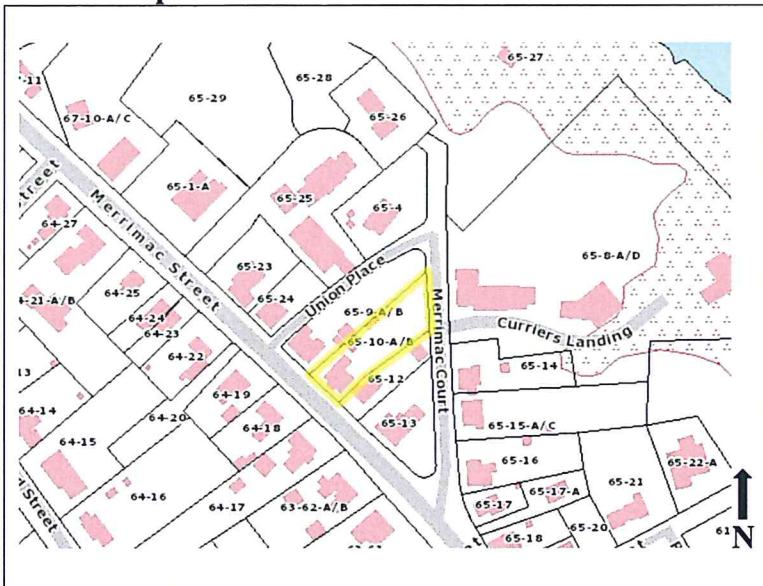
Condition: Good

Moved: no yes **Date:**

Acreage: 13,090 sq. ft.

Setting: This house is located on the east side of Merrimac Street near the banks of the Merrimack River. The house is set close to the street within a triangle formed by Merrimac Street, Merrimac Court and Union Place. This section of the street is densely built with 18th and 19th century houses, all set close to the street. This rectangular parcel extends from Merrimac Street to Merrimac Court. A short driveway is located along the north side of the house and a wood picket fence runs along the sidewalk.

Locus Map



Recorded by: Eric Dray, Preservation Consultant

Organization:

Date (*month / year*): October, 2017

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.I

NWB.272

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a two-story, side-gable example of a Federal-style house. As is typical of many Federal houses, the front elevation is five bays wide and symmetrically arrayed with a center entrance. A heavy brick chimney is centered on the roof ridge. It is believed that this house was updated in the mid-19th century, resulting in ornamental details which reflect the later Greek Revival style. The main building block rests on a stone foundation, and the two-story ell rests on a brick foundation. The walls are clad in wood clapboard siding, some of which have been replaced. The building's corners are articulated with broad pilasters with recessed panels and denticulated capitals. The roof is clad in asphalt shingles (likely wood shingles originally). The roof has a slightly-projecting molded box cornice. The front entrance has what appears to be a replacement wood six-panel door flanked by partial sidelights and pilasters with recessed panels. The entrance lintel is unadorned, possibly due to the addition of the bay on the second story which is supported by columns that rest on modern stone and concrete piers. According to the 1980 version of this Form B, this bay was added in the early-20th century.

Fenestration on the front and side elevations includes wood 6/1 double-hung windows on the first story and wood 6/6 double-hung windows on the second and third story. The house likely originally had wood 6/6 windows throughout. The windows are set in frames that reflect the recessed panel detail of the corner pilasters. The rear elevation has a complicated mix of ells/addition (see Photo 3). An 1880 "bird's eye view" (see attached) suggests that the two-story rear ell may date to at least the mid-19th century, with the other rear additions dating to the 20th century. The rear shed dormer was added in 1980.

The property includes a 1½-story outbuilding that rests on brick piers and is clad in painted wood shingles. The origins of this building are unknown. The Newburyport National Register District nomination calls it a shed and gives it a date of ca. 1845, but it is not shown on the 1851 Plan of Newburyport (see attached). It may be a remnant of the taller outbuilding with smokestack seen in the 1880 "bird's-eye view" (see attached).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

(This Historical Narrative is adapted and expanded from the 1980 version of this Form B and Area Form NWB.I)

This house is located within the Merrimack Shipbuilding District Area Form (NWB.I). This area was part of the Town of Newbury until 1851. In that year, Newburyport was incorporated and the district north of Oakland Street was annexed to Newburyport. During the second half of the 19th century, most of the shipyards in active operation were located within the Merrimack Shipbuilding District. Residential development during the late-18th and 19th centuries along Merrimac Street and the streets running from Merrimac Street toward High Street were closely associated with the shipyards. Shipbuilding remained a prosperous industry until the late-19th century.

According to the 1980 Form B, George Burroughs, a tanner, who invested heavily in land in this area, sold this parcel of land to Jacob Whitmore in 1785. Jacob Whitmore built this house shortly thereafter. The house is located in the heart of what was then Newbury's shipbuilding district and Whitmore was likely employed in the shipyards. Whitmore sold this house to Caleb Brown in 1826. Brown was a blacksmith who invested in several nearby homes during that period.

Later this house was sold to John Currier, Jr. who established a shipyard on a large tract of land he owned east of his house. He launched almost one hundred ships between the years of 1831 and 1884. His shipyard included two launching ways, a saw mill, two-story workshop with a mold loft, and a blacksmith shop. Mr. Currier had a reputation as a builder of some of the finest sailing vessels. The *Boston Traveler*, on August 8, 1860, stated, "Among shipbuilders, John Currier, Jr., of Newburyport stands

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.1

NWB.272

conspicuous. His reputation both at home and in Europe as a capable shipbuilder and as an honest man is without rival." Two of Mr. Currier's notable vessels included the 1,847 ton *John Currier*, which was built in 1882 and was the largest sailing ship built on the Merrimack, and the 1,575 ton *Mary L. Cushing*, which was built in 1883 and was the last square-rigged sailing vessel to be built in Massachusetts. Currier retired in 1884 and passed away in 1887. His son, author and historian John J. Currier, worked for many years in the counting room of the Currier shipyard. Prior to 1872 this house was sold to John Merrill, a ship carpenter. The house remained in the Merrill family until 1913 when Mary S. Merrill sold the property to Mary C. Sawyer.

The house and outbuilding are listed as contributing resources in the Newburyport National Register District, established in 1984.

BIBLIOGRAPHY and/or REFERENCES

1851 Plan of Newburyport, Mass. H. McIntire

1880 Bird's eye view, E. H. Bigelow

Cheney, Robert, *History of Merrimack River Shipbuilding*, Newburyport 1964

www.clipperheritagetrail.com/tour_alongwatersedge.php#09



Photo 2. View looking east.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BREWSTER

342 MERRIMAC STREET

Area(s) Form No.

NWB.I

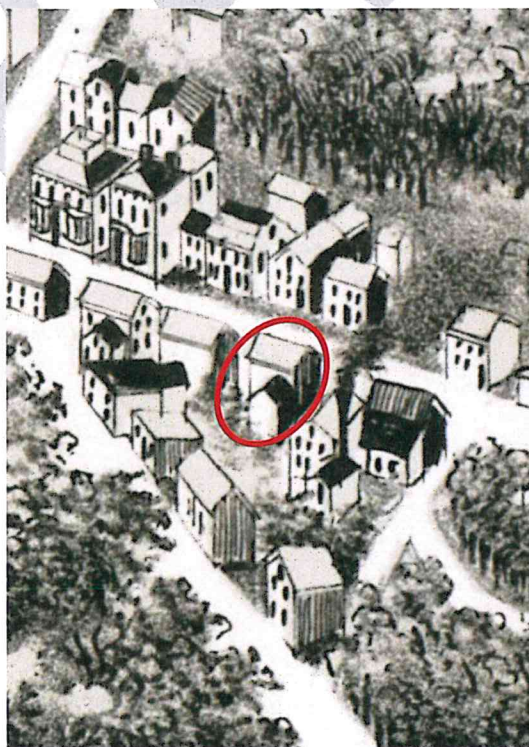
NWB.272



Photo 3. View of rear elevation and outbuilding, looking west.



Detail of 1851 Plan of Newburyport.

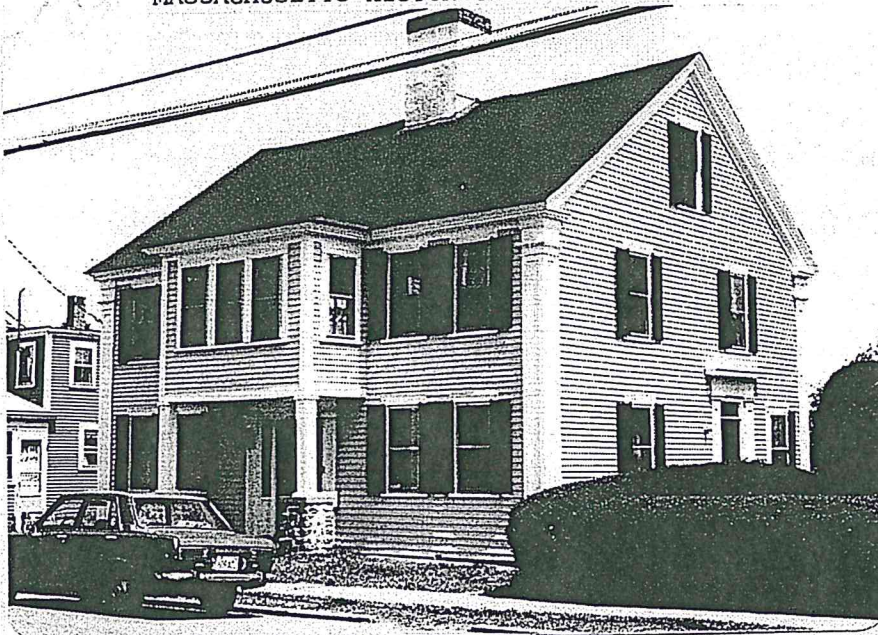


1880 "Bird's eye view".

FORM B - BUILDING

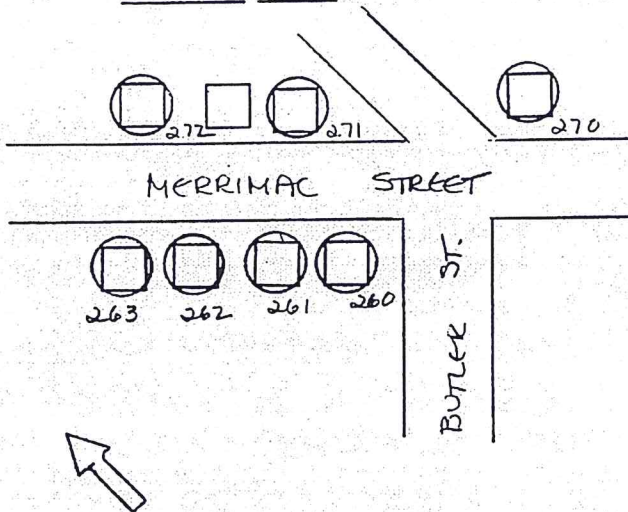
Area	Form no.
I	272

MASSACHUSETTS HISTORICAL COMMISSION



City Newburyport
 Address 342 Merrimac Street
 Historic Name Whitmore/Currier House
 Use: Original Residence
 Present Residence
 Ownership: Private individual
 Private organization
 Public
 Original owner Jacob Whitmore

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:

Date c. 1790
 Source Essex County Registry of Deeds
 Style Federal/Greek Revival
 Architect Unknown
 Exterior wall fabric Clapboards
 Outbuildings Shed
 Major alterations (with dates) Building updated (mid-nineteenth century)
 Moved _____ Date _____
 Approx. acreage 8,916 sq. ft.
 Setting in residential area of eighteenth and nineteenth century dwellings along the banks of the Merrimack River.

Recorded by Mary Jane Stirgwort
 Organization Office of Community Development
 Date 12-12-80

(Staple additional sheets here)

AVERY®
PV119G



ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This two story dwelling with pitched roof and symmetrical five bay facade was built in the early Federal period and updated during the Greek Revival period. The overall form of the house is typically Federal. The architectural elements are largely Greek in style. They include the heavy cornerboards, the window lintels and the front entrance. The door is flanked by pilasters supporting a heavy entablature above. The projecting second story bay over the front entrance was added early in this century.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

George Burroughs, a tanner, who invested heavily in land in this area, sold this parcel of land to Jacob Whitmore in 1785. Whitmore built this house shortly thereafter. The house is located in the heart of what was then Newbury's shipbuilding district and Whitmore was probably employed in the shipyards. Whitmore sold this house to Caleb Brown in 1826. Brown was a blacksmith who invested in several nearby homes during that period.

Later this house was sold to John Currier. The Currier Shipyard was located on the banks of the Merrimack adjacent to this home. John Currier built ships in Newburyport's North End until the 1880's. Between 1831 and 1884 Currier built ninety-seven ships and barks and one schooner, one steamer, and one scow of 200 tons, total tonnage 80,869.

Prior to 1872 this house was sold to John Merrill, a shipcarpenter. The house remained in the Merrill family until 1913 when Mary S. Merrill sold the property to Mary C. Sawyer.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980
1851 Plan of Newburyport, Mass. H. McIntire
1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
R. Cheney, History of Merrimac River Shipbuilding, Newburyport 1964

VISION

123
NEWBURYPORT, MA

SUPPLEMENTAL DATA
 Other ID: 65-10-A/B CONDO CV:
 SUB-DIV INLAW Y/N:
 PHOTO LOT SPLIT:
 WARD 40B HSNNG:
 TITLE #:
 ATT 1/2 HSE:
 GIS ID: M.250231.952533 ASSOC PID#

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.			
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	q/4	w/	SALE PRICE	V.C.
EXEMPTIONS						OTHER ASSESSMENTS					
ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY					
NBHD/SUB						Appraised Bldg. Value (Card)					
S/A						Appraised XF (B) Value (Bldg)					
NOTES						Appraised OB (L) Value (Bldg)					
						Appraised Land Value (Bldg)					
						Special Land Value					
						Total Appraised Parcel Value					
						Valuation Method:					
						Adjustment:					
						Net Total Appraised Parcel Value					

This signature acknowledges a visit by a Data Collector or Assessor

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	995	0P016	995	0P015	995	Total: 0		
Total: 0								

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION

B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	C. Factor	ST. Idx	Adj.	Notes- Adj.	Special Pricing	S Adj. Fact	Adj. Unit Price	Land Value
1	995 CONDO MAIN				13,090	SF	0.00	0.00000	0	1.0000	0.00	0.00			.00	0.00	0
Total Card Land Units: 0.30 AC Parcel Total Land Area: 0.3 AC Total Land Value: 0																	

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/23/2007				PM	02 Measur+2 Visits

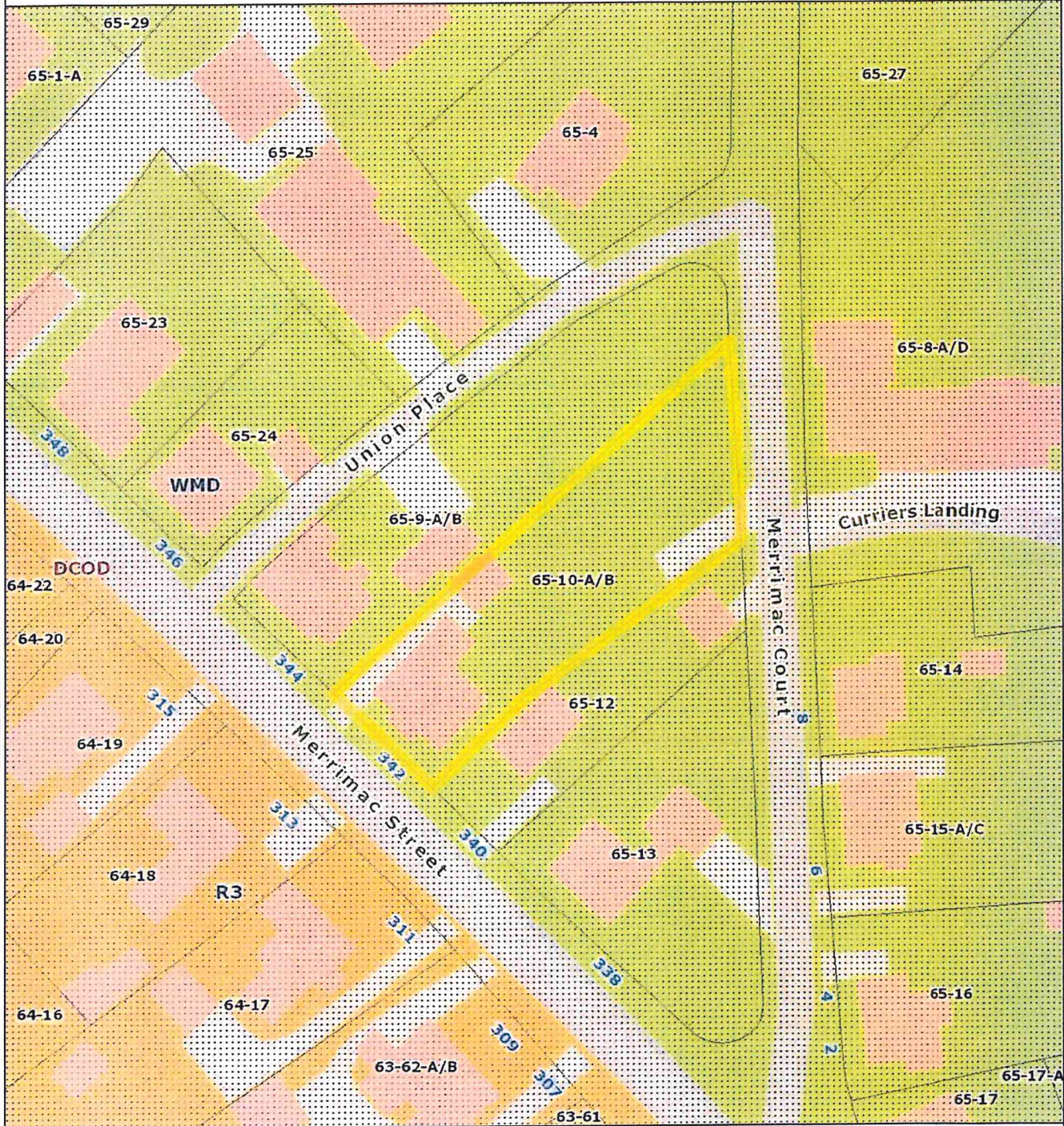
STREET NAME: Merrimac Street p. 13 of 14

Sheet
#194

NEWBURYPORT
DISTRICT DATA SHEET


Street Address	Map & Parcel	Historic Name	Date of Construction	Style	Status
322-324	61-6		ca 1890	Queen Anne	C
326	61-5		ca 1925-1940	Colonial Revival	MC
330	65-19		ca 1920	Arts & Crafts Bungalow	C
332	65-20 65-18		ca 1880	sidehall Italianate	C
334 270	65-17		ca 1800	Federalist	C
338 271	65-13		ca 1800	Federalist	C
340	65-12		ca 1845; 20th c	Greek Revival; alterations	C
342 272	65-10 65-11	Whitmore-Currier House & Shed	ca 1785; ca 1845	central-chimney timber frame; Greek Revival	C
344 273	65-9	house & shed	ca 1775-1800	late Georgian	C
346	65-3		ca 1800; ca 1855	timber frame; Italianate	C
348 274	65-2		ca 1845	Greek Revival	C
	65-1	Riverside Dairy	ca 1930-1940	Colonial Revival	MC



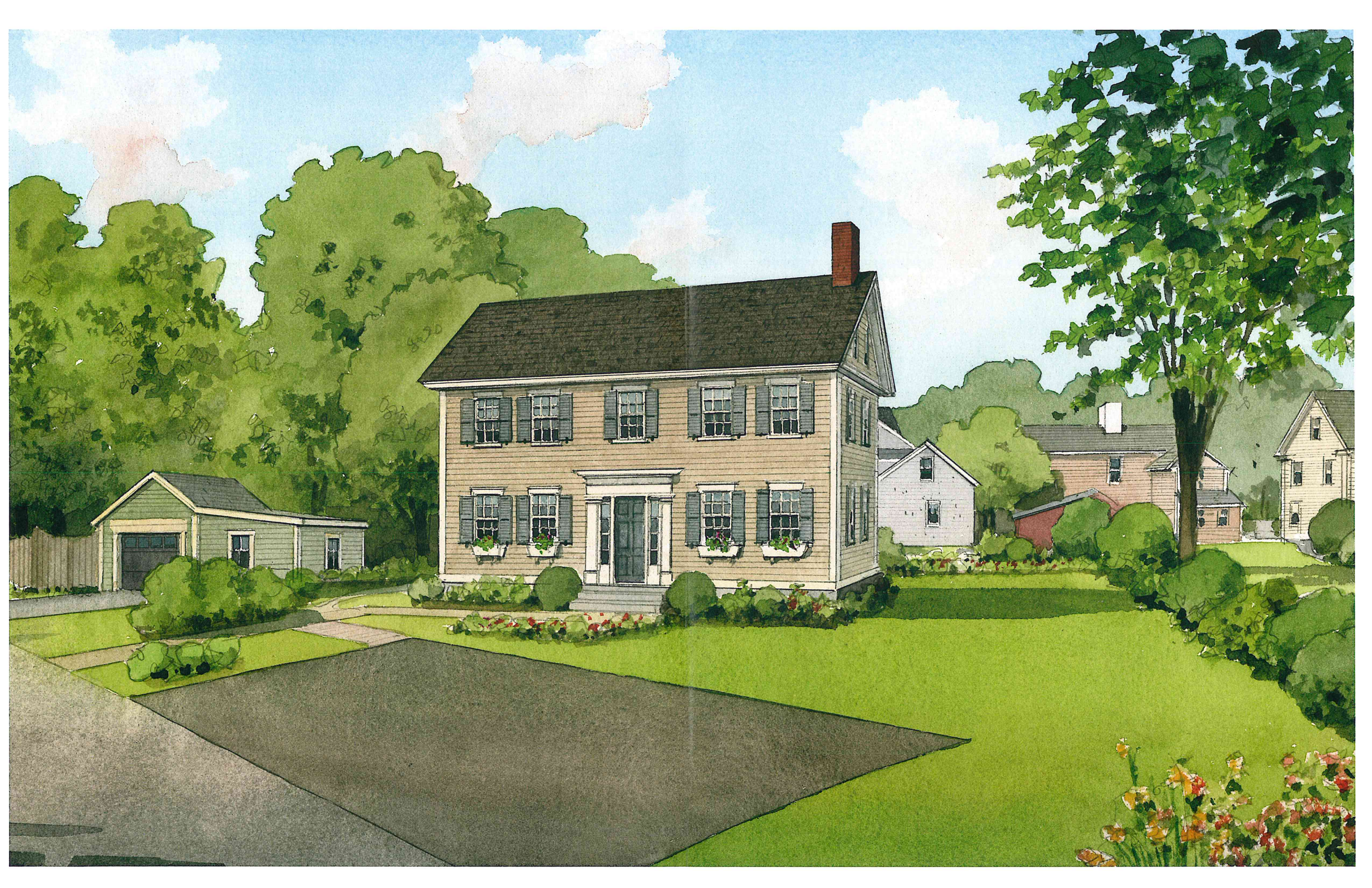


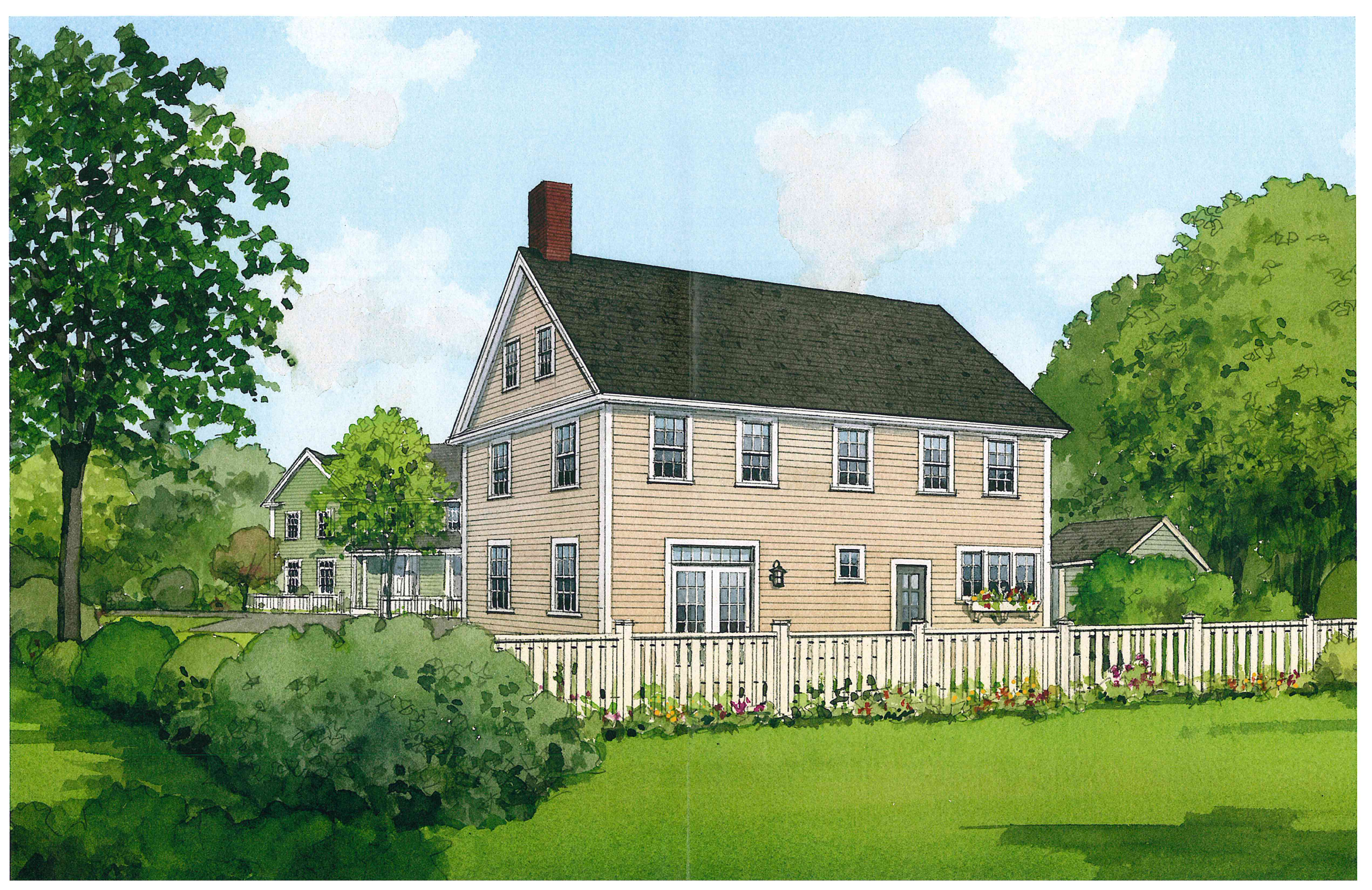
<ul style="list-style-type: none"> □ MVPC Bo □ Newburyport Boundary □ Parcels Zoning Overlays □ Demolition Control Overla □ Downtown Overlay District □ Federal Street Overlay Dis □ IB Residential Overlay Dis □ Medical Marijuana Overlay □ Plum Island Overlay Distr □ Smart Growth Overlay Dis □ Towle Complex Redevel. □ Waterfront West Overlay - - Trails ■ Building Footprints - - Driveways □ Easements 	<ul style="list-style-type: none"> Road Right of Way ■ Paved ■ Unpaved ■ Hydrographic Features Streams - - Stream - - Intermittent Stream □ Exempt Lands 	<ul style="list-style-type: none"> Zoning ■ A/C ■ GACM ■ BUS I ■ BUS II ■ BUS III ■ IND I ■ IND IB ■ IND II ■ RES I ■ RES II ■ RES III ■ WMD ■ WMU
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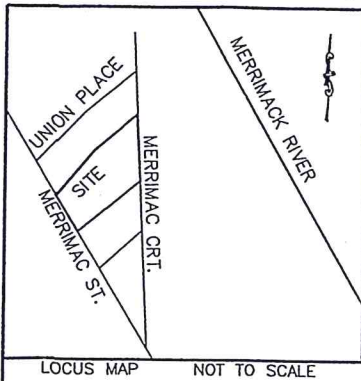
1" = 63 ft




Horizontal Datum: MA Stateplane Coordinate System, Datum NAD83, Meters Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport. Additional data provided by the Executive Office of Environmental Affairs/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION

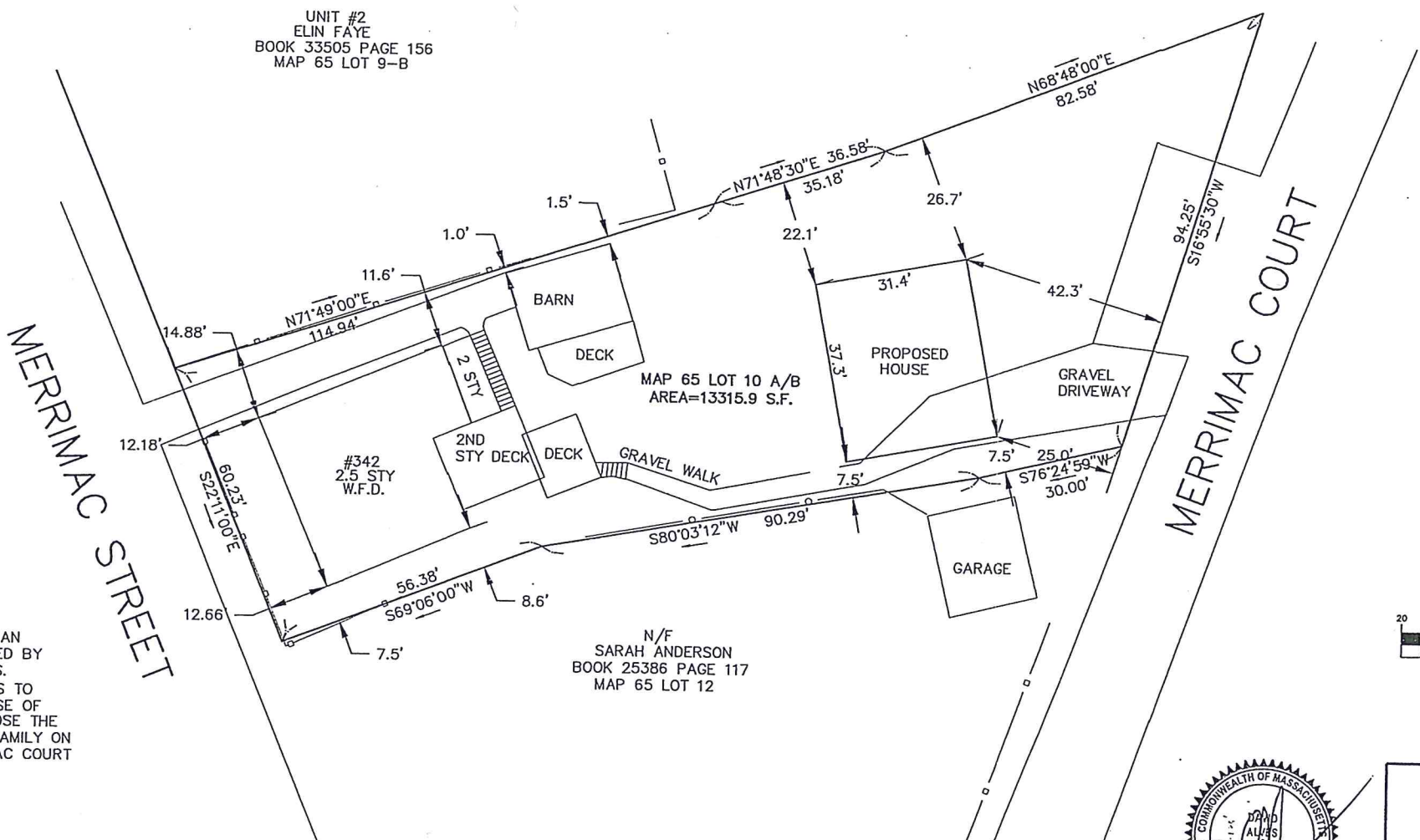






UNIT #1
N/F
SAMUAL KIMBALL
BOOK 33643 PAGE 266
MAP 65 LOT 9-A

UNIT #2
ELIN FAYE
BOOK 33505 PAGE 156
MAP 65 LOT 9-B

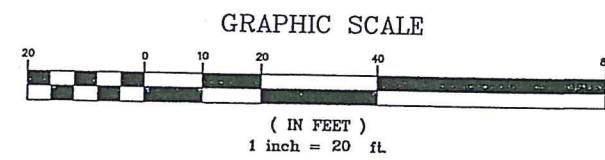


NEWBURYPORT ZONING BOARD OF APPEALS

DATE _____

NOTES

- 1.) THIS PLAN IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY WAYPOINT SURVEYING SERVICES.
- 2.) THE PURPOSE OF THIS PLAN IS TO PRESERVE THE TWO FAMILY USE OF THE PROPERTY AND TO PROPOSE THE CONSTRUCTION OF A SINGLE FAMILY ON THE SAME LOT USING MERRIMAC COURT AS FRONTAGE.



ZONING TABLE

ZONING DISTRICT: WMD TWO FAMILY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	13315.9 S.F.	13315.9 S.F.
MIN. FRONTAGE	120'	60.23'	94.25' (MERRIMAC COURT)
MIN. FRONT YD.	25'	12.2'	25.0'
MIN. SIDE YD.	20'	7.5'	7.5'
MIN. REAR YD.	25'	N/A	N/A
MAX. LOT COVERAGE	25%	13%	22% (PROPOSED AND EXISTING TOTAL)



BOARD OF APPEALS PLAN
342 MERRIMAC STREET
NEWBURYPORT, MASSACHUSETTS
ASSESSORS MAP 65 PARCEL 10 A/B
PREPARED FOR
DAN LYNCH

SCALE: 1" = 20' JUNE 20, 2018

REVISION	WAYPOINT SURVEYING SERVICES 141 BRIDGE ROAD, SUITE 202-5 SALISBURY, MASSACHUSETTS 01952 (978) 505-5261	
DRAWN BY: D.A.	SHEET #: 1 of 1	CHECKED BY: D.A.
3590	DESIGN BY: D.A.	