

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

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Applicant: Beth Israel Lahey Health, Anna Jaques Hospital

Address: 25 Highland Ave, Newburyport Ma. 01950

Phone: 978-314-8865

Email: dfowler@ajh.org

Property Address: 25 Highland Ave. Newburyport, Ma. 01950

Assessor's Map and Lot(s): 39/44 Zoning District: GMAC

Book and Page(s) or Cert. #: 01649/0547

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

Project Description: Construction of addition on the rear of the structure to allow expansion of the operating rooms along with interior renovations to the structure. The project will include relocation of some facilities exterior to the structure as well.

Engineer: Allen and Major Associates

Address: 100 Commerce Way

Woburn Ma. 01801

Phone: 781-305-9432

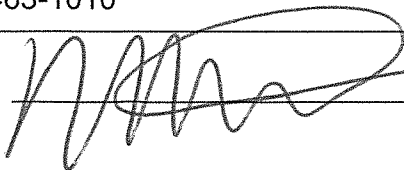
Email: rbianchetto@allenmajor.com

Owner: Beth Israel Lahey Health, Anna Jaques Hospital

Address: 25 Highland Ave

Newburyport Ma. 01950

Phone: 978-463-1010

Owner's Signature:  11/7/2020



Mead, Talerman & Costa, LLC  
Attorneys at Law

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Newburyport, MA 01950  
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Phone 508.376.8400

January 2, 2019

Bonnie Sontag, Chair  
Planning Board  
Newburyport City Hall  
60 Pleasant Street  
Newburyport, Ma. 01950

Re: Major Site Plan Review  
25 Highland Avenue, Newburyport, Massachusetts 01950 (the "Property")

Dear Chair and Members of the Board:

Reference is made to the above captioned matter. In that connection Beth Israel Lahey Health Systems, Anna Jaques Hospital (the "Applicant") is proposing to construct an addition of approximately 11,000 +/- square feet on the southerly and interior to the Property, in order to increase the size of their existing operating rooms. Given the size of the addition, the Applicant is applying for a major site plan review pursuant to Section X-V of the Newburyport Code of Ordinances (the "Ordinance").

### 1. Introduction

Beth Israel Lahey Health Systems, Anna Jaques Hospital is applying for major site plan review for new construction and improvements to its facility located at 25 Highland Avenue in Newburyport. More specifically, the Applicant seeks expand the current building footprint which will allow interior renovations of its campus including the creation of two larger operating rooms, and space for a possible future operating room, multiple prep/recovery spaces and associated nursing stations, support spaces, as well as a new entrance and lobby expansion. The new entrance will provide conductivity from the lower level (the Capolupo) entrance to the newly created lobby. As part of this construction, two of the existing operating rooms will be taken out of service and one will be expanded in size. Currently the hospital has 6 operating rooms. Following the renovations, the hospital will continue to have 6 operating rooms with space to add an additional one in the future. This expansion and renovation will expand the hospital footprint to the south and east of the 1995 addition by approximately 11,000+/- sq. ft. Importantly, this addition will be constructed on the interior of the Property not impacting the adjacent neighbors. It is important to note that this addition will not increase services nor require additional staff and therefore will not result in increased traffic.

The expansion of the facility in the southerly direction will require us to slightly relocate the Heli-pad approximately 25 feet from its current location. Again, this shift is to the interior of the Property. This detail is shown on the plans. Anna Jaques and its consultants are working with Boston MedFlight, the Newburyport Fire Department and the ambulance provider also in consultation with the FAA, to identify an alternative landing zone during the relocation of the pad and to work out the logistic of doing so.

The proposed work will result in 6664 sq. ft. of interior renovations and 3302 sq. ft. of cosmetic upgrades as well as construction of the addition.

The project is needed as a result of increased technology being used, specifically in Orthopedics, as well as the clearly delineate the main entrance to the hospital creating a warmer and more inviting atmosphere. The project and its various components are shown in detail on a site plan prepared by Allen and Major, dated 12/18/2019 and on architectural plans prepared by JACA Architects, updated through 12/18/2019.

Under Section XV-C of the Ordinance, site plan review is required “for any and all...new nonresidential use(s) or structure(s) including but not limited to... medical use(s).” Major site plan review is mandated where a project “consists of changing the outside appearance of a building and/or includes... (construction of 1,000 or more square feet of gross floor area... “The Facility is located in the General Acute Care Medical District”). In addition to the Planning Board review under Major Site Plan Review, the Applicant will be required to submit to the City Council for an amendment to its existing Special Permit under the Ordinance and to the Zoning Board of Appeals related to the signage on the interior side of the building.

## 2. Submission Requirements Under Section XV-E(a)

As per Section XV-E(a) of the Ordinance, the following information is provided, all as shown on the plans included herewith:

1. Location and Boundaries. The location and boundaries of the hospital property and adjacent roadways, to the extent feasible and relevant to this application are shown on the plans.
2. Structures. Both existing and proposed structures are shown on the plans, with appropriate information concerning which structures will be demolished, which structures are proposed to be constructed and which structures are unaffected. This project as previously stated contains 11,000 Sq. Ft. of new construction, 6664 sq. ft of interior renovation and 3302 of cosmetic upgrades. Dimensions are also shown on the plans.
3. Signage. New illuminated donor signage in the form of pin-mounted, brushed stainless steel letters will be provided at two (2) locations on the exterior walls, one at the main entrance and one at the lower entrance as shown on the plans. This signage will be back-lit by LED lighting. Sizing will be in keeping with all other approved signage on the property. Illuminated signage along Highland Ave., Rawson Ave. and Wallace Bashaw Jr. Way as well as throughout the campus will remain as is.
4. Landscaping. The current landscaping in this area will be removed and where possible, be reused. New plantings will be installed. The landscaping plan is included in the plans. You will note there are a portion of trees on the boundary between Anna Jaques and Avita of Newburyport that needs to be removed as it is in the direct flight path of the Heli-pad. Landscaping in this are will be replaced with low and drought resistant plantings as shown on the plans.
5. Traffic. Traffic patterns, site access and circulation within the site are all shown on the plans. As previously stated, this project will not increase services and therefore will not increase traffic. Therefore, the Applicant request a waiver from submission of a Traffic Report.
6. Parking. The locations of parking areas, entrances and exits to the hospital property and the patient drop-off area are all shown on the plans.
7. Public Access. All areas intended for public access, including those portions of the outpatient entrance redesigned with pedestrian walkways, a canopied drop-off area and a seating area are shown on the plans. There is also is a bus stop for the MVRTA near the main entrance to the hospital. This will remain unchanged after the project is completed.
8. Lighting. The site lighting is all depicted on the plans. No changes are proposed to the lighting which was replaced after the parking lot was redesigned and approved by the Board.
9. Topography. Both existing and proposed topography of the site, with contours are shown on the plans.

10. Water and waste disposal, drainage and other utilities. The locations of water and sewer systems, other utilities and connections thereto are shown on the plans. As to water and sewer capacity and the effect of the project on the same, new services required as part of the proposed project include water and sanitary connections for the new spaces. These connections will replace the current systems to the existing operating rooms and associated services. There will not be a net increase in demand for these services.

### 3. Narrative Submittals Under Section XV-E(b)

As required by Section XV-D(b) of the Ordinance, the following narrative submittals are provided to assist with the Board's review of the project:

1. Surface and groundwater pollution. Allen and Majors Associates have prepared a storm water management study for the project dated 12/18/2019.
2. Soils. A soil analysis is part of the storm water management study, as referenced above. Also see attached Geotechnical report dated November, 17<sup>th</sup>, 2010
3. Environmental and community impact analysis. Said analysis is part of the narrative included herein.
4. Traffic Impacts. The 11,000 square feet of new construction and 6,664 square feet of renovations to the hospital's operating suite will not increase traffic. The project which adds two larger operating rooms, and removes two smaller operating rooms does not change the volume of surgical cases. **Beth Israel Lahey Health, Anna Jaques Hospital herby requested a waiver for the completion of a traffic study based on the statement above.**
5. Architectural Style. The architectural detailing on the areas of new construction and the materials used in connection with the same, will be consistent with the hospital itself and the residential nature of its surroundings. Specifics are shown on the plans.
6. Other Permits Required. In addition to site plan approval, the project requires: a special permit from the Zoning Board of Appeals pursuant to Section IX-B(2)(B) of the Ordinance, for the extension or alternation of a nonconforming structure (height), Section X-H(6) modification to prior variance for signs, Modification to a Special Permit in the Medical Care District by the City Council as the Special Permit granting authority.

### 4. Criteria for Site Plan Review

Pursuant to Section XV-G of the Ordinance, I address each of the criteria for site plan review as follows:

1. Community Character. The facility is located in the General Acute Care Medical District, as per the Ordinance, the purpose of which is to provide for "a general acute care hospital, medical-dental professional building(s) and associated and related uses". See Section III-B of the Ordinance. By the explicit terms of the Ordinance, both the nature of the project and its use are appropriate for the neighborhood and the district in which it is situated. Aesthetically, both renovated and newly-constructed portions of the facility will use high-quality materials, with an exterior design that is consistent with the hospital itself and complimentary of its residential surroundings. Stone and brick veneers will be utilized in improving the outpatient entrance and in constructing the new operating building. Brick pavers will be used for walkways, with granite treads on the stairs and canopy added to the drop-off area. New landscaping will be added throughout the areas proposed for improvement. Rooftop mechanicals will be appropriately screened. Specifics are shown on the plans.
2. Traffic, Parking and Public Access. Traffic impacts, or the absence thereof, are referenced above. Parking and public access remain unchanged.

3. Health. The project will have no negative effect on the public health or safety. The improvements to the facility are not themselves expected to create hazardous materials or transmissions, as no increase in patient volume is anticipated.
4. Public Services and Utilities. Both the water and sewer demand of the facility as it exists today and the anticipated demand of the facility with the proposed improvements have been analyzed by Allen and Major Associated, the hospitals design engineers. They concluded that the desired renovations to and construction at the facility will not create additional demand on the city's infrastructure system. New services required as part of the proposed project include water and sanitary connections for the new operating rooms and the addition of three hand washing sinks to comply with the Massachusetts Department of Public Health Guidelines. There will not be a net increase in demand as patient volume will remain unchanged.
1. Land use planning. The proposal is consistent with the land use planning goals of the city. In the 2017 Master Plan the City recognized the importance of a diverse economic base. Specifically, the Master Plan was clear it should "Supports its economic base and local employment opportunities in the downtown, the Newburyport Business & Industry Park, Anna Jaques Hospital and surrounding medical node, and the Storey Avenue commercial center." The Applicant is the largest employer in the city. It is important that the Applicant stay current with best practices and be able to offer its patients competitive facilities which serve to attract not only local patients but the best practitioners in order to offer quality and competitive care. The proposed expansion does just that and is consistent with the goals of the Master Plan
2. Open Space and Environmental Protection. The effect of the project on open space is minimal, as 11,000 +/- square feet is necessary to provide for completion of the desired improvements. Proposed renovations and new construction will be completed in a manner that is not dangerous, noxious or cause injury and it will not emit, noise, vibration, smoke, dust or odor or other forms of environmental pollution. The construction will comply with the Commonwealth's Storm water Management Policy.

## 5. Development and Performance Standards

Pursuant to Section XV-H of the Ordinance, we address each of the required development and performance standards; to the extent the same are applicable, as follows:

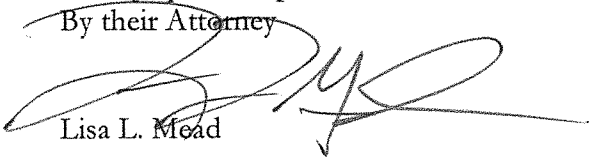
1. Pedestrian and Vehicular Access and Traffic Impacts. Pedestrian and vehicular access and vehicular circulation to the hospital and on-site are not being changed.
2. Site Plan and Architectural Design. The project has been designed so as to address the design elements identified in the Ordinance and as noted above, to be consistent with the hospital itself and complimentary of its residential surroundings. The proposed expansion is entirely interior to the Property and will not impact the adjacent residential neighborhood.
3. Lighting. Site lighting for the roadways and parking areas will remain unchanged. Several years ago, pursuant to a prior site plan review permit, the Applicant updated all of its parking lot lights to reduce light from spilling over onto adjacent properties and contributing to night-sky light pollution. Site walkways, stairs and ramps will be lighted through recessed fixtures and illuminated bollards with cut-offs. Lighting at the new drop-off canopy and at the new outpatient entrance will be mounted in the structures of the canopies. Specifics of the new lighting, are included on the plans. The Applicant requests a waiver to not provide a photometric analysis. Lighting on the campus remains largely unaffected.
4. Landscaping. Landscaping is an integral part of the project's design. It will be used to soften the area, maintaining a health and healing environment. Specifics are shown on the plans.
5. Storm water Runoff. As previously stated, storm water run-off will be in compliance with the Commonwealth's Storm water Management Policy. A stormwater report is provided.
6. Water Quality. The project does not result in any negative impact on the quality of groundwater.
7. Wetlands. The project does not result in any impact on wetland resources.

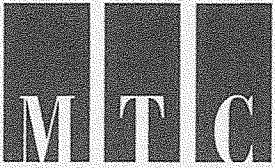
8. Erosion Control. It is not anticipated that erosion control measures will be required; provided that, to the extent that they are necessary, such measures will be implemented.
9. Environmental Performance Standards. The project complies with the performance standards set forth in Section XI of the Ordinance, governing fire and explosive hazards, radioactivity, smoke, air pollutions, wastes, vibration, noise, odors and glare.
10. Utilities. The hospital is already connected to all required utilities.

## 6. Conclusion

Beth Israel Lahey Health Systems, Anna Jaques Hospital respectfully request that the Planning Board grant site plan approval for the project.

Respectfully submitted,  
Beth Israel Lahey Health Systems,  
Anna Jaques Hospital  
By their Attorney

  
Lisa L. Mead



Mead, Talerman & Costa, LLC  
Attorneys at Law

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Newburyport, MA 01950

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January 2, 2020

IN HAND  
Bonnie Sontag, Chair  
Planning Board  
64 Pleasant Street  
Newburyport MA 01950

RE: Waiver Request / Photometric Plan and Traffic Report/ 25 Highland Avenue, Anna Jaques Hospital Inc.

Dear Members of the Board;

Reference is made to the above captioned matter. In that connection, this letter shall serve as a waiver request from the requirements to submit a traffic report, full community impact and environmental report and a photometric study of under the requirements for Major Site Plan Review. In support thereof, the Applicant is not making improvements which will result in increased employment or patients at the hospital and therefore traffic off site will not be impacted. Further, the lighting which is changing on site is low lighting related to the walkways and entrances interior to the site. The larger parking lot lights and lights near the perimeter of the site will not be changing. Finally, the applicant has addressed the community impact and environmental analyses in its submission to the extent that the Applicant has not submitted sufficient information, a waiver is requested.

I thank you for your time and attention to this matter.

Respectfully submitted,

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

Lisa L. Mead

*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054

Phone 508.376.8400

ZONING DETERMINATION

Name: Beth Isreal Lahey Health, Anna Jaques Hospital

Address: 25 Highland Ave Zoning District(s): GACM

Request: Construct a n 11,000+/- SF expansion to the existing hospital that will allow the reconfiguring of operating facilities, associated prep and recovery and support spaces as well as an entrance and lobby expansion. Adjusted heliport to accommodate expansion. Use 611, 208, 215

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

City Council Special Permit Review -XH.9

Signature of Newburyport Zoning Administrator

12/9/2019

Date



## 25 HIGHLAND AVE

**Location** 25 HIGHLAND AVE

**MBLU** 39/ 44/ / /

**Owner** ANNA JAQUES HOSPITAL

**Assessment** \$55,393,200

**PID** 2379

**Building Count** 2

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$50,979,800	\$4,413,400	\$55,393,200

### Owner of Record

**Owner** ANNA JAQUES HOSPITAL

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 25 HIGHLAND AVENUE  
NEWBURYPORT, MA 01950

**Book & Page** 01649/0547

**Sale Date**

### Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ANNA JAQUES HOSPITAL	\$0		01649/0547	

### Building Information

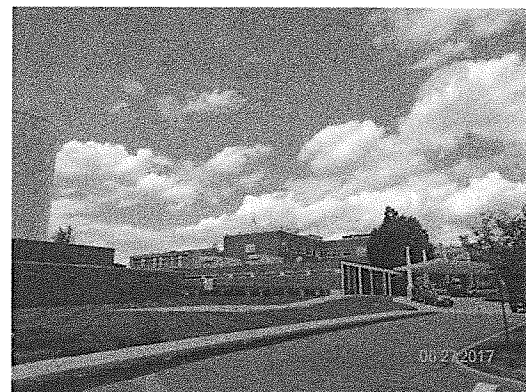
#### Building 1 : Section 1

**Year Built:** 1997

**Living Area:** 207,982

Building Attributes	
Field	Description
STYLE	Hospital
MODEL	Commercial
Stories:	3
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet

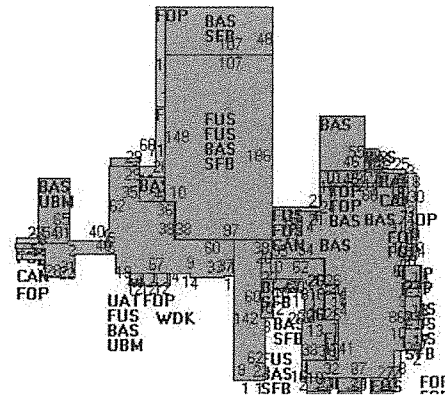
#### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\0>)

#### Building Layout

Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Bldg Use	NPROFIT 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	ABOVE AVERAGE
Wall Height	14
% Comn Wall	



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketch>)

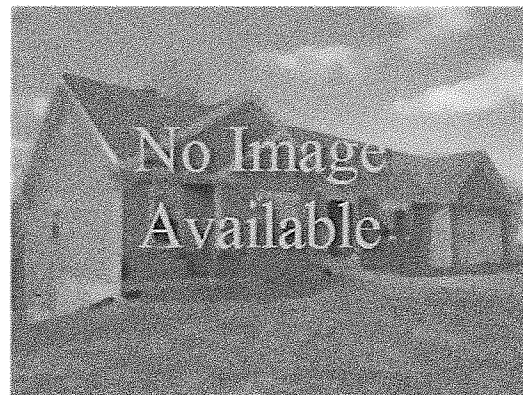
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	96,877	96,877
BAS	First Floor	69,175	69,175
SFB	Base, Semi-Finished	52,412	41,930
CAN	Canopy	761	0
FEP	Porch, Enclosed	886	0
FOP	Porch, Open	4,662	0
UAT	Attic	9,620	0
UBM	Basement, Unfinished	11,980	0
WDK	Deck, Wood	336	0
		246,709	207,982

### Building 2 : Section 1

Year Built: 2011  
Living Area: 12,470

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Hospital
MODEL	Commercial
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc

### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//default>)

### Building Layout

AC Type	None
Bldg Use	NPROFIT 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	20
% Comn Wall	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketch>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	12,470	12,470
		12,470	12,470

### Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
	GENERATOR	1	\$0	1	
FPL2	FIREPLACE 1.5 ST	1 UNITS	\$2,000	1	
ATM1	AUTOMATC TELLR	1 UNITS	\$19,000	1	
SPR1	SPRINKLERS-WET	268825 S.F.	\$696,800	1	
ELV3	ELEVATOR COMM GD	2 UNITS	\$184,300	1	

### Land

#### Land Use

Use Code 9400  
Description NPROFIT 94

#### Land Line Valuation

Size (Acres) 14.58  
Depth 0  
Assessed Value \$4,413,400

### Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
PAV1	PAVING-ASPHALT			248025 S.F.	\$285,200	1	
LT5	MERC VAP/FLU			45 UNITS	\$21,400	1	
LT6	W/DOUBLE LIGHT			7 UNITS	\$6,700	1	
FGR1	GARAGE-AVE			273 S.F.	\$3,800	1	
PAT1	PATIO-AVG			273 S.F.	\$1,200	1	
	HELICOP PAD			1	\$37,500	1	
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1	

SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			27 S.F.&HGT	\$700	1

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2019	\$49,986,400	\$4,413,400	\$54,399,800

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