

**City of Newburyport Planning Board**  
**FORM A - APPROVAL NOT REQUIRED**

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The following items must be submitted to the Office of Planning and Development at least one week prior to a Planning Board meeting to be considered for the next agenda. Please submit:

- two (2) copies of this application
- two (2) 11"x17" copies of the plan
- one (1) full size copy of the plan
- the Mylar
- plans filed according to the Planning Board's Digital Submission Requirements
- an application fee of \$200 per lot line change or new lot created.

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To the Planning Board,

The undersigned, believing that the accompanying plan of property in the City of Newburyport, Massachusetts does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Applicant: VTR Holdings Northeast, LLC

Mailing Address: 500 North Hurstbourne Parkway, Suite 200

Louisville, KY 40222

Phone: 603-770-3306

Email: Michael.Waleryszak@atriaseniorliving.com

Site Address: 77R, 85, 85R Storey Avenue

Map and Lot(s): MAP 109 LOTS 6, 6-A, & 6-B, BLOCK 3/C LOT B Zoning District R2/B1

B32105 P514 & B36613 P235

Book and Page: \_\_\_\_\_ or Certificate of Title: \_\_\_\_\_

Surveyor: Winter GEC, LLC

Address: 34 Winter Street

Newburyport, MA 10950

Phone: 978-270-8626

Owner's Name: VTR Holdings Northeast LLC

Address: 500 North Hurstbourne Parkway, Suite 200

Louisville, KY 40222

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1. Total number of new lots created and/or lot line changes: 1

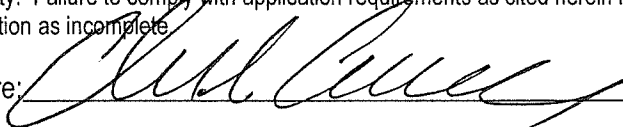
2. Please indicate the grounds on which you believe your plan not to be a subdivision:

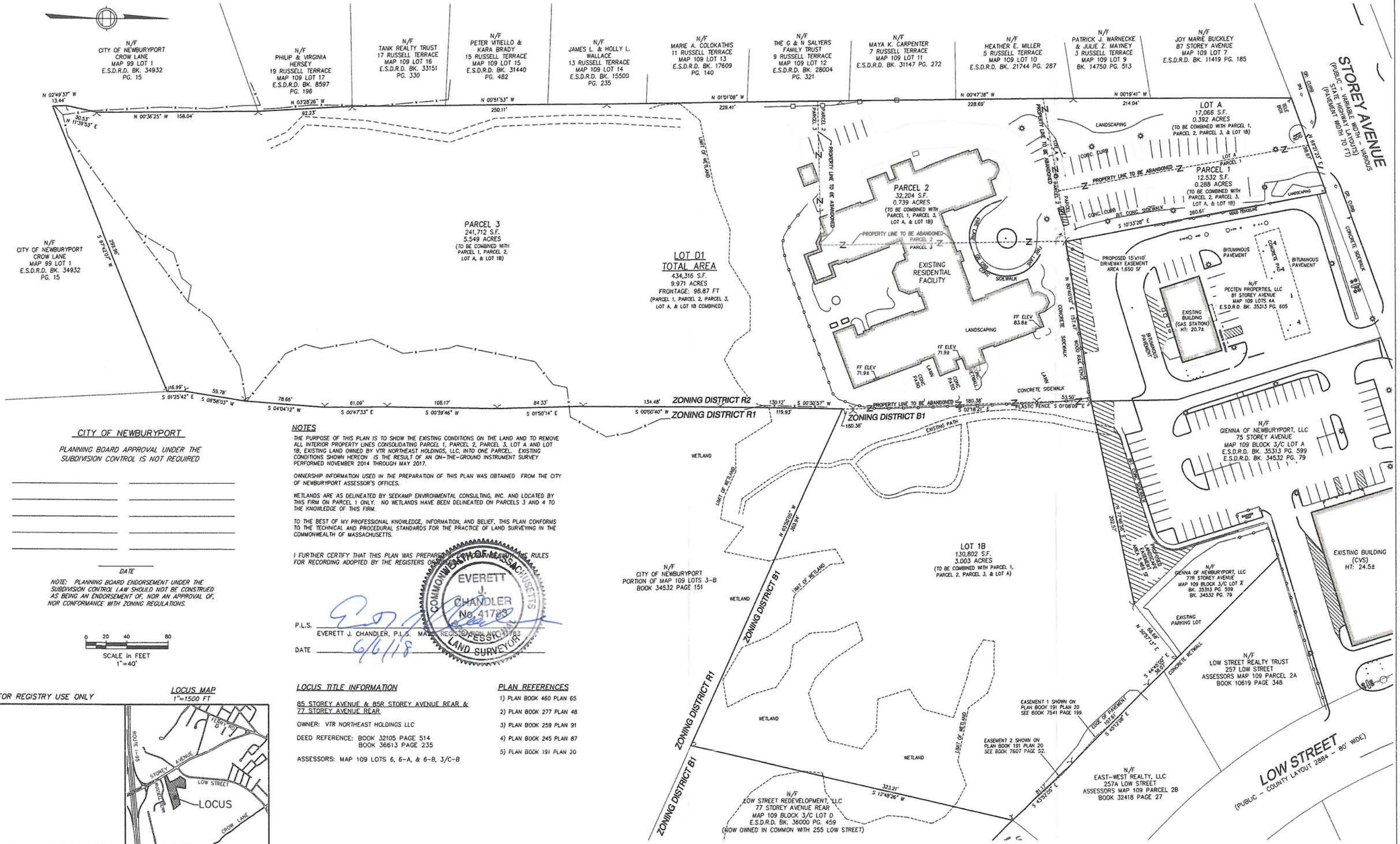
- i.  Each lot on the plan has the frontage and lot area required under the Zoning Ordinance on:  
 a public way, or  
 a way which the City Clerk certifies is maintained & used as a public way, or  
 a way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book \_\_\_\_\_, Plan \_\_\_\_\_ or  
 a way in existence before the adoption of the Subdivision Control Law by the City and which the Board finds adequate for the way's proposed use, or  
 a way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law.
  
- ii.  Each Lot has been clearly marked on the plan to be either:  
 joined to and made part of an adjacent lot, or  
 labeled "Not a Building Lot."
  
- iii.  Each lot on the plan contains a building, which existed prior to the adoption of the Subdivision Control Law.
  
- iv.  The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

3. This form and plans have been filed according to the Digital Submission Requirements and:

- have been emailed to planning@cityofnewburyport.com; or
- are included on accompanying media

Every application for an Approval Not Required endorsement 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 a dismissal by the Planning Board of this application as incomplete.

Owner's Signature:  \_\_\_\_\_



N/F CITY OF NEWBURYPORT CROW LANE MAP 99 LOT 1 E.S.D.R.D. BK. 34932 PG. 15

N/F PHILIP & VIRGINIA HERSEY 19 RUSSELL TERRACE MAP 109 LOT 17 E.S.D.R.D. BK. 8597 PG. 196

N/F TANK REALTY TRUST 17 RUSSELL TERRACE MAP 109 LOT 16 E.S.D.R.D. BK. 33151 PG. 330

N/F PETER VITIELLO & KARA BRADY 15 RUSSELL TERRACE MAP 109 LOT 15 E.S.D.R.D. BK. 31440 PG. 482

N/F JAMES L. & HOLLY L. WALLACE 13 RUSSELL TERRACE MAP 109 LOT 14 E.S.D.R.D. BK. 15500 PG. 235

N/F MARIE A. COLOKATHIS 11 RUSSELL TERRACE MAP 109 LOT 13 E.S.D.R.D. BK. 17609 PG. 140

N/F THE G & N SALYERS FAMILY TRUST 9 RUSSELL TERRACE MAP 109 LOT 12 E.S.D.R.D. BK. 28004 PG. 321

N/F MAYA K. CARPENTER 7 RUSSELL TERRACE MAP 109 LOT 11 E.S.D.R.D. BK. 31147 PG. 272

N/F HEATHER E. MILLER 5 RUSSELL TERRACE MAP 109 LOT 10 E.S.D.R.D. BK. 21744 PG. 287

N/F PATRICK J. WARNECKE & JULIE Z. WAYNE 3 RUSSELL TERRACE MAP 109 LOT 9 BK. 14750 PG. 513

N/F JOY MARIE BUCKLEY 87 STOREY AVENUE MAP 109 LOT 7 E.S.D.R.D. BK. 11419 PG. 185

PARCEL 3  
241,712 S.F.  
5.549 ACRES  
(TO BE COMBINED WITH PARCEL 1, PARCEL 2, LOT A, & LOT 1B)

LOT D1  
TOTAL AREA  
434,316 S.F.  
9.971 ACRES  
FRONTAGE: 98.87 FT  
(PARCEL 1, PARCEL 2, PARCEL 3, LOT A, & LOT 1B COMBINED)

PARCEL 2  
32,204 S.F.  
0.739 ACRES  
(TO BE COMBINED WITH PARCEL 1, PARCEL 3, LOT A, & LOT 1B)

LOT A  
17,066 S.F.  
0.392 ACRES  
(TO BE COMBINED WITH PARCEL 1, PARCEL 2, PARCEL 3, & LOT 1B)

PARCEL 1  
12,532 S.F.  
0.288 ACRES  
(TO BE COMBINED WITH PARCEL 2, PARCEL 3, LOT A, & LOT 1B)

LOT 1B  
130,802 S.F.  
3.003 ACRES  
(TO BE COMBINED WITH PARCEL 1, PARCEL 2, PARCEL 3, & LOT A)

N/F CITY OF NEWBURYPORT PORTION OF MAP 109 LOTS 3-B BOOK 34532 PAGE 151

N/F GENNA OF NEWBURYPORT, LLC 77R STOREY AVENUE MAP 109 BLOCK 3/C LOT X BK. 35313 PG. 599 E.S.D.R.D. BK. 34532 PG. 79

N/F LOW STREET REALTY TRUST 257 LOW STREET ASSESSORS MAP 109 PARCEL 2A BOOK 10619 PAGE 348

N/F EAST-WEST REALTY, LLC 257A LOW STREET ASSESSORS MAP 109 PARCEL 2B BOOK 32418 PAGE 27

N/F LOW STREET REDEVELOPMENT, LLC 77 STOREY AVENUE REAR MAP 109 BLOCK 3/C LOT D E.S.D.R.D. BK. 36000 PG. 459 (NOW OWNED IN COMMON WITH 255 LOW STREET)

CITY OF NEWBURYPORT  
PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL IS NOT REQUIRED

**NOTES**  
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LAND AND TO REMOVE ALL INTERIOR PROPERTY LINES CONSOLIDATING PARCEL 1, PARCEL 2, PARCEL 3, LOT A AND LOT 1B, EXISTING LAND OWNED BY VTR NORTHEAST HOLDINGS, LLC, INTO ONE PARCEL. EXISTING CONDITIONS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED NOVEMBER 2014 THROUGH MAY 2017.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

WETLANDS ARE AS DELINEATED BY SEEKAMP ENVIRONMENTAL CONSULTING, INC. AND LOCATED BY THIS FIRM ON PARCEL 1 ONLY. NO WETLANDS HAVE BEEN DELINEATED ON PARCELS 3 AND 4 TO THE KNOWLEDGE OF THIS FIRM.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTRARS OF DEEDS.

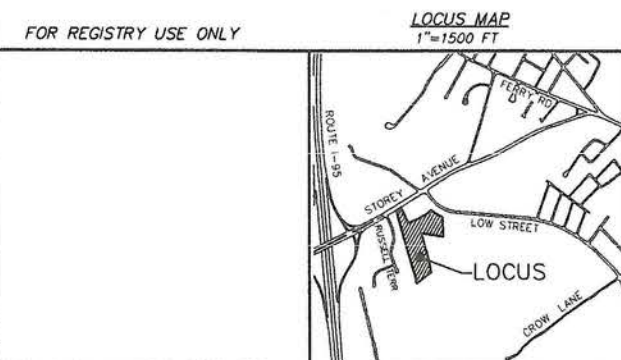
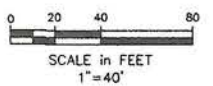


P.L.S. EVERETT J. CHANDLER, P.L.S. MA REG. NO. 41783  
DATE 6/6/18

**LOCUS TITLE INFORMATION**  
85 STOREY AVENUE & 85R STOREY AVENUE REAR & 77 STOREY AVENUE REAR  
OWNER: VTR NORTHEAST HOLDINGS LLC  
DEED REFERENCE: BOOK 32105 PAGE 514 BOOK 36613 PAGE 235  
ASSESSORS: MAP 109 LOTS 6, 6-A, & 6-B, 3/C-B

**PLAN REFERENCES**  
1) PLAN BOOK 460 PLAN 65  
2) PLAN BOOK 277 PLAN 48  
3) PLAN BOOK 259 PLAN 91  
4) PLAN BOOK 245 PLAN 87  
5) PLAN BOOK 191 PLAN 20

DATE \_\_\_\_\_  
NOTE: PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS BEING AN ENDORSEMENT OF NOR AN APPROVAL OF, NOR CONFORMANCE WITH ZONING REGULATIONS.



Copyright 2018 Winter GEC, LLC <b>Winter GEC, LLC</b> 34 WINTER STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE:					FIELD: <u>I.P.T.</u> CALCS: <u>I.P.T.</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	PERIMETER PLAN OF LAND (CONSOLIDATION PLAN OF PARCELS 1, 2, 3 & LOTS A AND 1B) <b>85 &amp; 85R STOREY AVENUE, 77 STOREY AVENUE REAR ATRIA SENIOR HOUSING</b>	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR VTR NORTHEAST HOLDINGS LLC	PROJECT NO. 2017-VTR-ALTA
	HORIZ: 1"= 40'								DATE: JAN 19, 2018
	VERT: N.A.								SHEET NO. 1 OF 1
		NO.	DATE	BY	REVISIONS				