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June 14, 2018

By Hand
Ed Ramsdell, Chair
Zoning Board of Appeals
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Re: Variance and Special Permit for Use;
79 Parker Street, Newburyport, MA (the "Property");
Assessor's Map: 78 Lot 3
ADDITIONAL INFORMATION

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, as you are aware, there is an Application before the Board on June 26th concerning the development and uses of this Property. Given questions and feedback received from members of the community on the variety of uses the Petitioner thought it important to clarify and propose certain conditions as part of their deliberation on this Application.

The Barn: The proposal is to allow private function uses which may include entertainment along with the service of food. Therefore, the proposed uses of entertainment (Use 407), restaurant (Use 501), and meeting-space/function-hall (Use 421) are requested given the limitations within each of these separate definitions. For example, according to the definition in the Ordinance, a meeting-space/function-hall is limited to activities between 8:00 a.m. and 9:00 p.m. These events would be business-related events (primarily weekdays) and/or special occasion events (primarily evenings and weekends). Such events would be by reservation or appointment only and not held on a regular daily basis¹.

The Light Manufacturing Building: The proposal is to allow "brewpub" uses. Therefore, the proposed uses of entertainment (Use 407), restaurant (Use 501) and accessory retail Industry (Use 604) are requested as auxiliary to the core and approved use of beer manufacturing. At its current location within the industrial zone the Newburyport Brewing Company has an approved use variance for entertainment

¹ In order to assure ample parking, the shared parking arrangement below reflects a calculation for parking based upon a restaurant use rather than "entertainment" use.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

that has helped to establish its corporate identity. From time-to-time special events including live entertainment are held by the Newburyport Brewing Company and as such the Petitioner proposes to facilitate this use at 79 Parker Street. As part of the “Tap Room” aspect of a brewery, the Newburyport Brewing Company would like to serve pub-food and the Petitioner proposes to facilitate this use. This is a similar use variance allowed for the Riverwalk Brewing Company property for the same purpose. Lastly, like a number of other companies in the industrial park, Duggan Supply, Fastenal, and Diane’s Desserts, accessory retail is an important component of their business. The Petitioner requests a special permit use that will allow its tenant to sell items related to their products; t-shirts, glassware, hats, souvenirs and the like. Said use will be no more than 250 square feet of floor area as permitted in the Ordinance. These requested “uses” allow tenants in the microbrewery business like Riverwalk and The Newburyport Brewing Company to compete on a level playing field within this evolving industry.

A synopsis per building is as follows:

1. Conversion of historical farmhouse from residential use to principal professional/social service use (Use 416). This includes the existing historically-listed single-family farmhouse plus its two-story non-historical addition, resulting in a 6,406-sf building (“Office Building”).
 - 1.1. Special Permit from Planning Board for principal professional/social service use.
 - 1.2. Site Plan Review by Planning Board.
2. Construction of new building with a floor area of up to 14,450-sf (“Industrial Building”) for principal light manufacturing use (Use 602), accessory retail use (Use 604), accessory taproom/restaurant (Use 501) and entertainment² (Use 407).
 - 2.1. Special Permit from Zoning Board of Appeals for accessory retail use.
 - 2.2. Variance from Zoning Board of Appeals for accessory taproom.
 - 2.3. Site Plan Review by Planning Board.
3. Demolition of existing non-historical barn and replacement with new, approximately 2,500-sf building (“Meeting Space Building”) for meeting space use (Use 421) and entertainment (Use 407) and special event functions with food preparation and food service (Use 501).
 - 3.1. Variance from Zoning Board of Appeals to allow extended hours and greater occupancy.
 - 3.2. Site Plan Review by Planning Board.
4. Shared parking of 77 spaces for all principal and accessory uses at the site.
 - 4.1. Variance from Zoning Board of Appeals for 77 shared parking spaces.
Site Plan Review by Planning Board.

In order to assure the foregoing uses remain appropriate for the I-1-B District the Petitioner suggests the following Conditions:

1. Office Building:
 - 1.1. Rehabilitation of the existing farmhouse and renovation of its addition shall comply with design recommendations of the Newburyport Historic Commission.

² This use is currently a part of the Newburyport Brewing Company permit of operations.

2. Industrial Building:

- 2.1. The accessory retail use shall be located within the Industrial Building, may be accessory to any industrial use, and shall not exceed 250 sf in floor area.
- 2.2. The accessory taproom/restaurant shall be located within the Industrial Building, shall be accessory solely to production, and no other use, and shall not exceed 3,463 sf in floor area.
- 2.3. Only alcoholic beverages produced by the tenant in the light industrial building shall be served in conjunction at the accessory taproom.
- 2.4. Live entertainment may be performed solely as an incidental part of the accessory taproom and adjacent outdoor spaces, and not as a separate accessory entertainment/club use.
- 2.5. The accessory taproom shall be limited to occupancy as set by the state building and fire code and shall include no more than 88 indoor seats, and no more than 80 outdoor seats and further shall be limited to serving hours not extending beyond 10:30 p.m.
- 2.6. The entertainment use variance shall be limited only to live entertainment and shall specifically not include membership clubs, lodges or video game arcades.

3. Meeting Space/ Function Facility / Barn:

- 3.1. The principal meeting space use shall be limited to occupancy in accordance with the state building and fire code.
- 3.2. The principal meeting space use shall be limited to the hours of 8:00 am to 12:00 am, with a last service of 10:30 p.m. regardless of day.
- 3.3. The uses granted in the Barn and incorporated support facilities are limited to special occasion and/or corporate or business events. Food service and operations shall not include daily restaurant use nor table service typical of a sit-down restaurant.
- 3.4. Live entertainment may be performed solely as an incidental part of the principal meeting space use and are allowed in adjacent outdoor spaces.
- 3.5. The entertainment use variance shall be limited only to live entertainment and shall specifically not include membership clubs, lodges or video game arcades.

4. Entire Site:

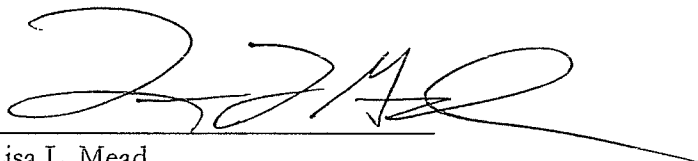
- 4.1. Shared parking shall be no fewer than 77 spaces.
- 4.2. The Petitioner shall provide over-flow parking on 77 Parker Street as evidenced by a lease agreement which shall be provided to the Building Commissioner prior to the issuance of a certificate of occupancy for the buildings on the Property.

The total parking spaces required of 100 was calculated using the function hall/meeting space standard requiring 25 spaces the Barn. In order to be more conservative, if a restaurant calculation is used, the required seating for the Barn would be 42. Using the more conservative number the actual required parking spaces would be 117.

Said parking arrangement shall include not less than 40 parking spaces to be used at any time when there is a special event occurring at the Brewery/Tap room simultaneously with an event at the Barn/'Function Facility. In the event the lease arrangement reduces the number of parking spaces available to activities at the Property, then the Petitioner shall be required to modify the hours and operations of either the Barn/Function facility or the Brewery/Tap Room.

We hope this clarifies the request before the Board and look forward to discussing it with you next week.

Respectfully submitted,
Plum Island LLC
by its Attorney

A handwritten signature in black ink, appearing to read 'L. Mead', is written over a horizontal line. The signature is stylized and cursive.

Lisa L. Mead

cc: Client

**79 PARKER STREET
NEWBURYPORT, MA**



FARMHOUSE RENO/ADDITION

BUILDING FOOTPRINT: 3,840 SF
BUILDING AREA: 6,406 SF
FARMHOUSE HEIGHT: 26'-6"
ADDITION HEIGHT: 26'-11"



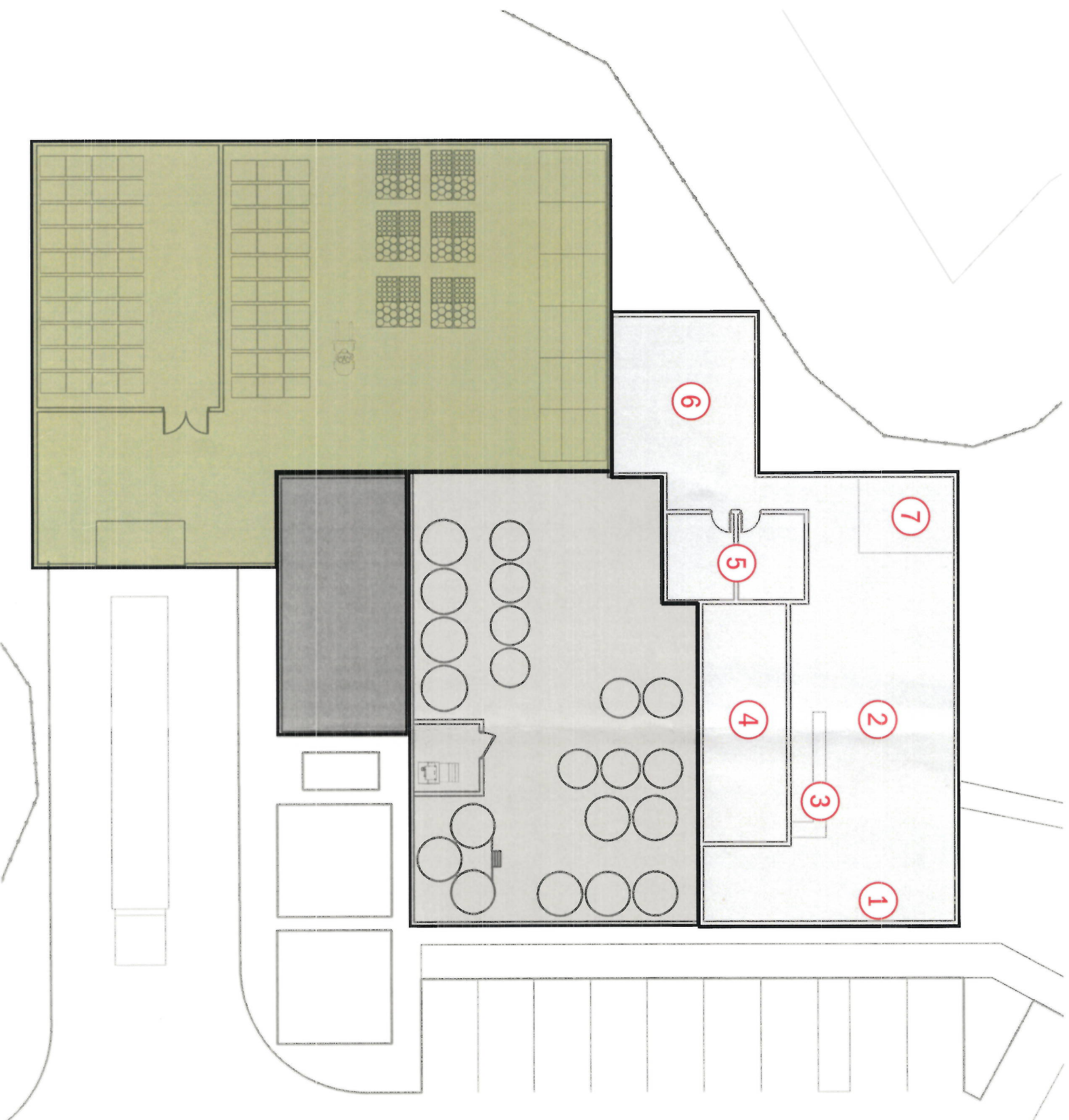
BARN / FUNCTION SPACE

BUILDING FOOTPRINT: 2,000 SF
BUILDING AREA: 2,500 SF
BUILDING HEIGHT: 30'-7"



BREWERY

BUILDING FOOTPRINT: 13,200 SF
BUILDING AREA: 14,450 SF
BUILDING HEIGHT: 29'-0"



RESTAURANT
3,500 SF

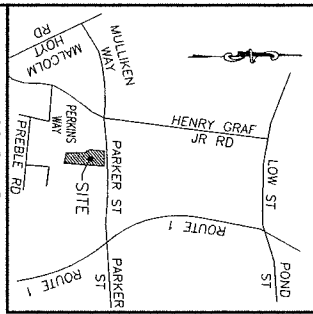
MANUFACTURING
3,500 SF

PACKAGING / STORAGE
5,300 SF

MEP
900 SF

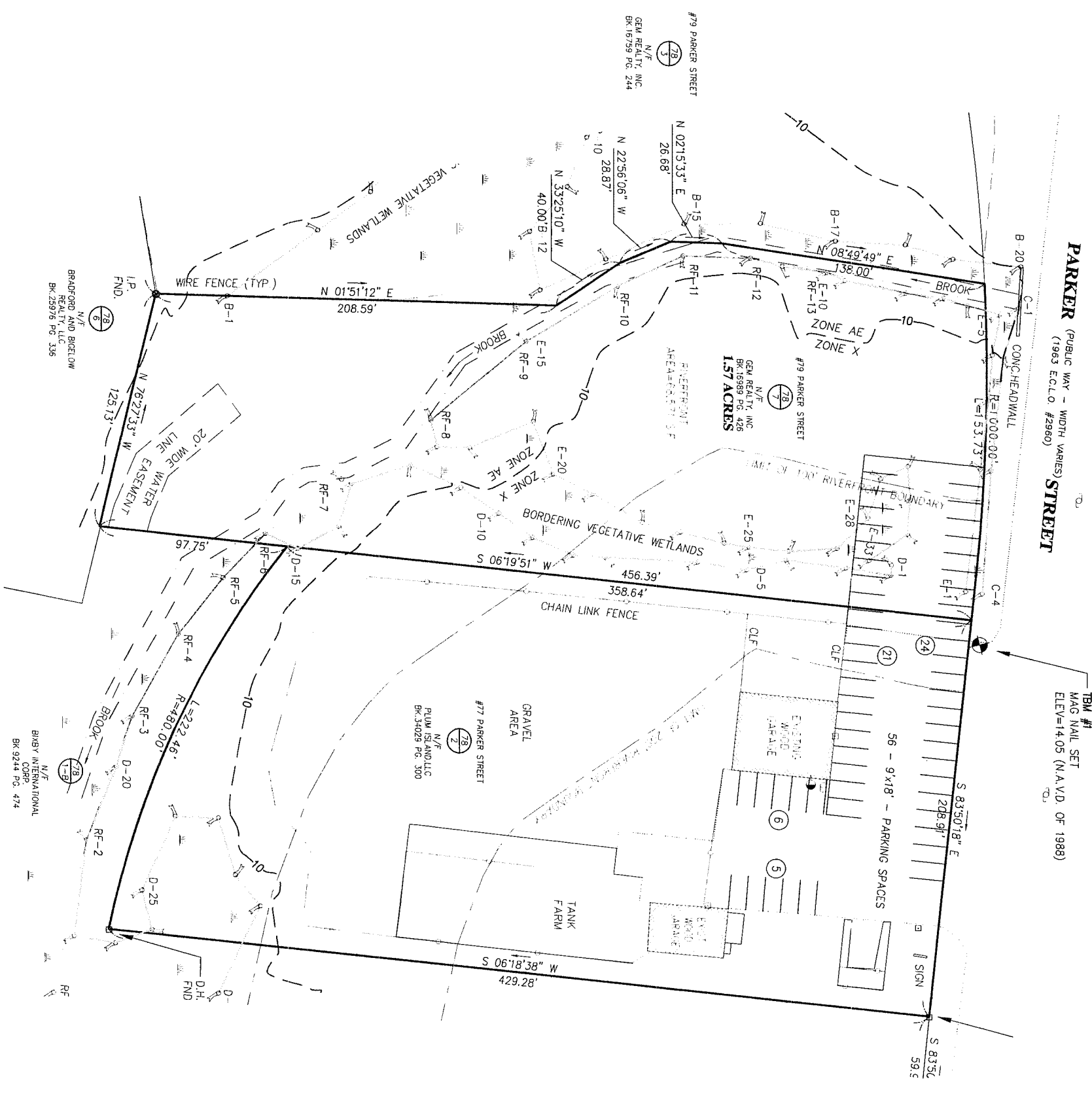
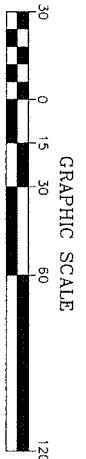
LEGEND

- 1 Entry
- 2 Dining Area
- 3 Bar
- 4 Kitchen / Back of House
- 5 Restroom
- 6 Dining Area / Private Function Room
- 7 Stage



LEGEND

	EXIST. CONTOUR		PROP. CHAIN LINK FENCE
	PROP. CHAIN LINK FENCE		PROP. RETAINING WALL
	PROP. SILT FENCE/HAY BALES		PROP. BIT CONIC SIDEWALK
	PROP. SWALE		EXIST. CATCH BASIN
	PROP. CATCH BASIN		PROP. SPOT GRADE
	PROP. OUTLET STRUCTURE		EXIST. UTILITY POLE
			WETLANDS
			EXIST. TEST PIT



PARKER STREET
(PUBLIC WAY - WIDTH VARIES)
(1983 E.C.L.O. #2980)

TBM #1
MAG NAIL SET
ELEV=14.05 (N.A.V.D. OF 1988)

UNDERGROUND UTILITY NOTE
THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES AND OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES. AVAILABLE RECORD INFORMATION FOR UTILITIES HAS BEEN USED TO VERIFY THE FIELD LOCATIONS AND CONNECTIONS SHOWN. THE ACTUAL LOCATION AND CONNECTIONS MAY VARY FROM THAT SHOWN HEREON.

PREPARED FOR
PLUM ISLAND, LLC
79 PARKER STREET
NEWBURYPORT, MA

NO	DATE	DESCRIPTION	BY

MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST SAUSBURG, MA 01953 (978) 463-8980
13 HAMPTON RD EXETER, NH 03833 (603) 778-0528

SCALE: 1"=30'
DATE: JUNE 11, 2018
DESC. BY: C.M.Y.
CHKD. BY: E.W.B.
PROJECT: M173105

PLAN OF LAND
IN
NEWBURYPORT, MA
SHOWING
PROPOSED SITE IMPROVEMENTS
AT
77 PARKER STREET

SITE PLAN
SHEET: 1 OF 1