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May 27, 2020

IN HAND

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

RE: Colby Farm Lane 8, 10, 12 and 18 / Additional Submissions / Waiver Request and
Withdrawal of Subdivision Application

Dear Chair and Members of the Board;

Reference is made to the above captioned matter. In that connection, I have attached a revised set of civil engineering plans and a landscape plan which addresses the comments and requests from the last meetings your boards. Specifically:

1. The thrust block detail has been added per the request of Phil Christensen.
2. The parking spaces for the public parking at the playground are again at 5.
3. The crosswalk and landing has been revised relative to the comments on handicap ramps from Mr. Taintor.
4. The crosswalks are noted with the international standard
5. The sidewalks are more clearly defined to meet the city standard
6. The solar powered yield sign details are in the plans
7. The landscape plan and site plans are coordinated.
8. The notes regarding the split rail fence around lot one are clearer to indicate the fence is at the property line
9. The height of the fence around the playground has been updated to be consistent at 4 feet.
10. The following outline of improvements to Colby Farm Lane:
 - a. Reclamation of existing asphalt
 - b. Excavation and installation of material for road widening based on updated survey work conducted by the Developer, per the City's, due to lack ROW information available from State and City
 - c. Adjust ex castings and gate boxes to finish grade
 - d. Fine grade and compact
 - e. Install asphalt paving 4" total
 - f. Remove and replace existing driveway aprons
 - g. Excess reclaim material to be spread on Reserve site
 - h. Police details

The final detailed design will be reviewed by DPS and the City Engineer and brought to

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730 Main Street, Suite 1F
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the Planning Board for final review prior to the issuance of the ___ Certificate of Occupancy. The Applicant would agree with a condition memorializing the foregoing improvements and approval process.

WAIVERS

The applicant officially requests waivers for the following:

1. Lot area and frontage for Lot 1 as shown on the plan.
2. The proposed turn around for the fire truck behind the set of 5 individual homes at the rear of the property from the current number of turn requirements.

WITHDRAWAL

By this letter the Applicant withdraws its subdivision application and will submit instead an ANR plan for approval of the reconfiguration of the lots.

Finally, I have attached an outline of the public improvements which the Applicant will be providing to the City. Within

Regards,



Lisa L. Mead