

**Proposed Zoning  
Amendment**

**Newburyport Planning Board-Joint  
Public Hearing with the Planning &  
Development Committee and  
Committee of the Whole**

**October 6, 2021**



Mead, Talerman & Costa, LLC  
Attorneys at Law

## **Requested Amendment**

### **Requested Amendment:**

- Modify Table of Use Regulations to allow Outdoor Health and Recreational Facilities in the R-2 district currently not allowed.
- Modify definition to allow temporary enclosures.
- Set limitations on the minimum size lot required to be 130,000 square feet (2.9 acres) [tennis club lot is 5.5 acres].
- Modifies the lot coverage to be 30% instead of 10%.
- Includes a parking requirements based upon gross floor area rather than employees and company vehicles.

## **Reasons for Proposed Amendment**

### **Reasons for Proposed Amendment:**

- The owners of the Tennis Club want to be able to diversify the recreational opportunities that they offer to include outdoor activities.
- Under the current zoning this is not allowed.

## Plans

### Plans:

- Unlike many proposed zoning changes owners have not yet put together specific plans. They are waiting to see if the zoning will be changed.
- Then they will undertake a planning process which includes reaching out to the community doing a market survey to better understand what the community wants.
- The driver of the proposal is to provide a swimming pool which may be enclosed at various times. Also, outdoor tennis and pickle ball are on the table. But there are many other opportunities as well.
- Overall, their goal is to provide a facility which meets community needs and advances opportunity for outdoor recreational activities. The owners want to diversify and solidify the services which the tennis club makes available to the community.

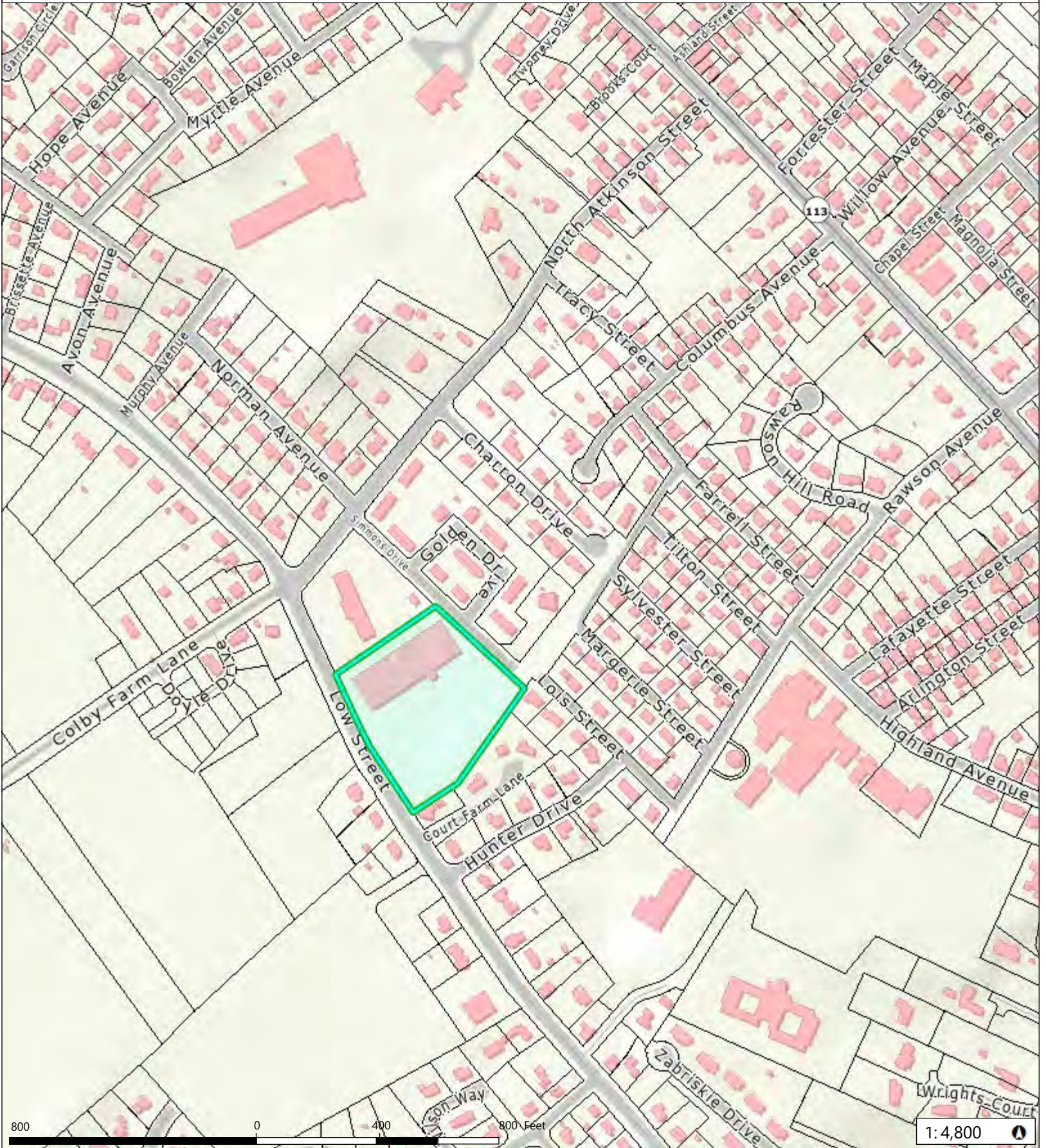
## **Proposed Review Process**

### **Proposed Review Process:**

- Any proposal under the new definition would require a special permit from the Planning Board and would trigger Site Plan Review.

# City of Newburyport

10/04/2021



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**Legend**

Municipal Boundary	Roads	Interstate	Major Road	Local Road	Parcels
Stream	Road Right of Way	Paved	Unpaved	Hydrographic Features	Streams
	Intermittent Stream				

# City of Newburyport

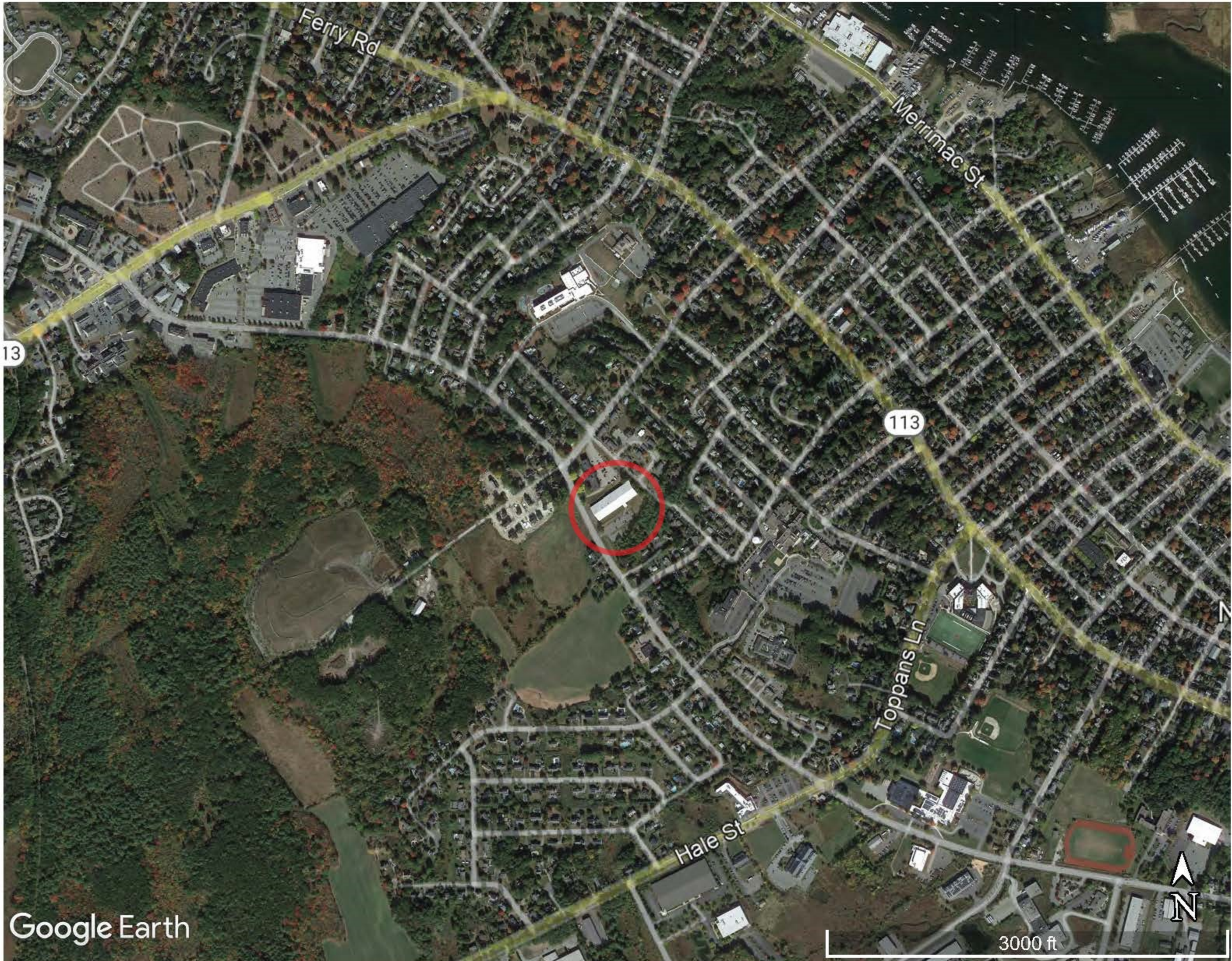
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Legend					
Municipal Boundary	Roads	Interstate	Major Road	Local Road	Railroad
Parcels (on aerial)	Road Right of Way	Paved	Unpaved		



Ferry Rd

Merrimac St

13

113

Hale St

Toppans Ln

Google Earth

3000 ft

