

MINCO DEVELOPMENT CORPORATION
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

978-687-6200 office

978-682-6473 fax

July 19, 2017

James McCarthy, Chairperson
Newburyport Planning Board
60 Pleasant Street
Newburyport, MA 01950

Re: Application for Special Permit and Site Plan Review for 92R Merrimac Street

Dear Mr. McCarthy:

We are pleased to submit an application to the Newburyport Planning Board for Special Permits and Major Site Plan Review for the property located at 92R Merrimac Street to allow the development of a 25 unit residential condominium in the Waterfront West Overlay District. This property is also known as Assessor's Map 48 Lot 4.

Enclosed, please find two checks: \$1,500.00 for the peer review fee and \$1,050.00 for the application fee, abutter's notice and legal advertisement fee.

Our applications are for the proposed redevelopment of the property formerly known as "Richard's Alignment and Brake Service" which operated at 92R Merrimac Street for at least 50 years. The site is accessed by a deeded right of way which also serves as access to Michael's Harborside Restaurant and the Windward Yacht Yard. We propose to demolish the existing improvements and construct a 25 unit residential condominium with parking under. Ten per cent of the units will be affordable housing.

Based on the Building Commissioner's Denial Letter, we request the following approvals:

- A special permit for the location in the Floodplain Overlay District;
- A special permit for the location in the Waterfront West Overlay District;
- A special permit from the Planning Board for Use #104, over 20 units;
- Major site plan review.

Newburyport Planning Board

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In addition, we have submitted a petition for a variance to the Zoning Board of Appeals. The public hearing was opened on June 27, 2017 and continued to allow for time to open a public hearing with the Planning Board.

Enclosed, please find the following documents:

- Denial letter;
- Site plan review application;
- Site plan review checklist;
- Special permit application;
- Architectural plan set dated 06/01/2017;
- Site layout and zoning analysis plan;
- Authorization letter;
- Memo addressing special permit requirements;
- Assessor's card;
- Development team;
- Photos;
- Deed;
- Renderings.

We respectfully request that the Planning Board issue waivers for the following submission requirements so they can be submitted at a later date:

- Landscaping, lighting and photometry;
- Signage;
- Traffic impact analysis;
- Location of bicycle racks;
- Stormwater management plan;
- Topography with 2' contours;
- Utility plan;
- A report on surface and groundwater pollution, potential erosion and sedimentation;
- Environmental and community impact analysis;
- Architectural style (Sec. XV-E.b.5.); and
- Site plan review checklist.

Newburyport Planning Board

July 19, 2017

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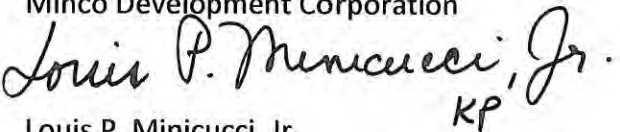
Other permits required:

- Order of Conditions from the Newburyport Conservation Commission;
- Variances from the Zoning Board of Appeals; and
- Chapter 91 license from the Department of Environmental Protection.

We look forward to discussing our applications with the Planning Board. If you have any questions, please contact me at 978-687-6200. Thank you.

Sincerely,

Minco Development Corporation



Louis P. Minicucci, Jr.

President

LPM/kp

Attachments

City of Newburyport Planning Board

Application for SITE PLAN REVIEW

INSTRUCTIONS:

Permit Denial: Upon application to the Building Department for a building or use permit, the petitioner will receive a Zoning Denial form indicating the need for Major or Minor Site Plan Review by the Planning Board.

Pre-Application Conference: The petitioner may request a pre-application conference with the Planning Board to determine the applicability of the information requirements and/or to obtain guidance before incurring substantial expenses in the preparation of plans, surveys, etc.

Site Plan Review Application Form: Petitioner shall complete the following application form to petition the Planning Board for Site Plan Review. Please review the [Site Plan Review Checklist](#) prior to submission. Failure to submit the required information within the time period prescribed may result in a dismissal of an application by the Planning Board as incomplete.

Submission Requirements: Upon receipt of the following items, the application will be scheduled for the next regular Planning Board meeting for an application completeness vote:

- Two (2) copies of the Application for Site Plan Review form, Zoning Denial form, narratives, plans, and any supporting information. One plan set must be full size; the other must be 11" x 17".
- One (1) copy of the Stormwater Report, if required.
- Application, plans, and any supplemental materials must be filed according to the Planning Board's "[Digital Submission Requirements](#)."
- Fees - For major projects, an application fee of \$500 and a publication/abutters fee of \$350 if required. For minor projects, an application fee of \$200.00 is required.

City of Newburyport Planning Board
Application for SITE PLAN REVIEW

Applicant: Minco Development Corporation
Address: 231 Sutton Street, Suite 1B, North Andover, MA 01845
Phone: 978-687-6200

Property Address: 92R Merrimac Street
Assessor's Map and Lot(s): Map 48 Lot 4 Zoning District: WMU & WWOD
Deed Reference: Book and Page(s) #: SERD Bk 30658 Pg 291
or Certificate of Title: _____
Type of Project: Major Minor

Brief description of request:
The Applicant proposes to construct a 25 unit residential condominium with 10% affordable units in 3 stories over a 37 unit garage plus 2 surface parking spaces.

Engineer: Scott Cameron, The Morin-Cameron Group, Inc.
Address: 66 Elm St. Danvers, MA 01923
Phone: 978-777-8586

Owner: Rear 92 Merrimac Street Realty Trust, Robert W. Richard & Sheryl A. Richard, Trust
Address: 9 Hunter Drive, Newburyport, MA 01950
Phone: 978-778-4245

Owner's Signature: Louis P. Muncucci, Jr., President
APPLICANT

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

Petitioner: Minco Development Corporation
Address: 231 Sutton Street, Suite 1B, North Andover, MA 01845
Phone: 978-687-6200
Owner: Rear 92 Merrimac Street Realty Trust, Robert W. Richard & Sheryl A. Richard, Trstee
Address: owner's address: 9 Hunter Dr., Newburyport, MA 01950
Phone: 978-778-4245 Years owned land: 31

Site Address: 92R Merrimac Street
Assessor's Map and Lot(s): Map 48 Lot 4 Zoning District: WMU & WWOD
Book and Page #: SERD Bk 30658 Pg 291 or Certificate of Title: _____

Ordinance section where relief is being requested:

- | | |
|---|---|
| <input type="checkbox"/> One residential structure per lot (VI.C) | <input type="checkbox"/> Courts and Lanes (XXIII) |
| <input checked="" type="checkbox"/> Floodplain (XIII) | <input checked="" type="checkbox"/> Waterfront West Overlay District (XXIV) |
| <input type="checkbox"/> Open Space Residential Development (XIV) | <input type="checkbox"/> Towle Complex Redevelopment Overlay District (XXV) |
| <input type="checkbox"/> Water Resource Protection District (XIX) | <input type="checkbox"/> Downtown Overlay District (XXVII) |
| <input type="checkbox"/> Federal Street Overlay District (XXII) | |

Describe the Special Permit request:

The Applicant proposes to construct a 25 unit residential condominium with 10% affordable units in 3 stories over a 37 space garage plus 2 surface parking spaces.

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: *Louis P. Minicucci, Jr. RP*
Print name(s) here: Louis P. Minicucci, Jr., President, Minco Dev. Corp., Applicant

City of Newburyport Planning Board Application for a SPECIAL PERMIT

Instructions: The petitioner must submit one (1) .pdf and two (2) hard copies of the following information:

- a. Completed Special Permit application form
- b. Zoning Denial form from the Building Department indicating the need for a Planning Board Special Permit
- c. Pursuant to M.G.L.s Ch. 40A Section 6 and the City's Zoning Ordinance Section X.H.7 Special Permits, the applicant must include a memo addressing the following Special Permit requirements:
 - a) The use requested is listed in the table of use regulations or elsewhere as in the ordinances requiring a Special Permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.
 - b) The requested use is essential and/or desirable to the public convenience or welfare.
 - c) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
 - d) The requested use will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety, or the general welfare.
 - e) Any special regulations for the use set forth in the special permit table, if any, are fulfilled.
 - f) The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.
 - g) The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.
 - h) The proposed use is in harmony with the purpose and intent of this ordinance.
 - i) The proposed use shall not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.
- d. Assessor's Card available from the Assessor's Office or from <http://qgis.vgqi.com/newburyportma/>
- e. Plans and drawings clearly representing existing and proposed conditions. *Plan(s) shall include all the following requirements:*
 - North point, Date of Plan; Title of Plan, Location Address; Graphic Scale
 - Zoning district(s) and dimensional control requirements;
 - Wetlands (if applicable);
 - Property boundaries; locations of buildings on adjacent properties and dimensional setbacks from property lines;
 - Indicate the proposed dimensional setbacks of the proposed structure with the existing structure(s) dimensional controls;
 - Deed restrictions, easements, etc.;
 - Proposed features in solid lines; Features that are to be removed in dashed lines;
 - Name, address, and phone numbers of the Applicant, Owner, Designer, Engineer, or Surveyor.
- f. Any other supplemental information such as memos, letters of support, photos, etc.

Filing fees: An administrative fee of \$200.00 plus a Publication and Abutters fee of \$350 is required at the time of application.

OFFICE OF THE BUILDING COMMISSIONER/ZONING CODE ENFORCEMENT OFFICER
ZONING DENIAL

City APR#: 73

Name: Minco Corporation

Address: 92 R MERTIMAC ST. Zoning District: WMMU/WWOD

Request: Demolish Existing Single Story Brick Building,

CONSTRUCT APPROX 65 x 168' (4) STORY RESIDENTIAL BLDG
#104 MULTI-FAMILY OVER 20 UNITS

ZONING BOARD

Dimensional Variance

Dimensional Controls (VI)

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Open Space | <input checked="" type="checkbox"/> Front Yard |
| <input type="checkbox"/> Lot Frontage | <input checked="" type="checkbox"/> Height | <input checked="" type="checkbox"/> Side Yard |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Lot Width | <input checked="" type="checkbox"/> Rear Yard |

PIOD (XXI)

- FAR
 2 1/2 stories

Parking (VII)

Use Variance

- Not permitted use (V)

Sign Variance

- Sign Location/Replacement (VIII)

Special Permit

- Special Permit for Use (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)

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
 Parking
 Upward Extension
 Open Space
 Height
 Lot Area
 Over 500 s.f. increase (IX.B.3.c)
 Plum Island Overlay District (XXI-G-3)
 FAR
 Footprint Expansion
 Height Increase

(PB)

TABLE V.D FOOTNOTE A

PLANNING BOARD

Special Permit

- One residential structure per lot (VI.C)
 Floodplain (XIII)
 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)

Site Plan Review (XV)

- Major Minor

TABLE V.D FOOTNOTE A
SPECIAL PERMIT REQUIRED
USE 104

Section XXIV-C (Permitted uses)
Special Permit
(PB)

HISTORICAL COMMISSION

- Demo. Delay Advisory Review

CONSERVATION COMMISSION

CITY COUNCIL

- GACM (X.H.9)

10/17/14
Date

John P. Bell - Blagovest
Building Commissioner/Zoning Code Enf. Officer

Memo Addressing Special Permit Requirements

Written Documentation

- A. The use requested is listed in the table of use regulations or elsewhere as in the ordinances requiring a Special Permit in the district for which application is made or is similar in character to the permitted uses in a particular district but is not specifically mentioned.

The property is located in the Waterfront West Overlay District. As noted in Section XXIV-D of the zoning ordinance, Use #104 (multi-family over 20 units) is allowed by Special Permit.

- B. The requested use is essential and/or desirable to the public convenience or welfare.

The proposed use as a multi-family development is permitted by special permit under the Waterfront West Overlay District and so, by definition, is considered by the City to be a desirable use. The existing use as a storage facility (formerly, a brake and alignment shop) is not included in the permitted uses under the WWOD. The proposed use will also further the purpose of the zoning ordinance by “Encouraging a building pattern, scale, setbacks, height, density, and design conforming to that now found in the historic downtown business district” and “Promoting a lively mixed-use waterfront district that will serve Newburyport's citizens and visitors”.

- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The creation of 25 multifamily units will not create undue traffic congestion or impair pedestrian safety. All parking required for the proposed use will be provided on site located under the building. The applicant will provide a traffic study at a later date to support the criterion that there will minimal impact versus the no build scenario.

- D. The requested use will not overload any public water, drainage or sewer system or any other municipal system.

The proposed 25 unit multi-family development will have minimal impact on the water and sewer system. The estimated 4,920 GPD will not overload the public systems. The applicant will also be providing a Storm Water Management Plan confirming that all storm water treatment and runoff will meet and/or exceed all applicable regulations

- E. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for Use #104, multifamily housing over 20 units.

- F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed project will not impair the integrity of the district or any adjoining district. There are mixed use multifamily buildings in the district at 1 Merrimac Street (Merrimac Landing) and 58 Merrimac Street (Horton's Yard) with similar massing and density to this proposed building. The topography of the site will allow for the building to be in keeping with the character of the district by keeping the finished building height at or below that of most existing structures along Merrimac Street. The proposed building also runs perpendicular to the Merrimack River which will preserve any existing view corridors. The residential development will have a beneficial impact on the district and City by adding to Newburyport's limited housing stock and promoting an active and lively waterfront.

In addition, there has been a public discussion of the future development of the adjacent properties. Our proposed development is compatible with both existing and anticipated downtown uses.

G. The requested use will not cause an excess of that particular use that could be detrimental.

There will not be an excess of housing in Newburyport as a result of this development. The City has a shortage of available housing and this project will contribute to the limited housing stock including three new affordable units.

H. The proposed use is in harmony with the intent and purpose of the ordinance.

The proposed use is in harmony with the intent and purpose of the ordinance. The proposal is an allowed use by special permit which would indicate it is aligned with the intent of the ordinance. The multifamily development would also directly contribute to the intent and purpose of the ordinance by furthering the following objectives: encouraging development with a similar building pattern, height, density, and scale to the downtown; promoting a lively waterfront district; diminishing the impact of parked cars by locating parking under the building and providing screening; providing an additional 3 affordable housing units to the district.

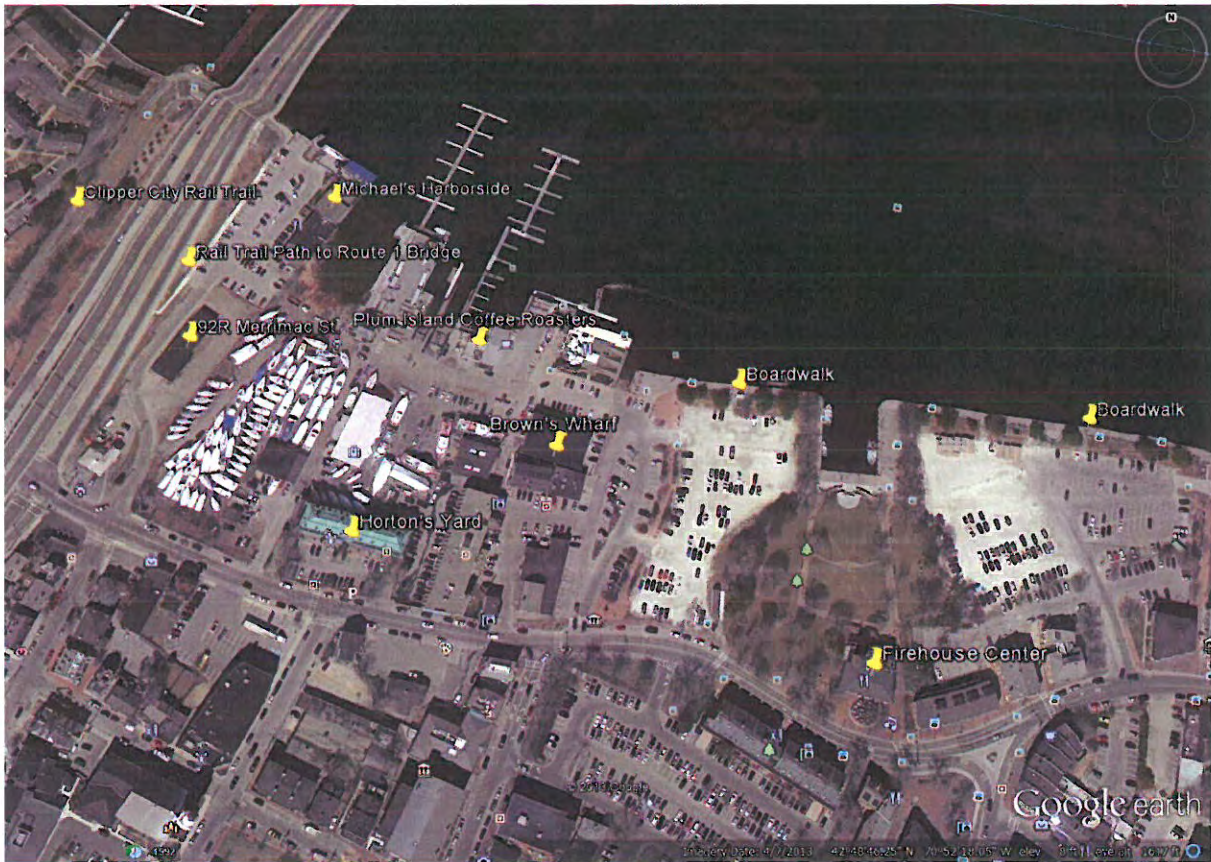
I. The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust or odor or other form of environmental pollution.

The construction and use of the property as a 25 unit multifamily development will not create any hazardous environmental pollution or otherwise objectionable emissions. The construction will be conducted in a manner that adheres to all state and local regulations and will not emit dangerous, noxious, or objectionable environmental pollution.

92R Merrimac Street

Photos





92R Merrimac Street
Newburyport, MA

Contact information

Owner:

Rear 92 Merrimac Street Realty Trust
Robert W. Richard and Sheryl A. Richard, Trustee
9 Hunter Drive
Newburyport, MA 01950
(978) 778-4245

Applicant:

Minco Development Corporation
231 Sutton Street, Suite 1B
North Andover, MA 01845
(978) 687-6200

Architect:

GSD Associates, Architects, LLC
146 Main Street
North Andover, MA 01845
(978) 688-5422

Civil Engineer:

The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923
(978) 777-8586

Surveyor:

DGT Survey Group-North Shore, LLC
18 Center Street, Suite#1
Newburyport, MA 01950
(978) 465-9992



92 MERRIMAC ST REAR

Location 92 MERRIMAC ST REAR

Mblu 48/ 4/ //

Owner RICHARD ROBERT W & SHERYL A TRS

Assessment \$351,500

PID 3085

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$72,800	\$278,700	\$351,500

Owner of Record

Owner RICHARD ROBERT W & SHERYL A TRS
Co-Owner REAR 92 MERRIMAC ST REALTY TRUST
Address 9 HUNTER DR
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 30658/0291
Sale Date 09/15/2011
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RICHARD ROBERT W & SHERYL A TRS	\$0		30658/0291	1F	09/15/2011
RICHARD ROBERT W	\$0		11296/0242	1F	05/18/1992
RICHARD ROBERT W	\$100,000		08124/0513	1A	02/18/1986
RICHARD BENOIT W	\$0		3804/ 587		

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 3,844

Building Photo

Building Attributes	
Field	Description
STYLE	Service Shop
MODEL	Industrial
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry

Exterior Wall 2	Minimum
Roof Structure	Shed
Roof Cover	Tar & Gravel
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	AUTO REPR MDL-96
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	332I
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	LIGHT
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	14
% Corn Wall	0



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//01\00\30\45.jpg>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,844	3,844
UST	Utility, Storage, Unfinished	1,056	0
		4,900	3,844

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 332I
Description AUTO REPR MDL-96
Zone WMU

Land Line Valuation

Size (Acres) 0.49
Depth 0
Assessed Value \$278,700

Outbuildings

Outbuildings		Legend
--------------	--	--------

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			4500 S.F.	\$5,200	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$66,400	\$265,400	\$331,800

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DP/2


2011091500171-Bk:30658 Pg:291
09/15/2011 12:51 DEED Pg 1/2

DEED

We, Robert W. Richard and Sheryl A. Richard, husband and wife,
of Newburyport, Essex County, Massachusetts
for nominal consideration

Grant to Robert W. Richard and Sheryl A. Richard Trustees of the Rear 92 Merrimac Street Realty Trust under a declaration of trust dated September 1, 2011 and recorded with the Essex South District Registry of Deeds herewith

of 9 Hunter Drive Newburyport, Essex County, Massachusetts 01950

With QUITCLAIM COVENANTS

Property address: Rear 92 Merrimac Street Newburyport Massachusetts 01950

The land in Newburyport, together with the buildings thereon, being and constituting Lot D as shown upon a certain plan entitled "Plan of land formerly of Chauncey W. Dodge" Merrimack Street, Newburyport, Mass., June 1945" Willard S. Little, Engr., recorded with Essex South District Registry of Deeds in Plan Book 3416 page 600.

Said premises are situate on the Southeasterly side of Summer Street, and are more particularly described in deed of Milton L. Dodge, et al dated July 19, 1945 and recorded with said Deeds in book 3419 page 272.

Together with the benefit of and subject to rights of way and easements of record.

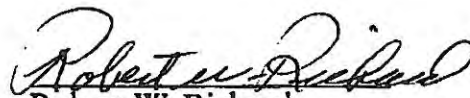
This conveyance is also subject to and with the benefit of an Order of Taking by the Commonwealth of Massachusetts dated September 13, 1972 and recorded with said Deeds in book 5907 page 341.

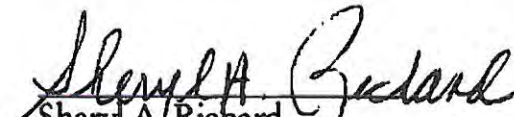
box 60

For title see deed recorded in book 11296 page 242.

NO TITLE SEARCH WAS REQUESTED OR PERFORMED.

Executed as a sealed instrument this 1st day of September, 2011



Robert W. Richard


Sheryl A. Richard

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 1st day of September, 2011 before me, the undersigned notary public, personally appeared Robert W. Richard and Sheryl A. Richard and proved to me through satisfactory evidence of identification, being (check whichever applies) [] driver's license or other state or federal governmental document bearing a photographic image, [] oath or affirmation of a credible witness known to me who knows the above signatory, or [] my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose,



Notary Public
My commission expires



9 Hunter Drive
Newburyport, MA 01950
July 19, 2017

Planning Board
James McCarthy, Chairman
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

Re: 92R Merrimac Street, Newburyport, MA 01950

Dear Mr. McCarthy:

Please accept this letter as authorization for Minco Development Corporation to submit a applications to the Newburyport Planning Board for the property at 92R Merrimac Street, Newburyport, Massachusetts.

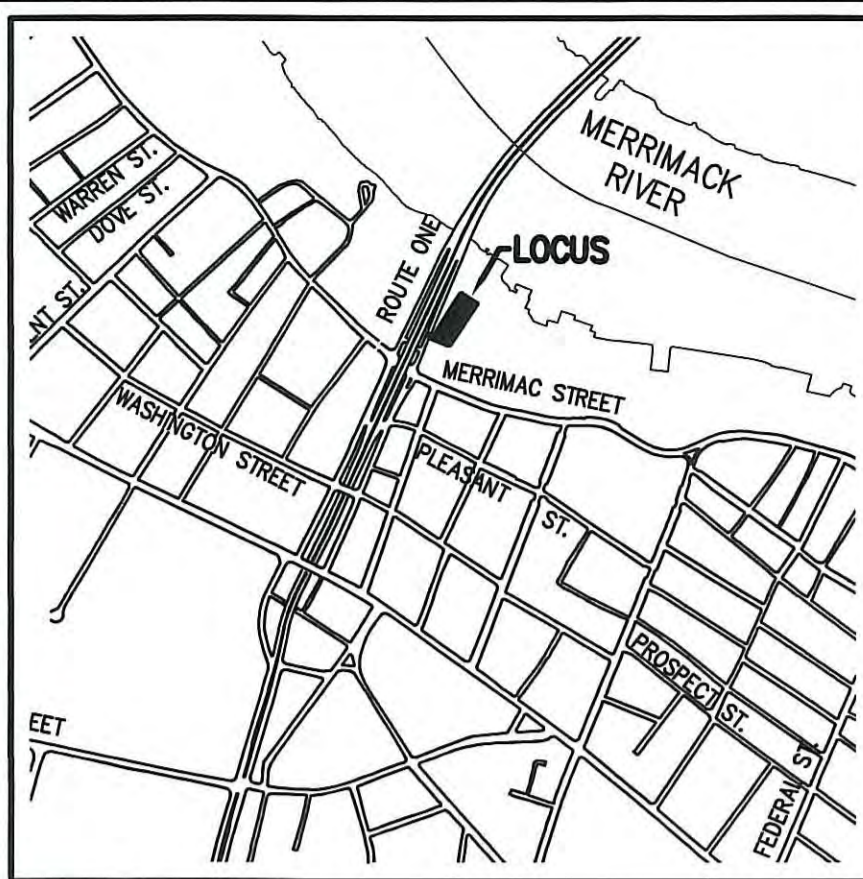
Thank you.

Sincerely,
Rear 92 Merrimac Street Realty Trust


Sheryl Richard, Trustee

Robert Richard, Trustee





LOCUS MAP:
SCALE: 1"=1,000'

**ZONING: WATERFRONT MIXED USE (WMU)
WATERFRONT WEST OVERLAY DISTRICT (WWOD-SP)**

ZONING MATRIX (WATERFRONT WEST OVERLAY DISTRICT)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. OPEN SPACE (33% OF WWOD-SP AREA)(7)	8,228 SF	<500 SF± (ALL BUILDING/PARKING)	6,530 SF±
PUBLIC OPEN SPACE (50% OF REQUIRED OPEN SPACE)	10,000 SF (1)(2)	0	8,910 SF±
MIN. AREA COVERAGE (50% OF WWOD-SP AREA NOT WITHIN 100' OF MERRIMACK RIVER)	12,326 SF	4,940 SF±	12,416 SF±
MIN. STREET FRONTAGE	60'	13.90'	NO CHANGE
FRONT SETBACK	0' MIN. / 6' MAX	35.1'	40'
SIDE SETBACK	0' MIN.	0.1'	4'
REAR SETBACK	0' MIN.	48.7'	8'
MIN. LOT AREA	5,000 SF	24,932± SF	NO CHANGE
MAX. BUILDING HEIGHT	40' (3)	< 35'	45'

PARKING REQUIREMENTS:
REQUIRED:
 RESIDENTIAL USE - OVER 20 UNITS: 2 SPACES PER DWELLING UNIT FOR THE FIRST 2 UNITS AND 1.5 FOR ALL SUBSEQUENT UNITS
 25 UNITS = 39 SPACES
PROPOSED:
 39 TOTAL SPACES
 16 COMPACT (8' BY 16'/18' (SEE PLAN))
 23 STANDARD (9' BY 18')
 INCLUDES 2 HANDICAP SPACES
 NOTE: VARIANCE REQUIRED FOR USE OF COMPACT SPACES [SEC. XV-H-B].

WATERFRONT MIXED USE DIMENSIONAL CONTROLS:
 AREA 20,000 SF
 FRONTAGE 120 FT
 HEIGHT 25 FT
 LOT COVERAGE 35%
 OPEN SPACE 40%
 FRONT SETBACK 20 FT
 SIDE SETBACK 10 FT
 REAR SETBACK 20 FT
 NOTE: WWOD OVERRIDES WMU DIMENSIONAL CONTROLS [SEC. XXIV-B].

ZONING MATRIX NOTES:

- PUBLIC OPEN SPACE REQUIREMENTS: ...AT LEAST ONE PUBLIC OPEN SPACE AREA WITHIN EACH WWOD-SP AREA SHALL BE AT LEAST TEN THOUSAND (10,000) SQUARE FEET IN AREA EXCLUDING ANY ADJACENT PARKING, DRIVEWAY, SIDEWALK OR PEDESTRIAN WALKWAYS. [SEC. XXIV-D-B].
- CHAPTER 91 COMMONWEALTH AND ZONING REQUIREMENTS: ANY COMMONWEALTH CHAPTER 91 REQUIREMENT FOR THE PROVISION OF PUBLICLY-ACCESSIBLE OPEN SPACE, FACILITIES OF PUBLIC ACCOMMODATION, PATHWAYS ALONG THE WATERFRONT EDGE OR THE LIKE SHALL BE FULLY COMPLIED WITH. NO MORE THAN FIFTY (50) PERCENT OF THE OPEN SPACE AREA REQUIRED BY THIS SECTION SHALL BE PART OF THE PUBLIC OPEN SPACE REQUIRED UNDER CHAPTER 91 WITHIN THE ONE HUNDRED-FOOT BUFFER AREA OF THE MERRIMACK RIVER... [SEC. XXIV-D-C].
- MAXIMUM BUILDING HEIGHT: ... (b) FORTY (40) FEET FOR BUILDINGS LOCATED ON STREETS PERPENDICULAR TO THE MERRIMACK RIVER BETWEEN ROUTE 1 AND TITCOMB ST. THAT INCLUDE DESIGN LAYOUT AND FLOOR HEIGHT SUITABLE FOR GROUND FLOOR COMMERCIAL USES OR OTHER AREAS OF PUBLIC ACCOMMODATION. [SEC. XXIV-D-A].
- WWOD-SP AREA REQUIREMENTS: THE MINIMUM LAND AREA ELIGIBLE FOR A WWOD-SP IN A SINGLE OR CONSOLIDATED OWNERSHIP OR CONTROL AT THE TIME OF APPLICATION IF FOUR (4) CONTIGUOUS ACRES... [SEC. XXIV-G-A].
- PROPERTY FALLS WITHIN THE NEWBURYPORT FLOODPLAIN OVERLAY DISTRICT.
- MULTIFAMILY USE IS ALLOWED WITHIN THE WATERFRONT WEST OVERLAY DISTRICT BY SPECIAL PERMIT FROM THE PLANNING BOARD. [SEC. XXVII-C-B].
- PUBLIC STREET AREA CANNOT BE USED TO MEET THE MINIMUM OPEN SPACE. THE 1972 STATE LAYOUT WAS EXCLUDED FROM THE OPEN SPACE CALCULATION. [SEC. XXIV-D-B].
- RELIEF FROM ZONING ORDINANCE MAY BE REQUIRED.

OWNERSHIP NOTES*:

- THE OWNERSHIP OF MAP 48 LOT 2B IS DERIVED FROM THE CITY OF NEWBURYPORT MIMAP GIS MAPPING PROGRAM.

GENERAL NOTES:

- THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE USE OF MINCO CORPORATION FOR SUBMITTAL TO THE NEWBURYPORT ZONING BOARD OF APPEALS FOR PERMITTING AND SHOULD NOT BE USED FOR CONSTRUCTION. INFORMATION HEREON SHOULD BE CONSIDERED APPROXIMATE.
- THE ENTIRE PROPERTY IS LOCATED WITHIN THE WATERFRONT WEST OVERLAY DISTRICT (WWOD) AS SHOWN ON THE CITY OF NEWBURYPORT ZONING MAP REVISED THROUGH FEBRUARY 2015. THE PROPOSED DEVELOPMENT PROJECT IS SUBJECT TO A WWOD SPECIAL PERMIT (WWOD-SP), ISSUED BY THE PLANNING BOARD WITHOUT THE APPROVAL OF ANY OTHER SPECIAL PERMIT GRANTING AUTHORITY. (SEC. XXIV-C).
- EXISTING CONDITIONS AND PROPERTY LINE INFORMATION PROVIDED BY DGT SURVEY NORTH SHORE, LLC.

CHAPTER 91 (WATERWAYS ACT, 310 CMR 9) NOTES:

- THE PROPOSED MULTI-FAMILY RESIDENTIAL USE WITHIN THE CHAPTER 91 JURISDICTIONAL AREA (HISTORIC FILLED TIDELAND) IS CONSIDERED A NONWATER-DEPENDENT USE.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE AE: 1% ANNUAL CHANCE OF FLOODING, AND THE BASE FLOOD ELEVATION HAS BEEN ESTABLISHED AS ELEV. 12 AND 13 (NAVD88) AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP NO. 25009C-0128F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

DATUM:

ELEVATIONS HEREON REFER TO NAVD88.

SITE PLAN NOTE:

PROJECT REQUIRES MAJOR SITE PLAN REVIEW BY THE PLANNING BOARD FOR CONSTRUCTION OVER 5 RESIDENTIAL UNITS. [SEC. XV-C]

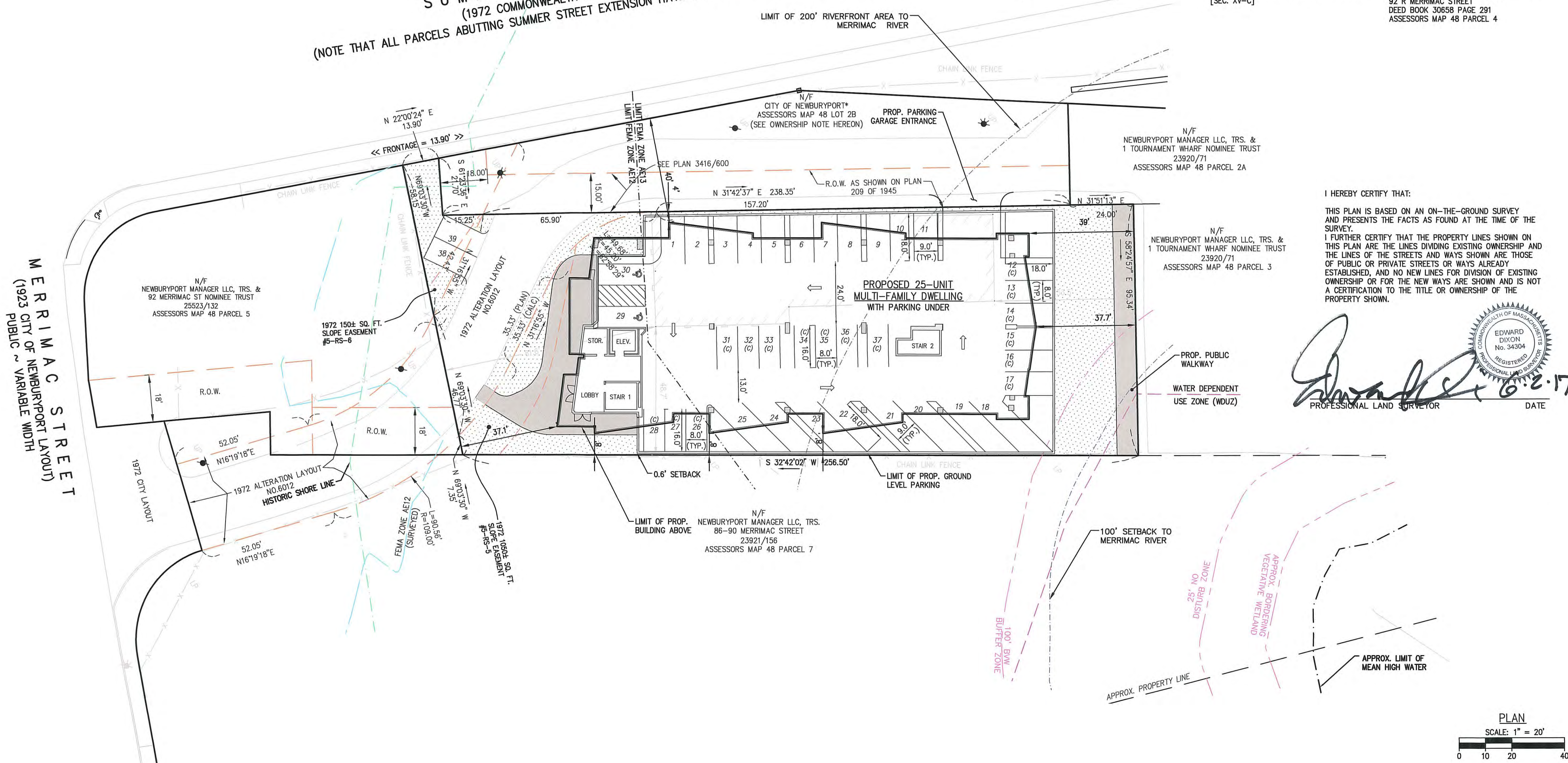
PLAN REFERENCES:

- ESSEX COUNTY REGISTRY OF DEEDS, SOUTH DISTRICT
DEED BOOK 30658 PAGE 291
1972 STATE HIGHWAY ALTERATION LAYOUT NO. 6012
PLAN 209 OF 1945
PLAN BOOK 174 PLAN 37
1935 STATE LAYOUT OF ROUTE 1
CITY OF NEWBURYPORT ASSESSORS MAPS & GIS

OWNER OF RECORD:

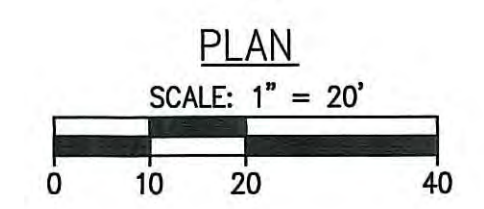
ROBERT W. & SHERYL A. RICHARD, TRS & MERRIMACK STREET REALTY TRUST
92 R MERRIMACK STREET
DEED BOOK 30658 PAGE 291
ASSESSORS MAP 48 PARCEL 4

**SUMMER STREET EXTENSION
(1972 COMMONWEALTH OF MASSACHUSETTS ALTERATION)
(NOTE THAT ALL PARCELS ABUTTING SUMMER STREET EXTENSION HAVE DIMENSIONS AFFECTED BY SAID TAKINGS)**

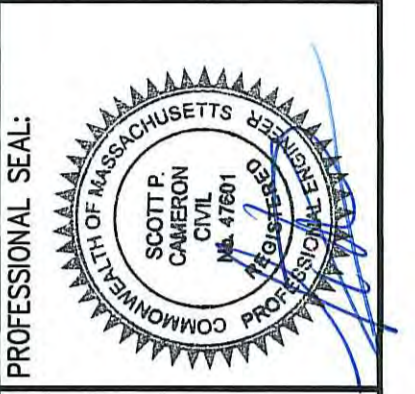


I HEREBY CERTIFY THAT:
 THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
 I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

[Signature]
 EDWARD DIXON
 No. 34304
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 6.2.17



The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS | LAND USE PLANNERS
 447 BOSTON STREET - U.S. ROUTE 1, CORSBELD, MASSACHUSETTS 01863
 P: 978-887-5586, F: 978-887-3480, W: WWW.MORINCAMERON.COM



PROFESSIONAL SEAL:

SURVEY BY:	DGT
DRAFTED BY:	SFC/MCL
CHECKED BY:	SFC
APPROVED BY:	SFC
SCALE:	1"=20'
DATE:	MAY 25, 2017

REVISIONS

NO.	DESCRIPTION	DATE

SITE REDEVELOPMENT PLAN
 92R MERRIMACK STREET
 NEWBURYPORT, MASSACHUSETTS
 (ASSESSOR'S MAP 48, PARCEL 4)
 PREPARED FOR:
 MINCO CORPORATION
 231 SUTTON STREET, NORTH ANDOVER, MA

SITE LAYOUT & ZONING ANALYSIS PLAN
 DRAWING NO. 1 OF 1
 PROJ. #3229