

HUGHES ENVIRONMENTAL CONSULTING

44 MERRIMAC STREET, NEWBURYPORT, MA 01950
PHONE 978.465.5400 • FAX 978.465.8100
EMAIL THUGHES@HUGHESENVR.COM

PO BOX 392, CONCORD, MA 01742
PHONE/FAX 978.369.2100

BRP WPA Form 3 – Notice of Intent

(M.G.L. c. 131, §40 and Newburyport Ordinance Chapter 6.5: Environment, Article II: Wetlands Protection Ordinance)

3 Louise Street



Submitted to:

Newburyport Conservation Commission
Office of Planning and Development
60 Pleasant Street, 1st Floor
Newburyport, MA 01950

Prepared by:

Hughes Environmental Consulting
44 Merrimac Street
Newburyport, MA 01950

In Association with:

Arc Surveying and Engineering Associates, Inc.
25 Fordham Way
Newbury, MA. 01951

On behalf of:

Thomas and Kris Melaragni
6 Louise Street
Newburyport, MA 01950

Copies to:

MassDEP NERO
205B Lowell Street
Wilmington, MA 01887

June 19, 2020

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- 9. Architectural Plans (ledger size)**
- 10. Notice of Intent Plan prepared by Arc Surveying and Engineering Associates, Inc.**

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18 MAIN STREET, CONCORD, MA 01742
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PROJECT NARRATIVE

to accompany a

NOTICE OF INTENT

For

Tom and Kris Melaragni

TMM Realty Trust

Newburyport

June 19, 2020

Overview

Tom and Kris Melaragni are seeking to demolish and rebuild a single family home on the developed lot at 3 Louise Street, located on Plum Island. The new home will be constructed on pilings and elevated above the floodplain. The home incorporates an elevated garage with an entry ramp made of open grated steel to allow for light and water to reach the vegetation below. The project will remove debris and miscellaneous outbuildings and hardscape from the site and replace them with vegetation.

Current Site Conditions

The project site is a 9,800 square foot parcel of land, located on the corner of Louise Street and Old Point Road. The site is currently developed with a single family home, two sheds, a driveway, various landscape beds, and debris. The applicants have cleaned up some of the debris and removed a pool liner and trampoline that were the remnants of ongoing past use of the property. The site is partially located in the X zone and partially in the AE9 Floodplain. The northeastern corner of the lot just barely clips the outer riparian zone from the basin and a portion of the site is within the riverfront area associated with the Merrimack River (the basin). The home is constructed on cinderblocks and the area under the existing home is excavated out (see the photo sheet).

Elevation on the lot generally range from 7 to 108 feet, 88 NAVD. The property is within a densely developed portion of Plum Island, a barrier beach.

Resource areas

The entire site is located on a coastal dune within a barrier beach, and is located within land subject to coastal storm flowage and the outer riparian zone

Project Proposal

The proposal is to remove the existing single family home and replace it with a new home constructed on pilings with parking in an elevated garage, accessed by a ramp constructed of steel grating. The scar on the ground from the old home will be brought back to match surrounding grade with compatible sand.

A similar ramp installed in the dunes at Salisbury Beach has demonstrated the survival of dune grass under a ramp of the same material. For the vegetation count on the site plan, we include 50% vegetation under the ramp. 35% survival would provide a balance of vegetative cover. The project includes a 3.5' X 3.5' utility chase. The new home will have a smaller footprint the existing, as it will be two stories. The new home will be elevated on pilings and will be open at least 2.5 feet from grade. In any areas where the existing grade is lower than 6.5, the opening will extend to at least elevation 9.

For alternatives considered, we note the following. Renovation of the existing home was not a realistic possibility, due to the low value of the existing structure, it would not have taken much to exceed 50%. Relocation of the structure further away from the river would have increased construction within the floodplain and caused issues with zoning setbacks as well as the ability

of the home to provide for resilient parking above the dune in the elevated garage so that was ruled out. Originally an earthen sand ramp was considered for access to the garage as has been approved at other sites on Plum Island. Ultimately the alternative chosen was refined after discussions with the Conservation Administrator and after viewing the success of a similar ramp constructed in Salisbury.

The total vegetation impact of the project will increase by at least 129 square feet. It will likely increase by more than that based on observations of a similar ramp and success of vegetative growth under that ramp.

Plantings

In the areas not otherwise developed as shown on the plan that are devoid of vegetation after construction of the new home, the proposal is to plant American beach grass, one foot on center. The applicant may seek the approval at a later date to plant additional shrubs or small trees that are native to Plum Island as well.

Construction Sequence

The following represents an outline of the construction sequence that will be followed:

1. Demolish existing structure and remove all debris and sheds from site, backfill with clean sand
2. Install pile foundation
3. Frame and construct building. All building materials and dumpsters to be within existing driveway
4. Remove debris, and use clean sand to bring area where old home was to match surrounding grade.
5. Install native plants and repair any damage to site.

Wetland Protection Act

The project site is located at Plum Island, a barrier beach, within a densely developed portion of the dune system and within Land Subject to Coastal Storm Flowage. Since the project is located on a barrier beach, landward of a coastal beach, it must meet the performance standards of the Wetland Protection Act as defined by the Wetland Protection Act Regulations, 310 CMR 10.28 and 10.29. There are no performance standards for Land Subject to Coastal Storm Flowage, however the project removes an obstruction to flood waters in the form of the existing building and sheds.

The project, including the mitigation areas, will not only have no adverse impact on the interests of the Wetlands Protection Act, but will result in improvements to those interests. In fact the replacement of a home that currently sits on a solid foundation within the dune system with a new home elevated above the dune by at least 2.5 feet on pilings will improve the ability of the site to function. The increase in vegetation on site by approximately 129 square feet or more will also increase the ability of the dune to function. The project as proposed will not adversely impact any of the interests as spelled out in 310 CMR 10.28 or 10.29.

The regulations are intended to preserve the following characteristics of barrier beaches and dune systems:

- (a) the ability of the dune to erode in response to coastal beach conditions;
- (b) dune volume;
- (c) dune form, which must be allowed to be changed by wind and natural water flow;
- (d) vegetative cover;
- (e) the ability of the dune to move landward or laterally; or
- (f) the ability of the dune to continue serving as bird nesting habitat.

310 CMR 10.28 - Coastal Dunes

The performance standards for Coastal Dunes are provided in 310 CMR 10.28, sections (3) through (6). These standards are addressed below:

(3) Any alteration of, or structure on, a coastal dune or within 100 feet of a coastal dune shall not have an adverse effect on the coastal dune by:

(a) affecting the ability of waves to remove sand from the dune;

The home will be elevated above the flood plain and will improve the ability of the dune to function by replacing a solid wall foundation with a pile supported foundation.

(b) disturbing the vegetative cover so as to destabilize the dune;

The project will mitigate for all impacts to vegetation. Areas of impact include overgrown lawn and native species, and all new plantings proposed are native.

(c) causing any modification of the dune form that would increase the potential for storm or flood damage;

The project will not change dune form.

(d) interfering with the landward or lateral movement of the dune;

The proposed project will result in a building supported by pilings that will not interfere with the movement of the dune.

(e) causing removal of sand from the dune artificially; or

There will be no removal of sand from the dune.

(f) interfering with mapped or otherwise identified bird nesting habitat.

The site is located outside the Estimated Habitat Map of State-Listed Rare Wildlife published by the Natural Heritage and Endangered Species Program and within a fairly densely developed neighborhood.

(4) Notwithstanding the provisions of 310 CMR 10.28(3), when a building already exists upon a coastal dune, a project accessory to the existing building may be permitted, provided that such work, using the best commercially available measures, minimizes the adverse effect on the coastal dune caused by the impacts listed in 310 CMR 10.28 (3)(b) through 10.28(3)(e). Such an accessory project may include, but is not limited to, a small shed or a small parking area for residences. It shall not include coastal engineering structures.

No accessory structures are proposed.

(5): The following projects may be permitted, provided that they adhere to the provisions of 310 CMR 10.28(3):

- (a) pedestrian walkways, designed to minimize the disturbance to the vegetative cover and traditional bird nesting habitat;**
- (b) fencing and other devices designed to increase dune development; and**
- (c) plantings compatible with the natural vegetative cover.**

The applicant is proposing mitigative plantings for vegetation.

(6) Notwithstanding the provisions of 310 CMR 10.28(3) through (5), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.

The site is located outside the Estimated Habitat Map of State-Listed Rare Wildlife published by the Natural Heritage and Endangered Species Program.

Barrier Beach

310 CMR 10.29 (3) states that “when a Barrier Beach is Determined to be Significant to Storm Damage Prevention, Flood Control, Marine Fisheries or Protection of Wildlife Habitat, 310 CMR 10.28(3) through 10.28(5) apply.” These sections are addressed above.

Land Subject to Coastal Storm Flowage

There are no performance standards for Land Subject to Coastal Storm Flowage, however the building has been designed to stay outside the floodplain. The home will be constructed on open pilings.

Riverfront

The existing lot contains significant degraded areas and results in an increase in vegetation on site and is permissible under either 10.58(5) as degraded or under 10.58(4) since it is a grandfathered lot and the overall impacts to riverfront are less than 5,000 square feet. The alternatives discussed above indicate that the options on this site are limited.

Newburyport Wetlands Ordinance

Since the project is located on Plum Island, the project falls under the Newburyport Wetlands Ordinance. The performance standards are addressed below:

6.5-28. Special Provisions for the Barrier Beach

A. The Plum Island Barrier Beach received additional protection under the previous Newburyport Wetlands Ordinance (adopted October 9, 2001 and revised September 12, 2005) and therefore its provisions are included in this Ordinance. The additional protections afforded to the Plum Island Barrier Beach are for the following purposes:

- 1. To minimize environmental damage, loss of life, and destruction of property inevitably resulting from storms, flooding and erosion;**

2. *To prevent loss or diminution of the beneficial functions of storm and flood damage prevention or reduction and pollution prevention provided by wetlands, beaches, dunes, barrier beaches, and coastal banks;*
3. *To maintain vegetative buffers to wetlands and waterbodies so as to reduce and/or eliminate runoff and other non-point discharges of pollutants to protect public health and preserve environmental resources; and*
4. *To maintain vegetative cover so that the integrity and stability of coastal dunes and banks are maintained and so that the coastal dunes and banks can fulfill their functions and promote the interests identified in the Ordinance.*

Notwithstanding any additional requirements or exemptions, all activities on the Plum Island Barrier Beach shall be in accordance with 6.5-28, subsection B.

B. *Specific performance standards for the Barrier Beach are:*

1. *No development or redevelopment shall be permitted within a FEMA V-Zone or AO-Zone. Notwithstanding the foregoing, structures damaged or destroyed from fire, storm, or similar disaster may be redeveloped/repared only in accordance with current local, state and federal regulatory standards when damage to or loss of the structure is equal to or greater than 50% of the market value of the building. When damage to or loss of the structure is less than 50% of the market value of the building, redevelopment/repairs may be allowed to return the structure to pre-damaged conditions. In all instances, reconstruction, renovation or repairs to damaged structures may be authorized as stated herein, provided that there is no increase in floor area.*

This section does not apply. The project is located outside these floodplains.

2. *All new buildings or substantial improvements to existing buildings shall be built on open pilings and comply with FEMA National Flood Insurance Regulations and State Building Code Regulations for elevation and flood proofing. All development and redevelopment shall comply with G.L. c. 131, sec. 40, 310 CMR 10.00 and Section 744 of the Massachusetts State Building Code Design Requirements for Floodplain and Coastal High Hazard Areas.*

The proposal will comply with the building code and this section of the Ordinance.

3. *For the purposes of the Ordinance, the term “substantial improvement” shall mean an improvement that increases the market value of the building by an amount equal to or greater than 50% or an improvement that increases the square footage by an amount equal to or greater than 25%.*

Note the answer to 2. above.

4. *All new buildings, replacements, substantial improvements or expanded footprints less than 25% in square footage shall have their first floor built at least two feet above base flood elevation or the highest existing ground elevation whichever is higher.*

The new home will meet this standard. The structure will be elevated so the bottom of the lowest horizontal structural member will be located at least 2 feet above the AE zone elevation.

5. ***Electrical, heating, ventilation, plumbing and air conditioning and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.***

The structure will comply with this section.

6. ***Development or redevelopment on or within 200 feet landward of the top of a coastal bank or dune shall have no adverse impact on the height, stability or function of the bank or dune to fulfill the purposes set forth in Section 6.5-28.A. above.***

The project as proposed will not impact the height, stability or function of this back dune area.

7. ***In areas where there are coastal banks or primary or frontal dunes, all new buildings and structures shall be set back from the beach dune interface at a distance equal to thirty times the average yearly historical erosion as shown by the most current CZM shoreline change map.***

The project is located outside the frontal dune and significantly far from the beach dune interface.

8. ***No activity shall increase the elevation or velocity of flows in a floodplain.***

The project will improve the functioning of the floodplain by elevating the structure above the floodplain.

9. ***Within the FEMA V Zone, A Zone, or AO Zone or their equivalent, new or reconstructed structures or development on the barrier beach that alters vegetation, interrupts sediment supply and/or changes the form or volume of a dune or beach must comply with the specific performance standards in the Ordinance and in the regulations promulgated pursuant hereto.***

The project will increase native vegetation and not result in any change in dune form or interruption of sediment supply.

10. ***In all other areas of the Plum Island Barrier Beach outside of the V-Zone and AO-Zone, all new Buildings shall be built on open pilings and shall comply with FEMA National Flood Insurance Regulations and State Building Code Regulations for elevation and flood proofing. All existing Buildings with Substantial Improvements, and all horizontal expansions of the existing footprint, shall be built on open pilings and shall comply with FEMA National Flood Insurance Regulations and State Building Code Regulations for elevation and flood proofing. If a Licensed Engineer certifies that an existing portion of the solid foundation will not require modifications to support the proposed building (other than new pilings exterior to the existing footprint), the existing portion of the solid foundation may remain.***

The structure will comply with these standards.

11. Notwithstanding the previous sentence, the existing solid foundation of a Building shall be replaced with pilings, if, 50% or more of the exterior walls have been removed, are proposed to be removed, or will not be used as exterior walls (i.e. including but not limited to encasing an existing wall within a new exterior wall) and a new roof will be constructed, or is proposed to be constructed.

The proposal is for an entirely new structure.

12. Construction or alteration of any coastal engineering structures shall require review and approval by the Conservation Commission.

The project does not include any coastal engineering structures.

Conclusion

The proposed project is a relatively simple one that fully complies with the Wetland Protection Act and Newburyport Wetlands Ordinance.



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 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newburyport

City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>3 Louise St</u>	<u>Newburyport</u>	<u>01950</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.809634</u>	<u>,-70.819565</u>	
d. Latitude	e. Longitude	
<u>75</u>	<u>199</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Thomas & Kris</u>	<u>Melaragni</u>	
a. First Name	b. Last Name	
<u>TMM Realty Trust</u>		
c. Organization		
<u>6 Louise Street</u>		
d. Street Address		
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

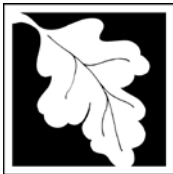
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Thomas</u>	<u>Hughes</u>	
a. First Name	b. Last Name	
<u>Hughes Environmental Consulting</u>		
c. Company		
<u>44 Merrimac Street</u>		
d. Street Address		
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>
e. City/Town	f. State	g. Zip Code
<u>978-465-5400</u>	<u>978-465-8100</u>	<u>thughes@hughesenvr.com</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>750.00</u>	<u>362.50</u>	<u>387.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Construct new single family home elevated on pilings to replace existing home and associated work.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

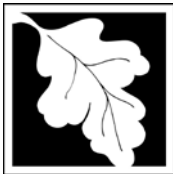
8. Property recorded at the Registry of Deeds for:

Essex South	
a. County	b. Certificate # (if registered land)
36540	0461
c. Book	d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 6480 square feet

4. Proposed alteration of the Riverfront Area:

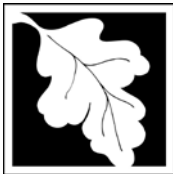
2400 a. total square feet 0 b. square feet within 100 ft. 2400 c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input checked="" type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input checked="" type="checkbox"/> Coastal Dunes	3700+/-	0
	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	3700+/-	

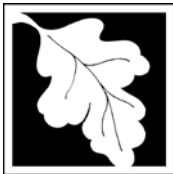
	1. square feet	

4. Restoration/Enhancement
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

August 1, 2017

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

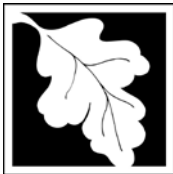
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Newburyport
City/Town

C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newburyport
City/Town

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newburyport
City/Town

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan to Accompany a Notice of Intent Plan

a. Plan Title

Arc Surveying & Engineering Associates, Inc

Matt Tessier, PE

b. Prepared By

c. Signed and Stamped by

4/11/2020

1" = 10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

499

6/18/2020

2. Municipal Check Number

3. Check date

498

6/18/2020

4. State Check Number

5. Check date

TMM Realty Construction

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newburyport

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Kris Melaragni, Trustee

Thomas M. Melaragni TRUSTEE

1. Signature of Applicant

6/18/20

2. Date

3. Signature of Property Owner (if different)

[Signature]

4. Date

6/19/2020

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

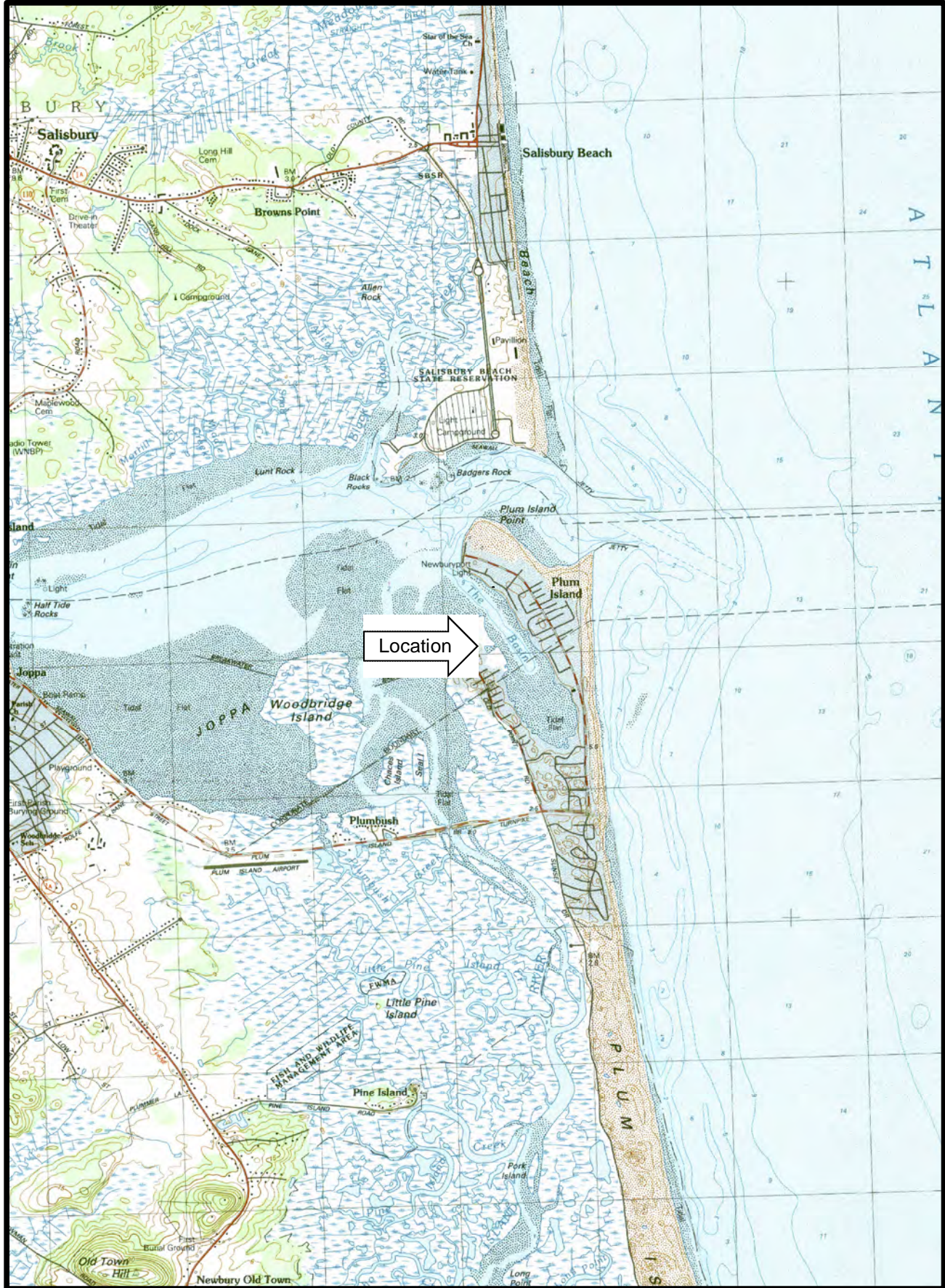
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

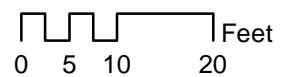
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

3 Louise St, Newburyport MA USGS Location Map



3 Louise St, Newburyport MA 2019 15cm Orthophoto



National Flood Hazard Layer FIRMette



70 4928'W 42 4848'N



USGS The National Map: Orthoimagery. Data refreshed April 2020

70 4851'W 42 4822'N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes, Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/19/2020 at 8:07 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3 Louise Street - Site Photos



Aerial of site from MIMAP



From driveway



Bulkhead entrance



Under existing structure



Remnants of Old Pool (liner since removed)



Trampoline (since removed)



City of Newburyport
Office of the Assessor
60 Pleasant Street / P.O. Box 550
Newburyport, MA 01950
Ph 978-465-4403 / Fax 978-462-8495

January 30, 2020

To: Newburyport Conservation Commission
From: Newburyport Board of Assessors
Re: Abutters List: 3 LOUISE STREET

Newbury Map: 75 Lot: 199

The following are the abutters of the above mentioned property:

Board of Assessors

The Assessors Office is certifying that the persons listed in the foregoing list of abutters are the owners of record of the foregoing properties as of January 1st, 2020. The city Assessor is not certifying that the persons so listed are the persons who are required to receive notification under applicable law.

75/ 114/ / /
SPECHT THOMAS
JANICE SINCLAIR J/T
80 BLAKE CORNER ROAD
PHILLIPSTON, MA 01331

75/ 128/ / /
DABRITZ KARL E
JUDY ANN T/E
2 M ST
NEWBURYPORT, MA 01950

75/ 129/ / /
SPEED JACQUELINE MARY
1 N STREET /OLD POINT RD
NEWBURYPORT, MA 01950

75/ 139/ / /
CARDOZA MANUEL J JR
PO BOX 724
HOLLIS, NH 03049

75/ 193/ / /
GREEN JANE M
WALTER S GREEN JR J/T
136 HEATH ROAD
NORTH ANDOVER, MA 01845

75/ 194/ / /
MARSHVIEW REALTY LLC
99 LAKE STREET
SALEM, NH 03079

75/ 195/ / /
CITY OF NEWBURYPORT
VACANT LAND
60 PLEASANT ST
NEWBURYPORT, MA 01950

75/ 196/ / /
OVERHOLSER GILLIAN
8 MARTHA ST
NEWBURYPORT, MA 01950

75/ 198/ / /
MORKZESKI JEROME
2 MARTHA ST
NEWBURYPORT, MA 01950

75/ 199/ / /
MELARAGNI THOMAS M & KRIS TRS
TMM REALTY TRUST
6 LOUISE ST
NEWBURYPORT, MA 01950

75/ 201/ / /
TWEEDY DORIS
7 LOUISE ST
NEWBURYPORT, MA 01950

75/ 202/ / /
SCOTT SHARON D
9 LOUISE ST
NEWBURYPORT, MA 01950

75/ 203/ / /
MELARAGNI THOMAS M
6 LOUISE ST
NEWBURYPORT, MA 01950

75/ 205/ / /
MELARAGNI THOMAS M
6 LOUISE ST
NEWBURYPORT, MA 01950

75/ 206/ / /
MCCORMICK SEAMUS
JENNIFER T/E
24 CHESTNUT ST
NEWBURYPORT, MA 01950

75/ 207/ / /
MCCORMICK SEAMUS
JENNIFER T/E
24 CHESTNUT ST
NEWBURYPORT, MA 01950

75/ 209/ / /
BERIAU THOMAS
JENNEFER R LLOYD T/C
3 KATE ST
NEWBURYPORT, MA 01950

75/ 210/ / /
MELARAGNI THOMAS M
KRIS J/T
6 LOUISE ST
NEWBURYPORT, MA 01950

City of Newburyport

01/30/21



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassGIS/MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THIS DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



- Legend**
- Municipal Boundary
 - Roads
 - Interstate
 - Major Road
 - Local Road
 - Parcels
 - Unpaved Roads
 - Hydrographic Features
 - Streams
 - Intermittent Streams

1:720

HUGHES ENVIRONMENTAL CONSULTING

44 MERRIMAC STREET, NEWBURYPORT, MA 01950
PHONE 978.465.5400 • FAX 978.465.8100
EMAIL THUGHES@HUGHESENVIRONMENTAL.COM

PO BOX 392, CONCORD, MA 01742
PHONE/FAX 978.369.2100

Notification to Abutters Under the Massachusetts Wetlands Protection Act and the Newburyport Wetlands Ordinance

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the City of Newburyport's Wetlands Ordinance, you are hereby notified of the following.

- A. The name of the applicant is **Thomas and Kris Melaragni, TMM Realty Trust**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the City of Newburyport seeking permission to remove, fill, dredge, or alter an Area subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the City of Newburyport's Wetlands Ordinance.
- C. The address of the lot where the activity is proposed is: **3 Louise Street**
- D. The Public Hearing will be held on **July 7, 2020** at 7 pm. Said hearing shall be located either in the Senior/Community Center or online via remote participation with confirmation and access information to be posted on the City Website meetings calendar at www.cityofnewburyport.com/calendar. All interested parties should look to the meetings calendar on the City website as the hearing date approaches.
- E. Copies of the Notice of Intent may be examined by visiting www.cityofnewburyport.com/conservation-commission and selecting the meeting agenda.
- F. Copies of the Notice of Intent may be obtained from applicant's representative Hughes Environmental Consulting, by calling 978-465-5400 between the hours of 9 and 4:30, on the following days of the week: Monday thru Thursday.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Newburyport Daily News.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in Newburyport City Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact the Newburyport Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact the Newburyport Conservation Commission, please email jgodtfredsen@cityofnewburyport.com.

Please do not hesitate to contact me with any questions regarding this hearing or the application,

Thomas G. Hughes, BS, MA



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

<u>3 Louise Street</u>	<u>Newburyport</u>
a. Street Address	b. City/Town
<u>498</u>	<u>362.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>TMM Realty Trust</u>		<u></u>	
c. Organization		b. Last Name	
<u>6 Louise Street</u>			
d. Mailing Address			
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>	
e. City/Town	f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u></u>		<u></u>	
a. First Name		b. Last Name	
<u></u>			
c. Organization			
<u></u>			
d. Mailing Address			
<u></u>	<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address	

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2	1	500.00	500.00
Riverfront multiplier	50%	250.00	250.00
Step 5/Total Project Fee:			750.00
Step 6/Fee Payments:			
Total Project Fee:		750.00	a. Total Fee from Step 5
State share of filing Fee:		362.50	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:		387.50	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

project:

MELARAGNI RESIDENCE

3 Louise Street
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442

www.grafarch.com

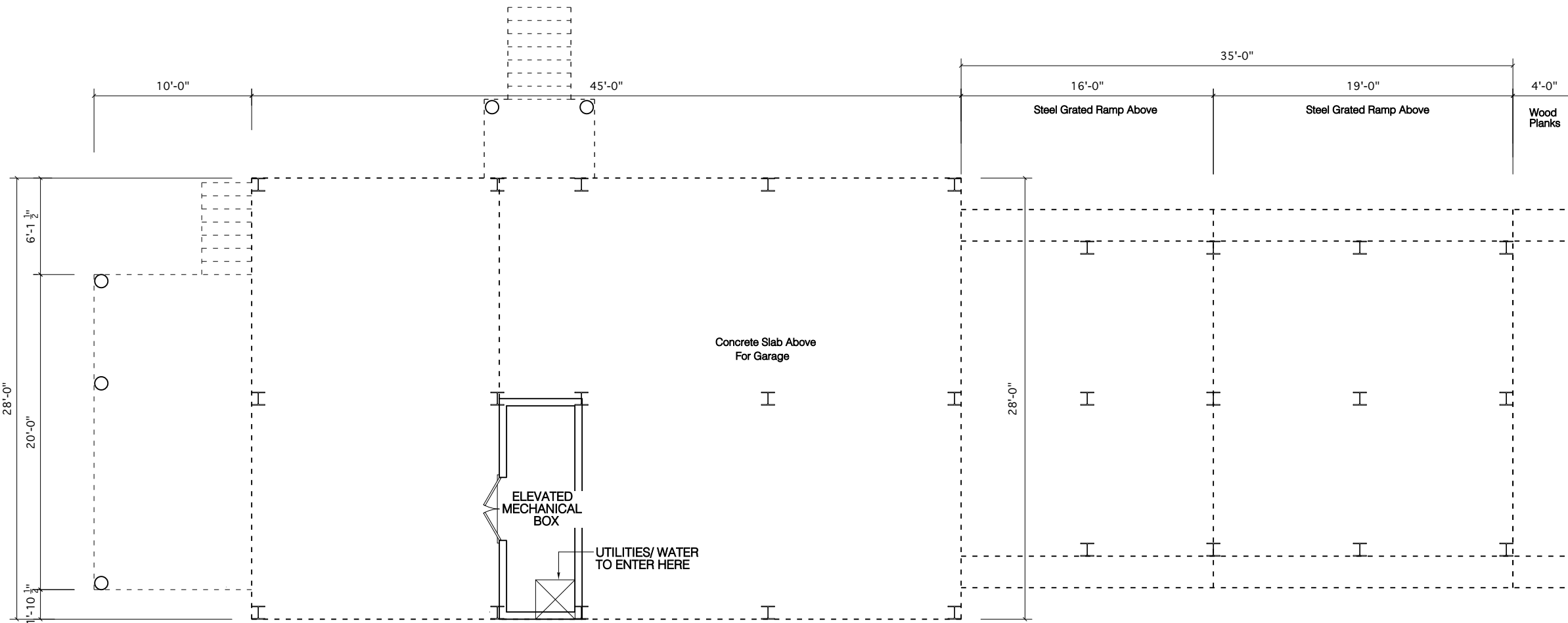
title:

PROPOSED Pile Plan + First Floor Plans

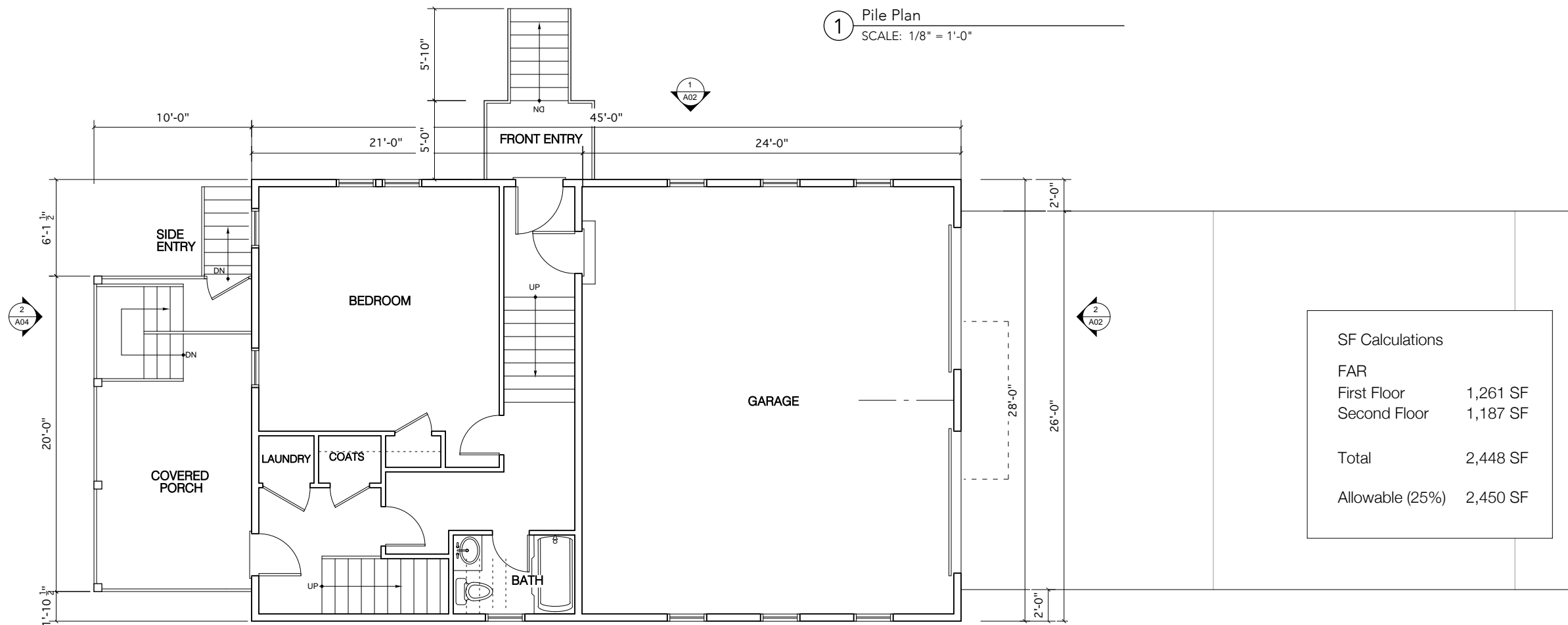
SCALE: 1/8" = 1'-0"

28 april 2020

A01



1 Pile Plan
SCALE: 1/8" = 1'-0"



2 First Floor Plan
SCALE: 1/8" = 1'-0"

SF Calculations	
FAR	
First Floor	1,261 SF
Second Floor	1,187 SF
Total	2,448 SF
Allowable (25%)	2,450 SF

project:

MELARAGNI RESIDENCE

3 Louise Street
Newburyport, MA
01950

architect:

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2 Liberty Street
Newburyport, MA
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T. 978 499 9442

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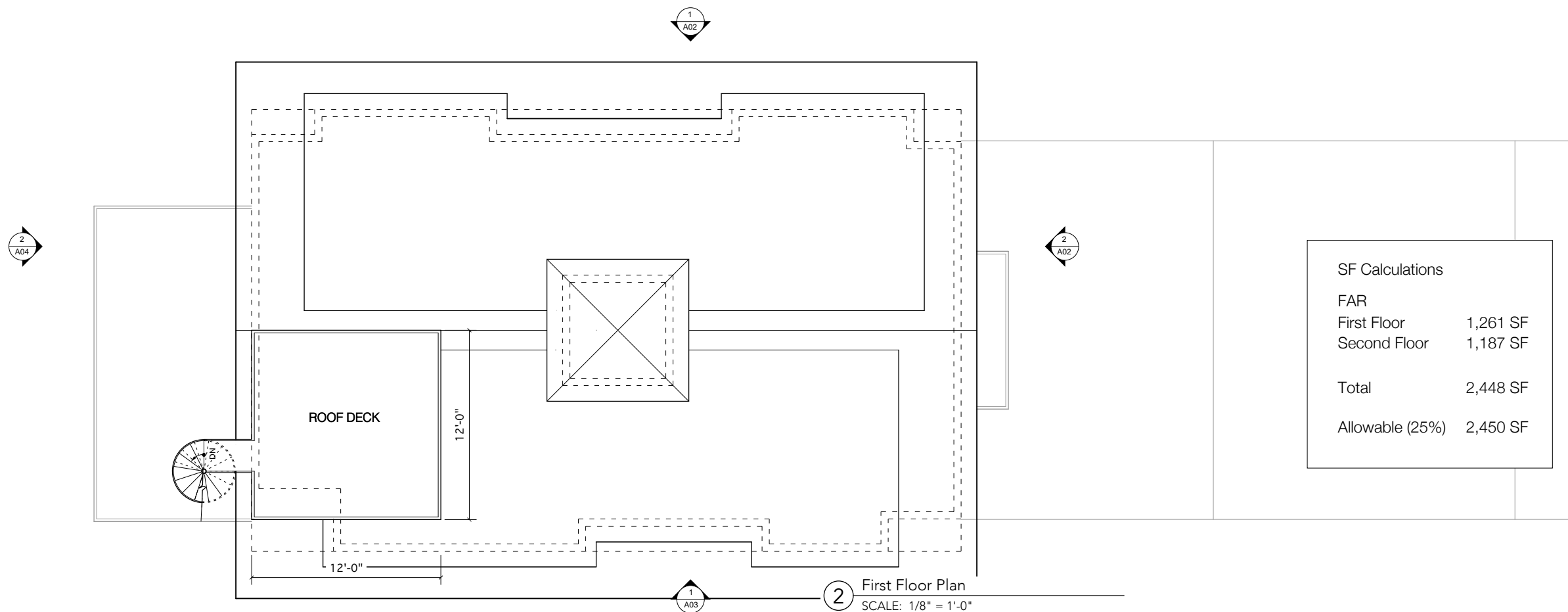
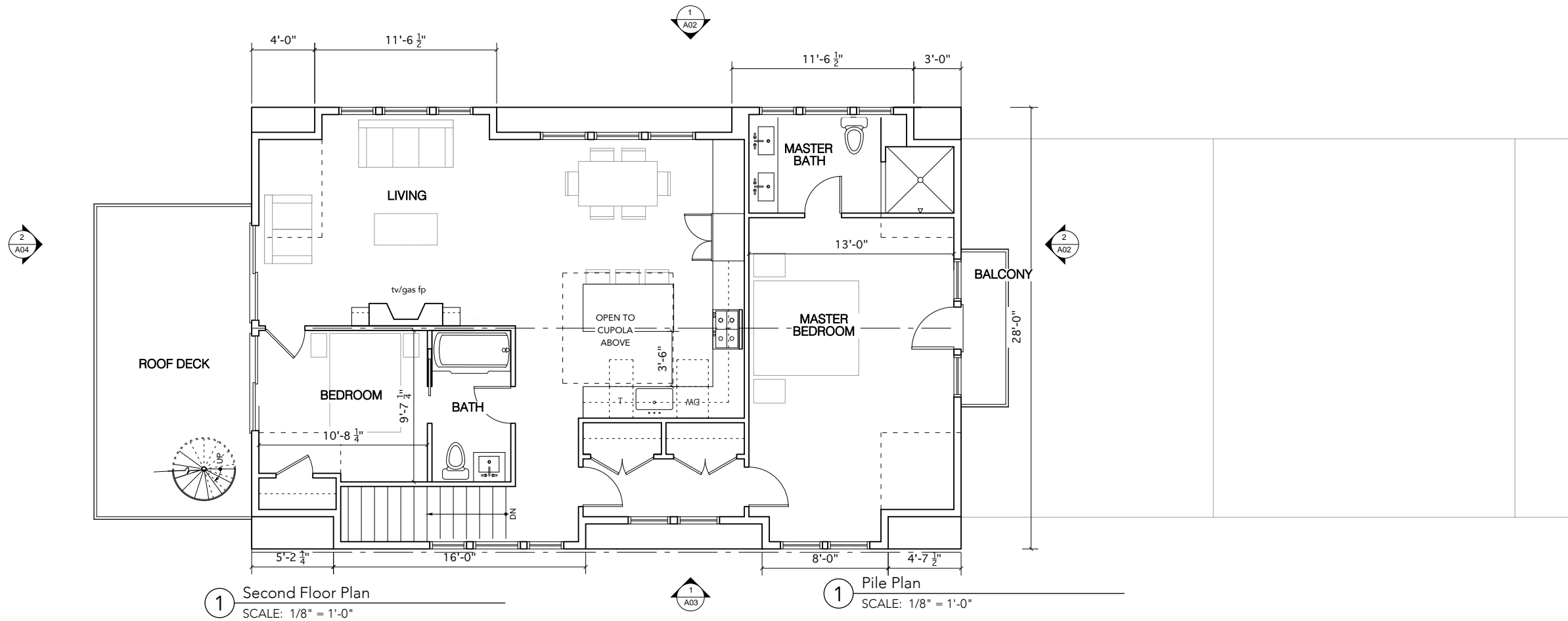
title:

PROPOSED Second Floor + Roof Plan

SCALE: 1/8" = 1'-0"

28 april 2020

A02



SF Calculations

FAR	
First Floor	1,261 SF
Second Floor	1,187 SF
Total	2,448 SF
Allowable (25%)	2,450 SF

project:

MELARAGNI RESIDENCE

3 Louise Street
Newburyport, MA
01950

architect:

GRAF ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

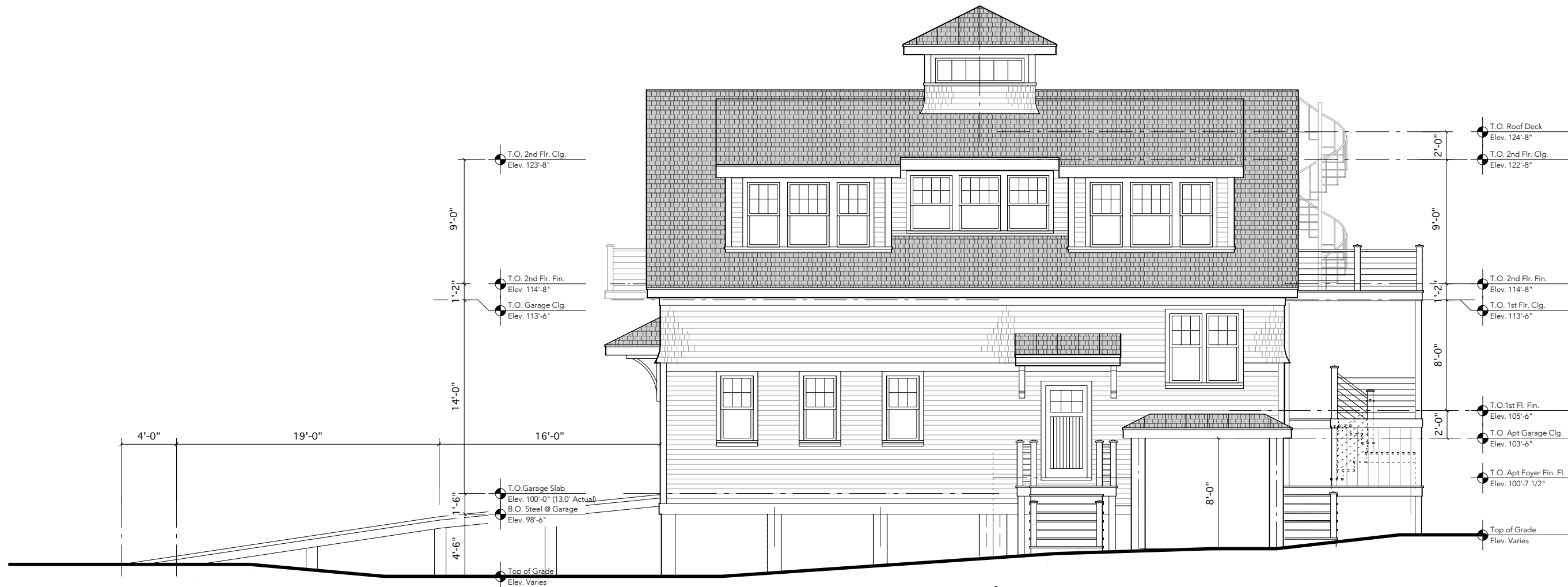
title:

PROPOSED Exterior Elevations

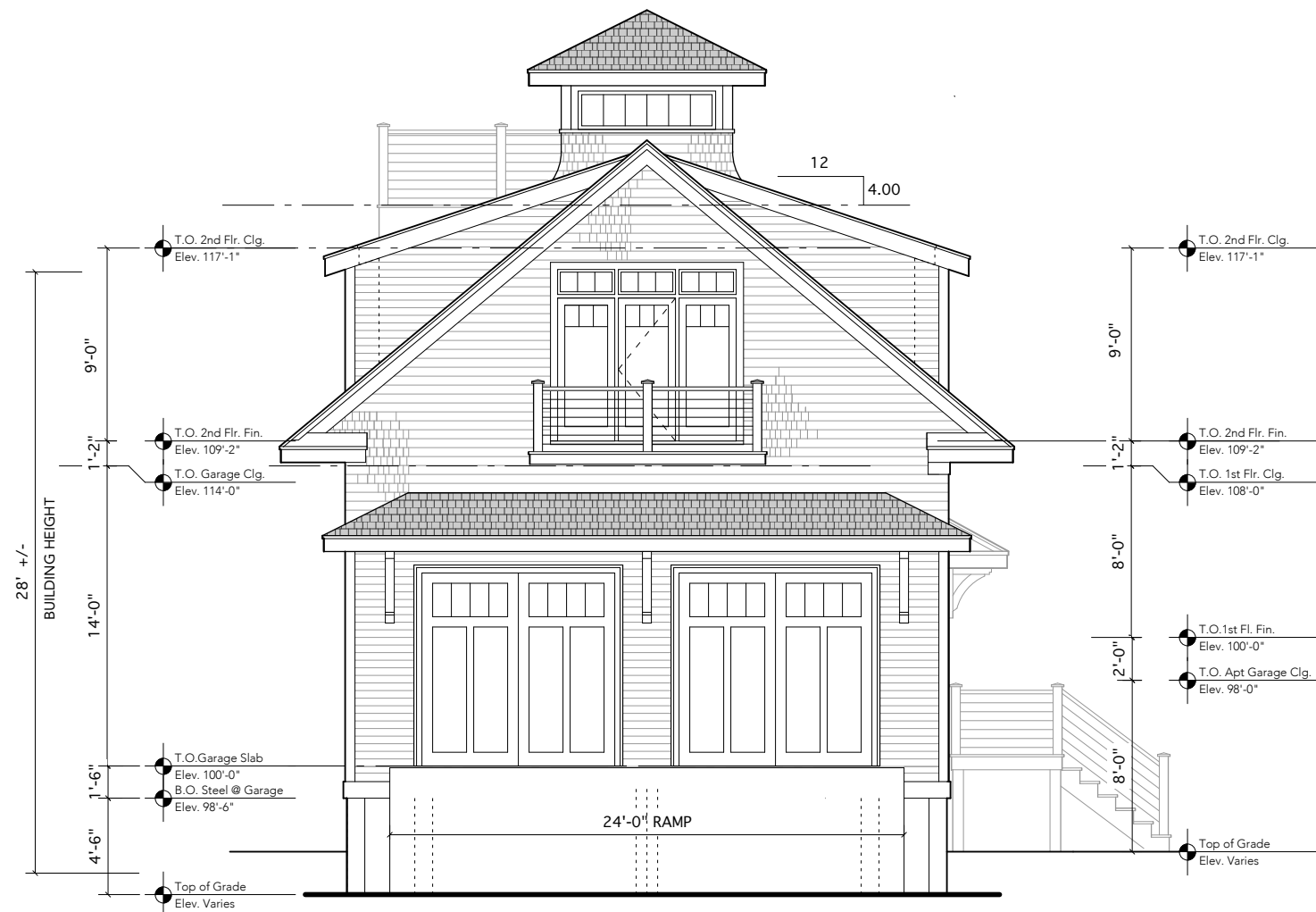
SCALE: 1/8" = 1'-0"

28 april 2020

A03



1 Front Exterior Elevation - Louise Street
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - Old Pointe Road
SCALE: 1/8" = 1'-0"

project:

MELARAGNI RESIDENCE

3 Louise Street
Newburyport, MA
01950

architect:

GRAF ARCHITECTS

2 Liberty Street
Newburyport, MA
01950

T. 978 499 9442

www.grafarch.com

title:

PROPOSED Exterior Elevations

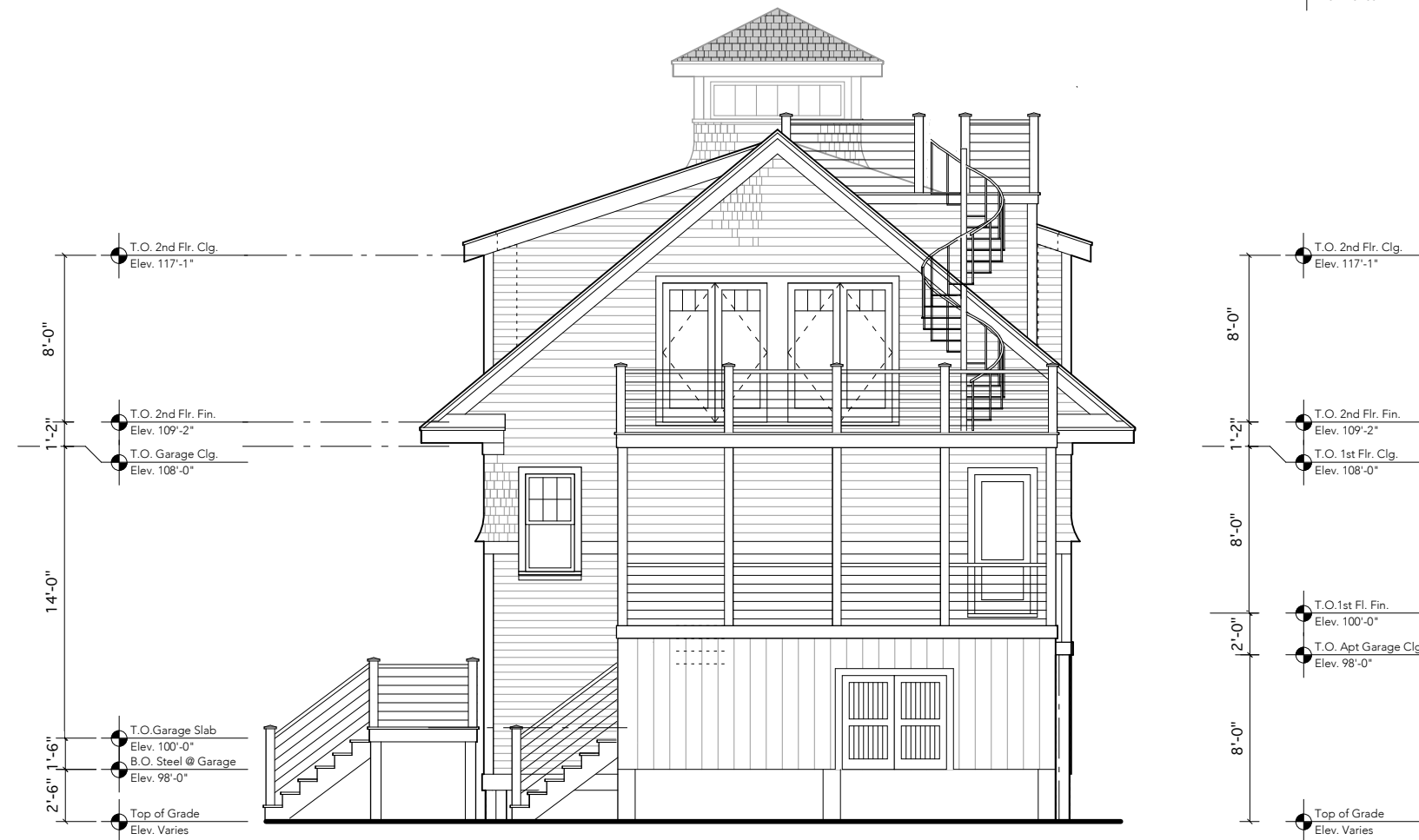
SCALE: 1/8" = 1'-0"

28 april 2020

A04



1 Rear Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - Old Pointe Road
SCALE: 1/8" = 1'-0"

ZONING REQUIREMENTS:

DISTRICT	R-3	PIOD
MIN LOT AREA	8,000 S.F.	12,000 S.F.
MIN LOT FRONTAGE	80 FT.	120 FT.
MIN YARDS		
FRONT	20 FT.	20 FT.
SIDE	10 FT.	20 FT.
REAR	20 FT.	20 FT.
MAX. HEIGHT	35 FT.	35 FT.
LOT COV.	30%	20%
F.A.R.		0.25

DEED REFERENCE:

- TO: TMM REALTY TRUST FROM: JPMORGAN CHASE BANK DEED BOOK 36540 PAGE 461 DATED: JANUARY 30, 2018 MAP 75 PARCEL 199.

PLAN REFERENCES:

- PLAN OF SECTIONS 1 & 2 OF LAND OF PLUM ISLAND BEACH CO. PREPARED BY ROWLAND H. BARNES & HENRY F. BEAL CIVIL ENGRS DATED: MAY 1920 SCALE: 1" = 100' E.S.R.D. PLAN BOOK 34 PLAN 22.
- PLAN OF LAND ON PLUM ISLAND, NEWBURYPORT, MA. SCALE: 1" = 40' DATED: OCTOBER 1974 PREPARED BY CLINTON FOSTER GOODWIN, R.L.S. AS PREPARED FOR DAVID T. DYES E.S.R.D. PLAN 348 OF 1976.
- NEWBURYPORT ASSESSORS MAP 75.

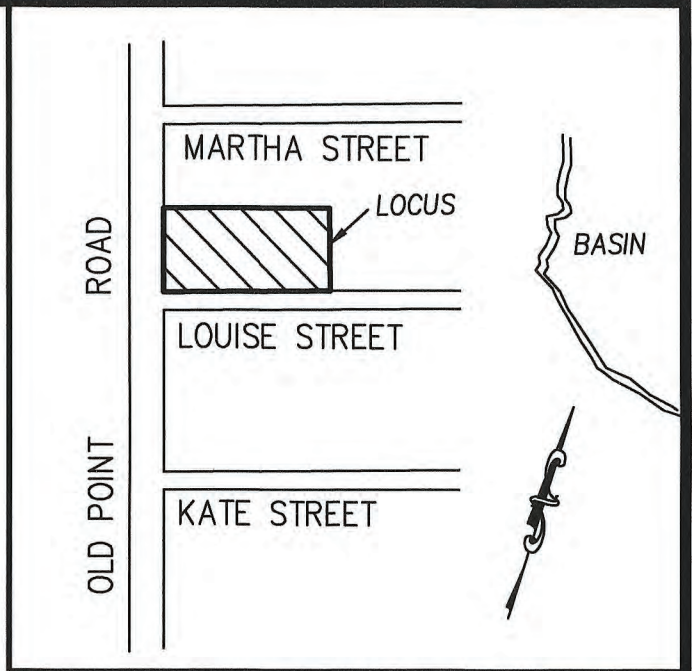
N/F MR. JEROME MORKZESKI DEED BOOK 23580 PAGE 73 MAP 75 PARCEL 198

1 STORY W/F STRUCTURE #2 MARTHA STREET

2 STORY W/F STRUCTURE #8 MARTHA STREET

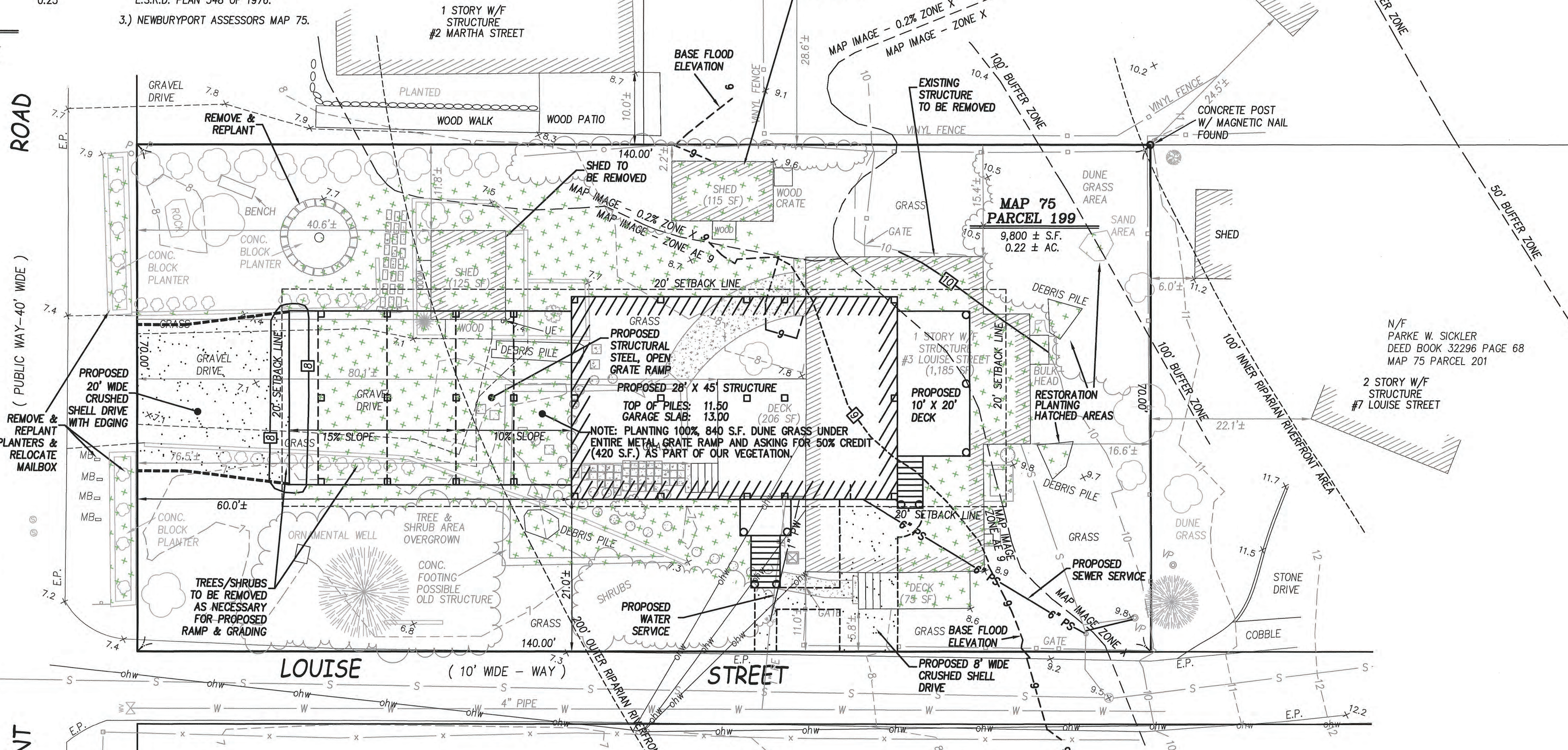
N/F GILLIAN OVERHOLSER DEED BOOK 33163 PAGE 97 MAP 75 PARCEL 196

N/F PARKE W. SICKLER DEED BOOK 32296 PAGE 68 MAP 75 PARCEL 201



ROAD (PUBLIC WAY-40' WIDE)

OLD POINT



KEY NOTES:

- EXISTING 1 STORY WOOD FRAME STRUCTURE, DECKS, AND SHEDS TO BE COMPLETELY REMOVED. ALL DEBRIS, LANDSCAPE WOOD TIMBERS TO BE REMOVED.
- UTILITY CHASE: 3.5' X 3.5' WILL BE SHOWN ON ARCHITECTS PLANS.
- STEEL PILES - 27 TOTAL, WOOD PILES - 9 TOTAL, SEE PILE PLAN FOR ACTUAL LOCATIONS, STEEL PILE DISTURBANCE 2.2 S.F. AND WOOD PILE DISTURBANCE 7.1 S.F.

Applicant & Owner:

MR. THOMAS MELARAGNI 6 LOUISE STREET NEWBURYPORT, MA. 01951 PHONE: 339-987-0720.

Environmental Consultant:

HUGHES ENVIRONMENTAL CONSULTING 44 MERRIMAC STREET NEWBURYPORT, MA. 01950 PHONE: 978-465-5400.

Land Surveyor & Civil Engineer:

ARC SURVEYING & ENGINEERING ASSOCIATES, INC. 25 FORDHAM WAY NEWBURY, MA. 01951 PHONE: 978-463-4041.

Structural Engineer:

FIX ENGINEERING 2 SILVER LEDGE ROAD NEWBURY, MA. 01951 PHONE: 978-462-4331.

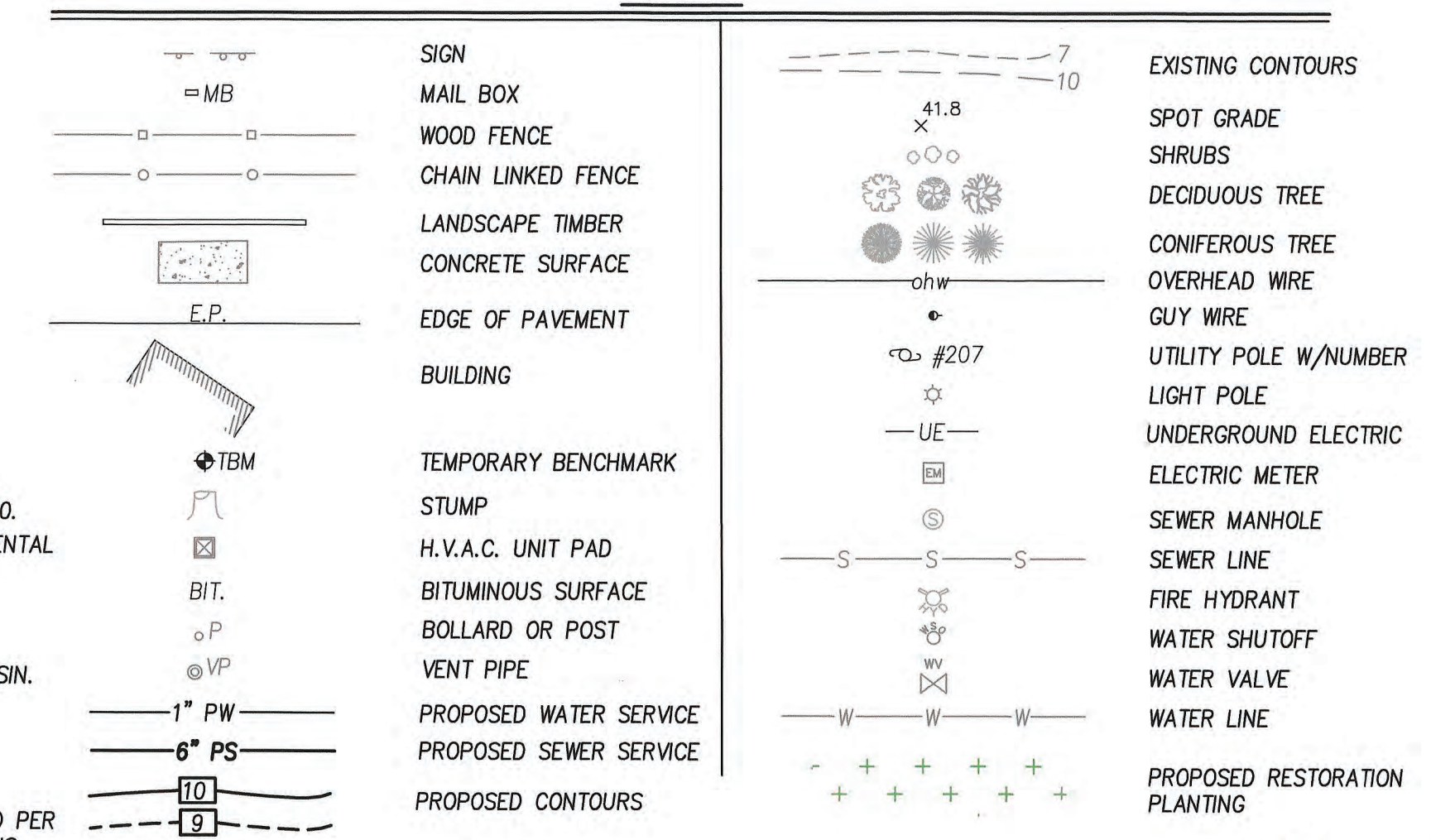
AREA SUMMARY TABLE:

EXISTING AREA ON LOT IN S.F.	PROPOSED AREA ON LOT IN S.F.	ALLOWABLE
BUILDINGS, DECKS, STEPS & SHEDS	1,706 S.F.	1,710 S.F. (WITH BOTH SHEDS REMOVED)
BULKHEAD	10 S.F.	(NOT INCLUDING DECKS & STEPS)
WALKWAYS CONCRETE & WOOD	312 S.F.	
OPEN SAND AREA	13 S.F.	
GRAVEL DRIVE AREA	658 S.F.	
DEBRIS AREA	76 S.F.	
LANDSCAPE TIMBER AREA	106 S.F.	
VEGETATION	6,819 S.F.	
9,800 S.F.	9,800 S.F.	

NOTES:

- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- VERTICAL DATUM NAVD 1988.
- FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 25009C0137G EFFECTIVE DATE: 07-16-2014. LOCUS PARCEL IS IN A ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.
- THESE ARE THE EXISTING CONDITIONS AS OF 08-16-2018.
- THE EXISTING CONDITIONS WERE REVIEWED AGAIN ON 2-15-20.
- BUFFER ZONE INFORMATION PROVIDED BY HUGHES ENVIRONMENTAL CONSULTING.
- ABUTTING LANDS ARE ACCORDING TO THE TOWN OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
- RIPARIAN LINES ARE OFFSET FROM ELEVATION 4.1 IN THE BASIN.
- FEMA SFHA ZONES WERE DIGITIZED FROM THE FIRM MAP NUMBER 25009C0137G.
- ARCHITECT TO PROVIDE FAR CALCULATIONS.
- PROPOSED WATER AND SEWER SERVICES SHALL BE INSTALLED PER NEWBURYPORT DEPARTMENT OF PUBLIC SERVICES REGULATIONS AND STANDARDS.

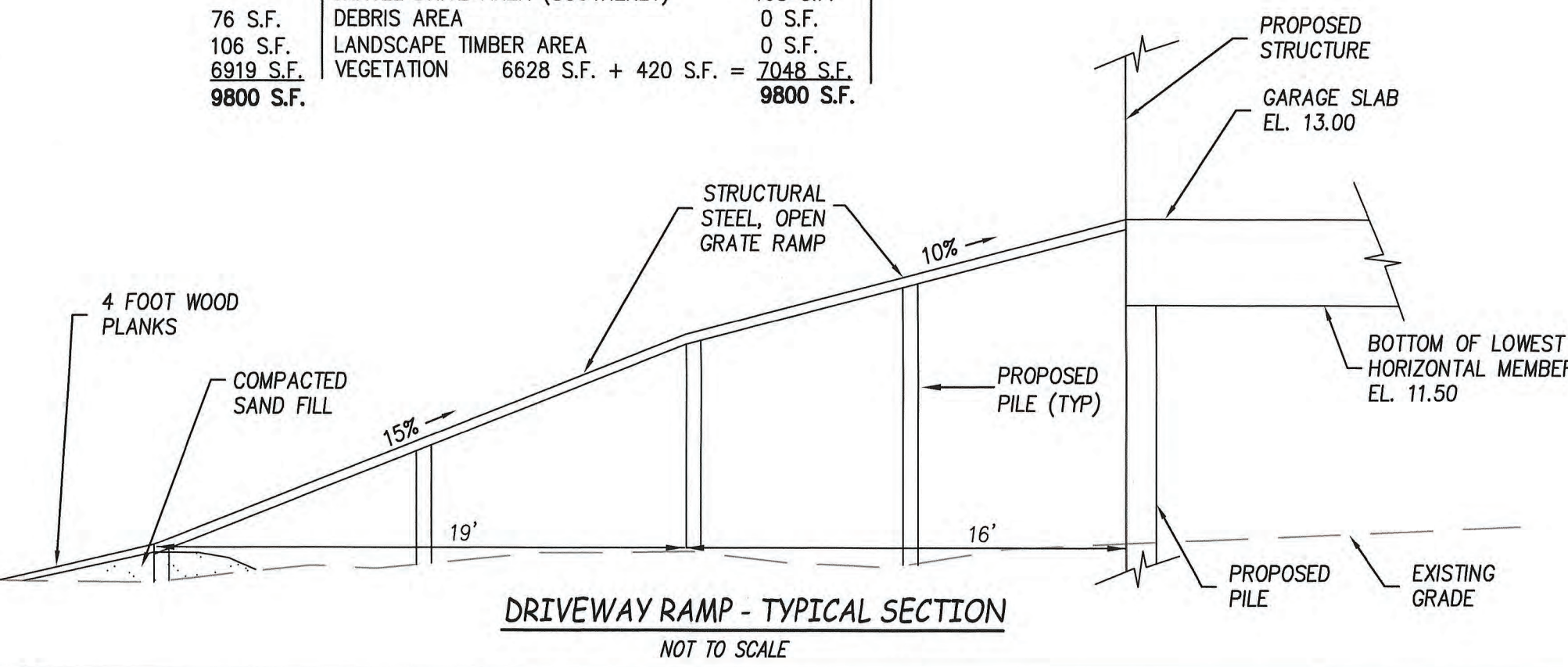
LEGEND:



PROPOSED STRUCTURE NOTES:

- PER NEWBURYPORT WETLANDS ORDINANCE 6.5-36, NOTE #1 (15), TOTAL BUILDING FOOTPRINT INCREASE IS PROPOSED TO BE UNDER 20% AS FOLLOWS:
TOTAL EXISTING FOOTPRINT:
SHED = 125 SF
SHED = 115 SF
HOUSE = 1,185 SF
1,425 SF

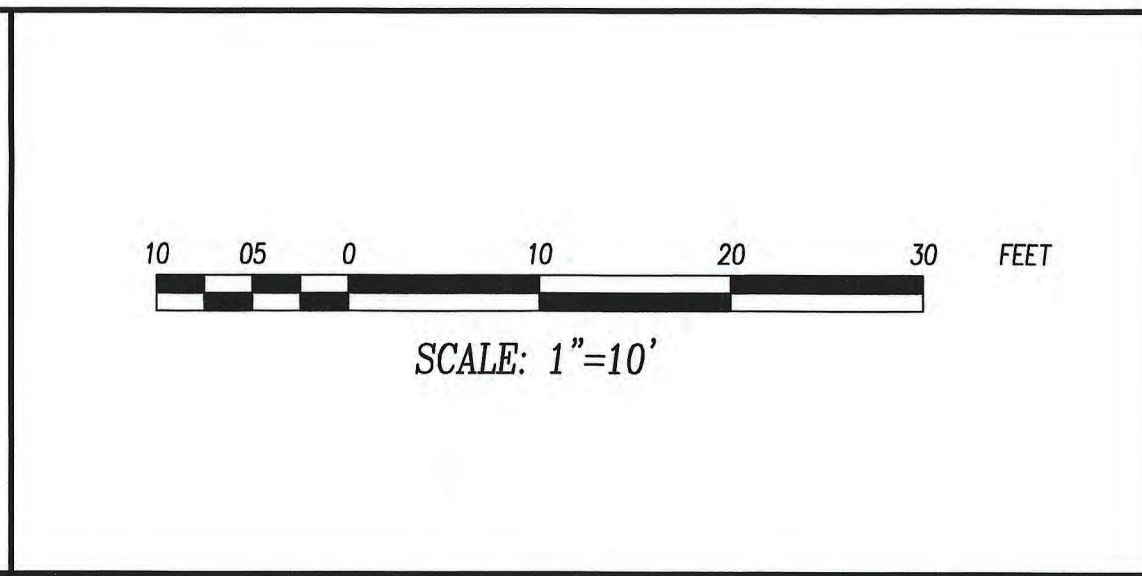
TOTAL PROPOSED FOOTPRINT ALLOWANCE: 1,425 SF X 1.2 = 1,710 SF
TOTAL PROPOSED HOUSE AND WOOD RAMP = 1,356 SF (354 SF UNDER 20% ALLOWABLE INCREASE)
- BUILDING AND STRUCTURE SHALL BE ELEVATED SO THAT THE BOTTOM OF THE LOWEST PORTION OF THE HORIZONTAL STRUCTURAL MEMBERS SUPPORTING THE LOWEST FLOOR WITH THE EXCEPTION OF PILING, PILE CAPS, COLUMNS, GRADE BEAMS, AND BRACING IS ELEVATED 2.5 FEET ABOVE THE DESIGN FLOOD ELEVATION. DESIGN FLOOD ELEVATION IS 9.0. ELEVATION OF LOWEST HORIZONTAL MEMBERS IS 11.50.
- ALL AREAS PREVIOUSLY COVERED BY BUILDINGS, DECKS, OR WALKWAYS NOT COVERED WITH NEW STRUCTURE SHALL BE PLANTED ACCORDING TO THE RESTORATION PLANTING SCHEDULE. THESE AREAS ARE SHOWN WITH THE RESTORATIVE PLANTING HATCH FOR CLARITY.



NO.	DATE	DESCRIPTION	BY

PROJECT MGR: T.MEEHAN	DATE: APRIL 11, 2020
T.MEEHAN, L.THIBODEAU & ASSOCIATES	CHECKED: M.TESSIER
DRAWN: M.TESSIER	JOB NUMBER: 18006
FIELD: T.MEEHAN & J. ORGLER	JOB NUMBER: 18006
FIELD BOOK: 113, 114 & 116	SHEET: 1 OF 1
FILE: C:\PROJECTS\2018\18006\18006SP-REV 10 4-11-20.DWG	

APPLICANT:
Thomas M. Melaragni
6 Louise Street
Newburyport, Ma. 01950
Essex County



PROJECT TITLE:
*Melaragni
Topographic-Detail
Survey*
#3 Louise Street
Newburyport, Ma. 01950
Essex County
Assessors Map 75 Parcel 199

PLAN TITLE:
*Site Plan
to Accompany
Notice of Intent*

25 FORDHAM WAY, NEWBURY, MA. 01951
Phone & Fax: (978) 463-4041
Visit us on the WEB at WWW.ARCSEAINC.COM

TOLL FREE 1-888-DIG-SAFE (1-888-344-7233)

