

Dianne Boisvert

From: Katelyn E. Sullivan
Sent: November 21, 2019 3:16 PM
To: Dianne Boisvert
Subject: FW: 2-6 Market Street project applications and request for comment

For site. See below.

From: Jon-Eric White
Sent: Wednesday, November 20, 2019 3:12 PM
To: Katelyn E. Sullivan
Cc: Anthony Furnari; Jamie Tuccolo; David Shaw; Diane Gagnon
Subject: RE: 2-6 Market Street project applications and request for comment

Katelyn,

The following are our Engineering comments on the subject project. I have read the peer review comments by Phil Christiansen and concur with them. Therefore, I will do my best not to duplicate the same herein.

1. In general, there simply is not enough design data to understand how it will be built. I assume that these are "Permit-Level" drawings and, by definition, they lack details. However, this site is so small that it will be all about the details. I am not convinced that this design will work as currently shown.
2. The driveway entrance and parking spaces are too tight. The peer review comments regarding the car lifts sticking out is critical. I am very concerned with – and do not like the idea of – backing out onto a sidewalk. This is very risky and can easily result in serious injury, even with all the bells and whistles. Driving forward is one thing. Backing out is another. Kids do not understand those warnings and backing out has more blind spots than driving forward.
3. I do not object to having the parking spaces be paved with asphalt and graded to drain out, towards the driveway. This will prevent the need for an internal catch basin that will then have to be connected to the sanitary sewer system. In my opinion, because of the open front, this is nothing more than an outdoor parking lot. However, this is a Plumbing Code issue and must be reviewed by the Plumbing Inspector. If it is decided to install an internal catch basin, gas trap, and connected to sanitary sewer, then it has to be carefully looked at with an open front because we do not want an influx (I/I) of stormwater entering the sewer system.
4. There needs to be a means to capture the majority of the driveway runoff and treating it prior to spilling onto the sidewalk and into the gutter.
5. The grading is important to review at this phase even if it's conceptual. Especially the proposed retaining wall, which isn't even shown on the Plans, only in the narrative. The wall design could require a much narrower driveway.
6. Are these car lifts suitable for outdoor conditions exposed to extreme freeze/thaw conditions of New England? They'll be covered with wind-swept rains, sleet, and snow and that seems dangerous for the average tenant/condo owner to operate. If they don't operate successfully, then they will have to park elsewhere.

We look forward to reviewing the Plans once more detail is provided.

Jon-Eric

From: Katelyn E. Sullivan

Sent: Thursday, October 24, 2019 5:44 PM

To: Dianne Boisvert; Anthony Furnari; Dan Lynch; Diane Gagnon; Frank Giacalone; Jamie Tuccolo; Jennifer Blanchet; Jon-Eric White; Julia Godtfredsen; Mark Murray; Matthew Coogan; Peter Binette; Richard Siemasko; Steve Bradbury; Phil Christiansen; ncodchair@gmail.com; Bob Armstrong; Andrew Port; Molly Ettenborough

Subject: 2-6 Market Street project applications and request for comment

Good Afternoon,

Please note that applications have been received for a mixed-use project to be located at 2-6 Market Street. The applicant proposes to demolish the existing commercial structure and construct a new mixed-use building to include five residential units and ground floor office/retail space.

Please see the below link to the Special Permit application scheduled to go before the ZBA on November 12, 2019.

https://www.cityofnewburyport.com/sites/newburyportma/files/mai/files/2-6marketst_zba_submittal_10.18.19.pdf

Please see the below link to the Special Permit and Site Plan Review application scheduled to go before the Planning Board on November 20, 2019.

https://www.cityofnewburyport.com/sites/newburyportma/files/mai/files/2-6_marketstreet_planningboardsubmittal_siteplanreview_10.23.19.pdf

Let me know if you have any questions. Please send in your comments to kesullivan@cityofnewburyport.com.

Thank you,

Katelyn

Katelyn Sullivan

Office of Planning & Development

City of Newburyport

60 Pleasant Street

Newburyport, MA 01950

978.465.4400