

HANCOCK ASSOCIATES

May 29, 2018

Newburyport Planning Board
Bonnie Sontag, Chair
60 Pleasant Street,
Newburyport, MA 01950

Subject: Pine Grove Park Preliminary Subdivision
27 Colby Farm Lane

Dear Madam Chair and Members of the Board:

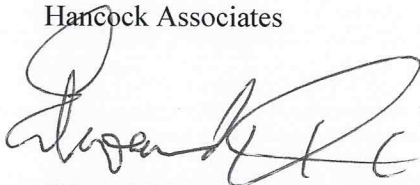
Hancock Associates, acting on behalf of Jere Myette, hereby submit a Preliminary Subdivision along with the properly executed Form B and Draft Environmental and Community Impact Assessment.

The proposed commercial development to be named Pine Grove Park consists of three new commercial/industrial lots on a proposed road located at the end of Colby Farm Lane. The project will involve the extension of Colby Farm Lane by some 1,500 linear feet to the property. The property contains 16.74 acres (Tax Map 94 Parcel 2).

This project is located within the I1B Industrial Zoning district requiring 50,000 square-foot minimum lots with 200 feet of frontage. The three new lots have provide more than 4 acres of land each as it is envisioned large industrial building would occupy each lot. The new road is proposed to be 467 feet long terminating in a cul-de-sac.

Mr. Myette is the record owner of the subject parcel and we believe has the right to use and improve Colby Farm Lane

Sincerely
Hancock Associates



Edward Dixon, PLS.
Branch Manager/Senior Project Manager