

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

Applicant: Hope Community Church a/k/a The First Baptist Church

Address: 11 Hale Street

Newburyport, Massachusetts 01950

Phone: (978) 463-4673

Property Address: 11 Hale Street, Newburyport, Massachusetts 01950

Assessor's Map and Lot(s): Map 83, Lot 3 Zoning District: I-1

Book and Page(s) or Cert.#: Book 14537, Page 423

Type of Project: Major Minor

Brief description of request: Request for Major Site Plan Review pursuant to Newburyport Zoning Ordinance Section XV-C-a-4 - Construction of ten (10) or more new or additional parking spaces.

Engineer: John B. Paulson, P.L.S.

Address: Atlantic Engineering & Survey Consultants, Inc.

97 Tenney Street, Georgetown, Massachusetts 01833

Phone: (978) 463-4673

Owner: The First Baptist Church

Address: 11 Hale Street

Newburyport, Massachusetts 01950

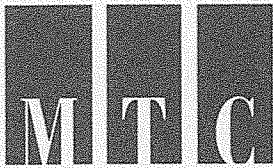
Phone: (978) 463-4673



Brad Gardner
Director of Operations/Service

Owner's Signature: *Brad Gardner*
DIR OF OPERATIONS & SERVICE

Hope Community Church
11 Hale Street
Newburyport, MA 01950
brad@hopenewburyport.com
www.hopenewburyport.com
(978) 463-4673 ext 23



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Attorneys at Law

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December 20, 2017

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

RE: 11 Hale Street (the "Property")
Request for Major Site Plan Review

Dear Chair and Members of the Board;

Reference is made to the above captioned matter. In that connection, I represent Hope Community Church a/k/a The First Baptist Church the owner of the Property (the "Applicant"). As you are aware the Applicant is currently operating its church on the Property. The church currently includes 185 parking spaces. To accommodate the greater need at the church the Applicant proposes to redesign the parking lot by reconfiguring it and adding more parking spaces. The ingress and egress will change as well as the lighting. The Applicant proposes to construct a parking lot with 103 additional spaces, access aisles, and 670 linear feet of new sidewalk; the Applicant also proposes to reconstruct the current entrance and the adjacent 40 parking space area, and add a dedicated exit from the Property to Hale Street. (the "Project"). Access to the Property on the north is from Hale Street. The applicant will also file a notice of intent with the Conservation Commission.

I Overview

The Property consists of approximately 10.84 acres. The Property has 370.20 feet of frontage on Hale Street. The site presently has 185 parking spaces including 7 Standard Handicap spaces and 6 Van Handicap Spaces. The Property presently has approximately 1.54 acres of impervious surface. The proposed parking lot construction will add 40,000 +/- square feet of impervious surface or less than an acre. The Applicant's proposal will lower peak discharge rates from the Property by adding catch basins and an installed underground storm water treatment unit.

Under Section XV-C (a) (4) of the Ordinance, site plan review is required for "[c]onstruction of ten (10) or more new or additional parking or loading spaces" The Project involves the creation of 103 additional parking spaces. Accordingly, this Project is subject to major site plan review.

Millis Office

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

II. 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 Property and adjacent roadways, to the extent feasible, are shown on the Plans. The Existing Conditions Plan shows the deed references for all adjacent property owners and the other information requested in Section XV-E (a) (1).
2. Structures. The location and dimensional information about the existing structures are shown on the Plans. The site plan does not involve a change to any structure on the Property.
3. Signage. Information regarding proposed signage is in the Site Plans provided.¹
4. Landscaping. The proposed vegetative plantings, information about the proposed grades of the Property, and wetlands restoration plans are shown on the Site Plans and on cut sheets.
5. Traffic. Traffic patterns, access to and from the site and circulation within the site are all shown on the Site Plans.
6. Parking. The locations of parking spaces, the access aisles, the concrete sidewalks to be constructed, and the vegetated islands and other traffic calming measures within the parking area are all shown on the Site Plans.
7. Public access. The site does not contemplate any public access areas.
8. Lighting. A Photometric analysis of the lighting is included, the proposed types of lighting are described in specification sheets provided.
9. Topography. Both existing and proposed topography of the site, with contours, are shown on the Site Plans.
10. Water and waste disposal, drainage and other utilities. The locations of water and sewer systems, including the location of catch basins and the storm water treatment unit, and other utilities and connections, thereto are shown on the Site Plans and cut sheets.

III. Narrative Submittals Under Section XV-E(b)

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

1. Surface and groundwater pollution. The Hydrologic Report, dated December 14, 2017, prepared by George J. Zambouras, P.E. of Atlantic Engineering & Survey Consultants, is attached hereto. (the "Storm water Report").

¹ The applicant may need to seek a special permit or variance with regard to the location of the signage along Hale Street.

2. Soils. Please see Hydrologic Report.

3. Environmental and community impact analysis. The Applicant requests a Waiver from a full Environmental and Community impact analysis. The Applicant notes that there will be an additional 40,000 square feet of impervious surface on the Property. The Applicant has worked to carefully design a storm water system that will receive and treat, including by TSS removal, nearly all of the runoff from the impervious surfaces created. While 1,350 square feet of the new impervious surface area bypasses the proposed storm water treatment devices, the existing storm water system, which includes detention ponds fed by drains and drainage swales, is more than capable of treating water from these areas. The proposed project will have no impact on the City water and sewer systems. The Applicant has provided a "Wetland Delineation Report" dated September 20, 2017 by Rimmer Environmental Consulting that describes the existing wetlands on the Property. The Applicant proposes the expansion of wetland resources on the Property.

4. Traffic impacts. The Applicant requests a waiver from this requirement. The Project does not include a change to the existing use nor does the Project contemplate ingress to and egress from the Property to any other street than Hale Street, the only street presently used to access the Property. In fact, the proposed changes will actually improve traffic within the site and to and from the site. The Applicant asserts that the Project will not have a significant impact on vehicular traffic patterns. The Project also includes a number of safety improvements such as traffic calming in the parking area and the addition of a second curb cut to allow separate dedicated driveways for ingress to and egress from the Property. Furthermore, with the exception of Election days when the church serves as the polling place for Newburyport Wards 3 and 4, the majority of the traffic to and from the Property is typically Sundays and weekday evenings and therefore the use of the Property does not usually contribute to traffic in and around the industrial park during typical workday peak hours.

5. Architectural style. There will be no change to the structures on the site, therefore a waiver is requested.

6. Other permits required. In addition to site plan approval, the proposed project requires an Order of Conditions from the Conservation Commission.

IV. 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 Property is located in the industrial park and the proposed parking area is consistent with other parking lots in the industrial park. The Project is appropriate with regard to the size of the building and in relation to the area in which the Property is located. The use made of the Property has a lower overall impact on the roads and other infrastructure because the church building usually not fully utilized more than one day a week.

2. Traffic, parking and public access. As noted previously the proposed project will have a negligible impact on the surrounding roads. The proposed Project is designed to maximize the convenience and safety of vehicular movement within the site. The use of the Property will remain unchanged and therefore no additional traffic to and from the Property is expected. The Project will increase traffic safety by providing separate means of ingress to and egress from the Property, thus allowing for a safer flow of traffic to and from Hale Street. The addition of parking will minimize the likelihood of any off-site parking.

3. Health. The Project will have no negative effect on the public health or safety. The Project will not add to glare in the area (See Photometric Analysis).

4. Public services and utilities. There will be no change to the use of the structures on the site. The Project contemplates all of the surface water discharge from the new impervious surface area being handled or treated on site thereby greatly reducing the chances of any runoff or contribution to flooding from the site.

5. Land use planning. The proposed Project is to construct a parking lot in the I-I zoning district in which large parking lots to serve properties are common.

6. Open space and environmental protection. The Applicant has addressed flood storage through the proposed drainage systems to be installed on the site. The Applicant has mapped the wetlands and the Project includes wetland restoration. The Applicant is confident that the Project will result in an increase in wetland resources. Additionally, the Applicant has submitted a Hydrologic Report demonstrating that the project will meet the City's storm water standards. The Project does involve some changes to the grade, but these changes are designed to accommodate on-site storm water treatment. The proposed Project includes a landscape design that favors native and drought-tolerant species and avoids invasive plant species.

V. Development and Performance Standards

Pursuant to Section XV-H of the Ordinance, I 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. The Project will not change vehicular traffic on city roads. The Project will increase vehicular safety by adding separate driveways respectively dedicated to entering and exiting the Property. On-site pedestrian safety is increased and on-site vehicular circulation is improved. The proposed curb cut to add the additional driveway will not exceed 24 feet in width, and will be located so as to provide for the safety of vehicular movement on site and to and from the Property. The proposed Project will assure safe interior circulation by separating pedestrian and vehicular traffic. The on-site sidewalk construction complies with Section 6.11 of the Newburyport Subdivision Rules and Regulations. No city-owned sidewalks adjoin the project site. Traffic calming measures include vegetated islands, the installation of clearly marked lanes and defined parking areas, and sidewalks and a crosswalk leading from the parking area to the existing church building.

2. Site plan and architectural design. The Site Plans increase parking safety and capacity while managing the storm water from the increase in impervious surface. As noted above, large parking areas are consistent with the industrial park. Information about the underground storm water management system is included in the Site Plan cut sheets. There is no change proposed to the structures on site.

3. Lighting. The lighting will make the parking lot safe but will not exceed 0.2 foot candles at the Property boundary except where the property line is at the entrance and exit where the foot candles are 0.3 and 0.4 (See Photometric Analysis). The lights are appropriate and the light poles are appropriately scaled (See AR18 M2 Series Specification Data Sheet).

4. Landscaping. Landscaping is an integral part of the Project's design. The Project includes a carefully designed grade to manage storm water, vegetated islands, and protections for wetland resources on

site. The Site Plan includes the planting of over 4,000 square feet of wetland replication plantings including shrubs and trees adjacent to the existing wetlands that front along Hale Street. This will provide additional screening along Hale Street. The Project also includes plantings of shade trees in the vegetated islands that meet or exceed the minimum diameter of 2 ½ inches. The parking area meets the requirements for interior landscaping and includes trees in landscaped islands to provide relief from the sun and wind interruption within the parking area. The Applicant's landscaping plan includes the use of drought resistant native plant species. All landscaping will be properly maintained by the Applicant.

5. Storm water runoff. The project includes adequate provision to prevent pollution of groundwater and surface water and measures to prevent increased runoff and the potential for flooding. The Project complies with the City of Newburyport Storm Water Guidelines (See Hydrologic Report).

6. Water quality. The Project does not result in any negative impact on the quality of groundwater (See Hydrologic Report).

7. Wetlands. The Project will obtain an Order of Conditions from the Newburyport Conservation Commission with which it will comply.

8. Erosion control. Erosion control measures are shown on the Site Plans.

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 pollution, wastes, vibration, noise, odors and glare.

10. Utilities. No change will be made to the use of existing structures on the site. The site will involve an increase in electrical use for the parking lot lighting, but the service existing on site is sufficient to accommodate this increase and all utilities will be underground.

VI. Conclusion

Wherefore, the Petitioners respectfully request that the Board grant site plan approval for the Project in accordance with Section X-V of the Ordinance.

Respectfully submitted,
Hope Community Church a/k/a The First Baptist Church
by its attorney,



Lisa L. Mead



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

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December 20, 2017

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

RE: 11 Hale Street (the "Property")
Request for Major Site Plan Review

Dear Chair and Members of the Board;

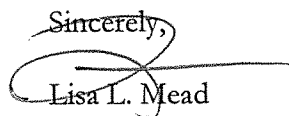
Reference is made to the above captioned matter. In that connection, this letter shall serve as a waiver request from the requirements of a portion of section XV-E-B.4 of the City of Newburyport Zoning Ordinance as follows:

1. **Full Traffic Report:** The Applicant has included a traffic and turning plan interior to the site. The proposed use of the property is unchanged. Only Hale Street is used to access the property, this will remain unchanged. No variances for the construction of the building are being requested by the applicant and it is being built within the requirements of the Zoning Ordinance. Hale Street is a road laid out for industrial use. Given the conformance with the zoning, proposed use and existing roadway infrastructure, the Applicant proposes a waiver from this requirement.
2. **Environmental and Community Impact Report:** The Applicant has addressed impacts generally in its submission. There will be no change of use, the only change that has a potential impact on the community is the increase of impervious surface area. The Applicant intends to manage all storm water from the increased impervious area on site and intends to increase wetland resources on site. As a result, the Applicant requests a waiver from the requirement of submission of a full Environmental and Community Impact Report.
3. **Architectural Style:** The Applicant does not propose the renovation or construction of any structures on the Property, and the use of the Property will not change. For this reason, the Applicant requests a waiver from the requirement that plans and drawing showing architectural elevations be submitted to the Board.
4. **Landscape Architect.** While the Applicant does provide a landscape plan it is not stamped by a Landscape Architect. Given the existing conditions and the exempt use of the Property as a Church, the Applicant requests a waiver from this condition.

The Applicant requests that the requirement for this specific reports be waived and that the information provided in this submittal be deemed sufficient.

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

Sincerely,



Lisa L. Mead

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone 508.376.8400

11 HALE ST

Location 11 HALE ST

Mblu 83/ 3/ / /

Owner THE FIRST BAPTIST CHURCH

Assessment \$7,783,000

PID 5834

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$7,594,500	\$188,500	\$7,783,000

Owner of Record

Owner THE FIRST BAPTIST CHURCH
Co-Owner
Address 11 HALE ST
 NEWBURYPORT, MA 01950

Sale Price \$350,000
Certificate
Book & Page 14537/0423
Sale Date 01/15/1998
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE FIRST BAPTIST CHURCH	\$350,000		14537/0423	00	01/15/1998
NORTON JUDITH T, TRAINOR MARY E	\$0		14333/0283	1A	09/24/1997
KELLEHER HELENA V EST	\$0		06503/0391		08/10/1978

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 31,428

Building Photo

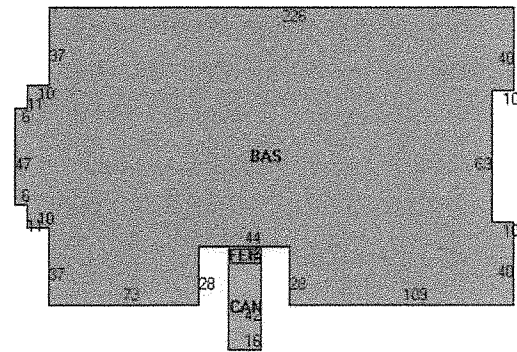
Building Attributes	
Field	Description
STYLE	Churches
MODEL	Industrial
Stories:	2
Occupancy	3
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	

Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	CHURCH ETC MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	906I
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	16
% Corn Wall	0



(http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\00\71\38.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	31,428	31,428	
CAN	Canopy	672	0	
FEP	Porch, Enclosed	128	0	
		32,228	31,428	

Extra Features

Extra Features				Legend	
Code	Description	Size	Value	Bldg #	
SPR1	SPRINKLERS-WET	37428 S.F.	\$82,900	1	
MEZ1	MEZZANINE-UNF	1575 S.F.	\$24,500	1	
MEZ2	FINISHED	2056 S.F.	\$57,300	1	
ELV1	ELEVATOR RES	2 UNITS	\$24,600	1	

Land

Land Use

Use Code 906I
Description CHURCH ETC MDL-96

Land Line Valuation

Size (Acres) 10.61
Depth 0

Zone I1

Assessed Value \$188,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			50000 S.F.	\$57,500	1
LT2	W/DOUBLE LIGHT			2 UNITS	\$2,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$7,594,500	\$179,400	\$7,773,900

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