

HUGHES ENVIRONMENTAL CONSULTING

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

18 MAIN STREET, CONCORD, MA 01742
PHONE/FAX 978.369.2100

April 16, 2021

Mr. Joe Teixeira, Chairman
Newburyport Conservation Commission
60 Pleasant Street
Newburyport, MA 01950

Dear Chairman Teixeira and Members of the Commission:

I am writing on behalf of the Port Place Development to request approval for a number of minor revisions to the overall plans that were approved under DEP file number 051-0973. Attached you will find plans and supporting information for these changes, which include:

1. Removal of the singular bridge crossing and the pathway that connects to that bridge. This was discussed with City Staff during a field visit earlier in the project. The bridge is an unnecessary impact to the IVW.
2. Adjustments to the planting in the open space, including:
 - a. a small shift of plants from the singular bridge approach to the double bridge approach;
 - b. an adjustment to add area to the pollinator meadow on the east side of the area of the singular bridge (see updated sheet L-0);
 - c. a new category for the meadow area south and west of the IVW "Transitional Meadow" which includes shrub and tree plantings that better fit within these areas that abut wooded areas. We will be planting approximately 400 native shrubs and saplings in this new area to transition from the open meadow areas to the wooded areas and allow for better habitat in these shadier areas near the existing woodland;.
 - d. A slight change in the path location to reduce slope for accessibility reasons in the northeastern entry to the path network;
 - e. Infrastructure changes associated with stormwater as noted below; and
 - f. A perimeter drain pipe installed around the tot lot to allow it to dry quickly after rain. This small drain outlets on the slope of the pond.
3. Adjustments to which species called for in the street trees were planted in which locations. The same list of species was used, but which trees went where is different. A markup showing what was installed from the species list where is attached.
4. Stormwater system changes made in coordination with the City Engineer, including:
 - a. The 3 drywells and drain located behind lots 26 - 31 have been removed. We have provided a stone swale and perforated pipe to direct runoff to the catch basin located behind lots 26/27. This catch basin was included in the approved design with a the 8" pipe directing flow to Rain Garden F (this change was made at the direction of the City Engineer , Jon-Eric White.)

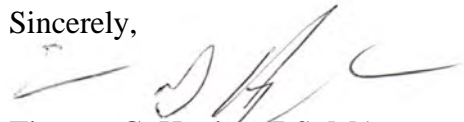
- b. We have provided piped overflow from Rain Gardens C, D, E & F. This was done due to erosion issues from surface overflow running overland. These changes did not change the designed water quality volume with the overflow rims set a minimum of 9 inches above the bottom of the rain gardens as in the approved design. These outlet changes were reviewed and approved by City Engineer Jon-Eric White.
- c. A drywell with outlet pipe was installed behind lot 5 along with two area drains behind lots 6-7. This was done due to flat area where some puddles remained after rain events. This did not change any of the stormwater design intent with the drainage from this area directed to rain garden B in the original design and through the provided area drain and piping with this change.

Attached you will find two updated plan sheets, a hand mark up of sheet L-1 showing the street tree changes, and two hand mark ups of portions of the landscape plans for the Transitional Meadow Area. Additionally, we have updated sheet L-0. The copy of L-0 attached is being colored in. We will provide a colored in copy of this sheet prior to the meeting. Additionally, we will be notating the maintenance chart to state that mowing in all areas must go around shrubs and trees for clarity. The Transitional Meadow will be maintained at the same time as the Pollinator meadow.

Additionally, we are requesting a minor change to the homeowners association agreement that was previously approved under the conditions of the order. Please see Attorney Bowker's letter for more detail.

Please do not hesitate to contact me with any questions.

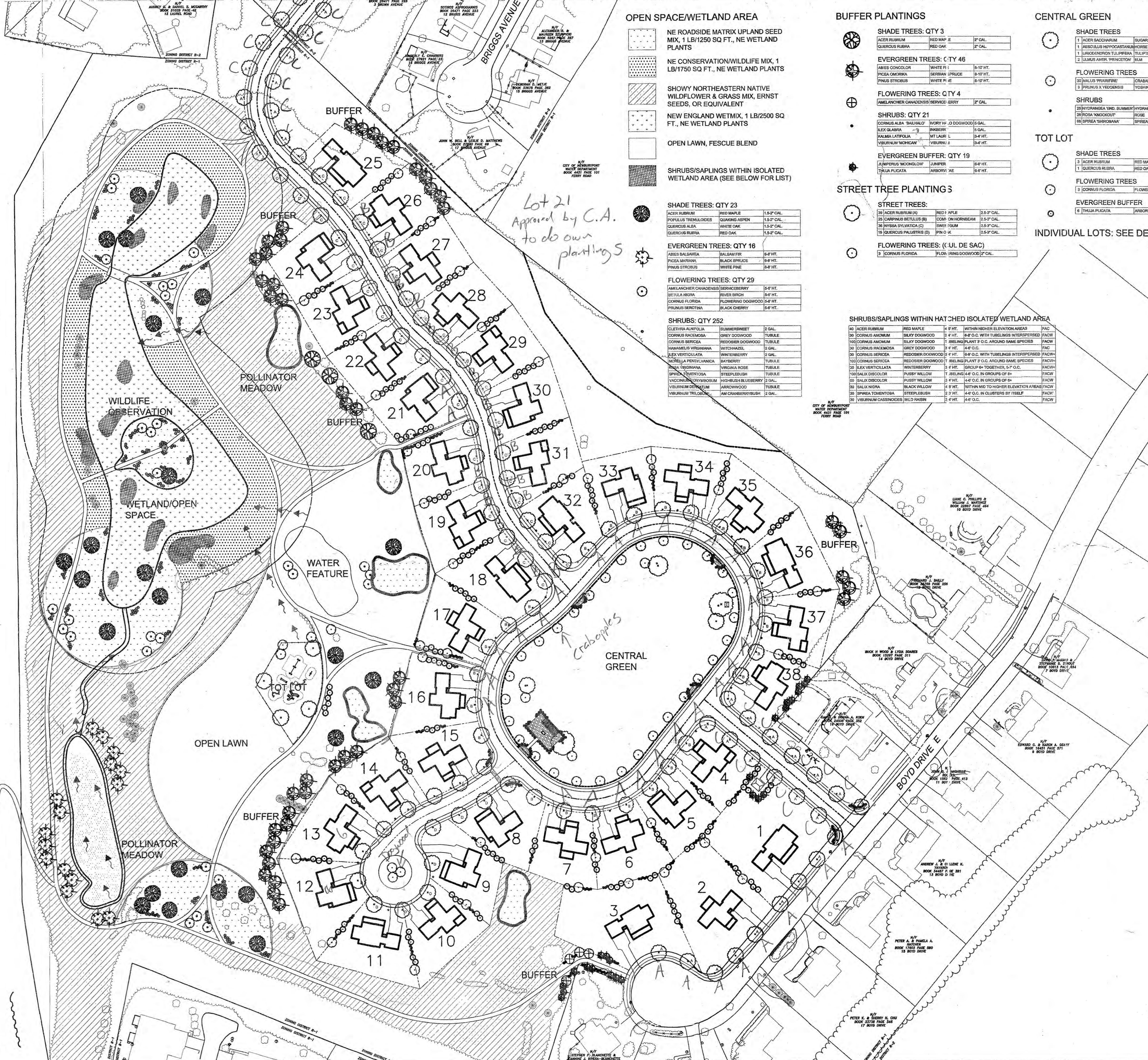
Sincerely,



Thomas G. Hughes, BS, MA

INTERSTATE 95
NORTH BOUND

INTERSTATE 95
NORTH BOUND



OPEN SPACE/WETLAND AREA

- NE ROADSIDE MATRIX UPLAND SEED MIX, 1 LB/1250 SQ FT., NE WETLAND PLANTS
- NE CONSERVATION/WILDLIFE MIX, 1 LB/1750 SQ FT., NE WETLAND PLANTS
- SHOWY NORTHEASTERN NATIVE WILDFLOWER & GRASS MIX, ERNST SEEDS, OR EQUIVALENT
- NEW ENGLAND WETMIX, 1 LB/2500 SQ FT., NE WETLAND PLANTS
- OPEN LAWN, FESCUE BLEND

SHRUBS/SAPLINGS WITHIN ISOLATED WETLAND AREA (SEE BELOW FOR LIST)

SHADE TREES: QTY 23

ACER RUBRUM	RED MAPLE	1.5" CAL.
QUERCUS RUBRA	RED OAK	1.5" CAL.
QUERCUS ALBA	WHITE OAK	1.5" CAL.
QUERCUS RUBRA	RED OAK	1.5" CAL.

EVERGREEN TREES: QTY 16

ARIZONA SALICARIA	SILVER PINE	6" HT.
PICEA MARIANA	BLACK SPRUCE	6" HT.
PRINUS STROBUS	WHITE PINE	6" HT.

FLOWERING TREES: QTY 29

AMELANCHIER CANADENSIS	SERVICE BERRY	6" HT.
BETULA NEREA	RIVER BIRCH	6" HT.
CORNUS FLORIDA	FLOWERING DOGWOOD	6" HT.
PRUNUS SEROTINA	BLACK CHERRY	6" HT.

SHRUBS: QTY 252

CLETHRA ALPINA	SUMMERSWEET	2 GAL.
CORNUS RACEMOSA	GREY DOGWOOD	TUBULE
CORNUS SERICEA	REDOSIER DOGWOOD	TUBULE
HAMAMULIS VIRGINIANA	WITCHAMUL	2 GAL.
ILEX VERTICILLATA	WINTERBERRY	2 GAL.
MICELLA PENNYLANCIA	BAYBERRY	TUBULE
PICEA VIRGINIANA	VIRGINIA ROSE	TUBULE
SPINUS TORRENTOSA	STRIPED BIRCH	TUBULE
VACCINIUM CRUCIATUM	HORSERUSH BLUEBERRY	2 GAL.
VIBURNUM DENTATUM	ARROWWOOD	TUBULE
VIBURNUM TROICODON	AM CRANBERRYBUSH	2 GAL.

BUFFER PLANTINGS

- SHADE TREES: QTY 3**
- | | | |
|---------------|-----------|---------|
| ACER RUBRUM | RED MAPLE | 2" CAL. |
| QUERCUS RUBRA | RED OAK | 2" CAL. |
- EVERGREEN TREES: QTY 46**
- | | | |
|------------------|----------------|-----------|
| ABIES CONCOLOR | WHITE FIR | 6-10" HT. |
| PICEA CANADENSIS | SERBIAN SPRUCE | 6-10" HT. |
| PRINUS STROBUS | WHITE PINE | 6-10" HT. |
- FLOWERING TREES: QTY 4**
- | | | |
|------------------------|---------------|---------|
| AMELANCHIER CANADENSIS | SERVICE BERRY | 2" CAL. |
|------------------------|---------------|---------|
- SHRUBS: QTY 21**
- | | | |
|--------------------|-----------|--------------------|
| CORNUS ALBA | 'BALHALO' | 1/2 DOGWOOD 3 GAL. |
| ILEX GLABRA | INHIBER | 6 GAL. |
| KALMA LATIFOLIA | MT LAUR | 3-4" HT. |
| VIBURNUM MORICANUM | VIBURNUM | 3-4" HT. |
- EVERGREEN BUFFER: QTY 19**
- | | | |
|-------------------|---------|--------|
| AMPERBUS MOONGLOW | JUNIPER | 6" HT. |
| THUJA PLICATA | JARBORY | 6" HT. |

STREET TREE PLANTINGS

- STREET TREES:**
- | | | |
|------------------------|-------------------|-----------|
| ACER RUBRUM (A) | RED MAPLE | 2.5" CAL. |
| CORNUS FLORIDA (B) | FLOWERING DOGWOOD | 2.5" CAL. |
| QUERCUS RUBRA (C) | RED OAK | 2.5" CAL. |
| QUERCUS PALUMSTRIS (D) | RED OAK | 2.5" CAL. |
- FLOWERING TREES: (CUL DE SAC)**
- | | | |
|----------------|-------------------|---------|
| CORNUS FLORIDA | FLOWERING DOGWOOD | 2" CAL. |
|----------------|-------------------|---------|

SHRUBS/SAPLINGS WITHIN HATCHED ISOLATED WETLAND AREA

ACER RUBRUM	RED MAPLE	4" HT.	WITHIN HIGHER ELEVATION AREAS	PACK
CORNUS AMOMUM	SILKY DOGWOOD	4" HT.	6" O.C. WITH TUBULINGS INTERSPERSED	PACK
CORNUS SERICEA	REDOSIER DOGWOOD	4" HT.	1" BELONG PLANT 3" O.C. AROUND SAME SPECIES	PACK
CORNUS RACEMOSA	GREY DOGWOOD	4" HT.	4" O.C.	PACK
CORNUS SERICEA	REDOSIER DOGWOOD	4" HT.	8" O.C. WITH TUBULINGS INTERSPERSED	PACK
CORNUS SERICEA	REDOSIER DOGWOOD	4" HT.	1" BELONG PLANT 3" O.C. AROUND SAME SPECIES	PACK
ILEX VERTICILLATA	WINTERBERRY	3" HT.	GROUP 6" TOGETHER, 5" O.C.	PACK
SALIX DISCOLOR	PUSHY WILLOW	1	BELONG 4" O.C. IN GROUPS OF 6"	PACK
SALIX DISCOLOR	PUSHY WILLOW	3" HT.	1 1/2" O.C. IN GROUPS OF 6"	PACK
SALIX NIGRA	BLACK WILLOW	4" HT.	WITHIN MID TO HIGHER ELEVATION AREAS	PACK
SPINUS TORRENTOSA	STRIPED BIRCH	2" HT.	4" O.C. IN CLUSTERS BY ITSELF	PACK
VIBURNUM CASSINOIDES	WILD RABBIT	4" HT.	4" O.C.	PACK

CENTRAL GREEN

- SHADE TREES**
- | | | |
|--------------------------|-----------------|-----------|
| ACER SACCHARINUM | SUGAR MAPLE | 2.5" CAL. |
| ABUTILON HYPOCISTRIFOLIA | HORSHE CHESTNUT | 2.5" CAL. |
| LIRIODENDRON TULIPIFERA | TULIPTREE | 2.5" CAL. |
| LAMUS AMTR. PRINCETON | HELM | 2.5" CAL. |
- FLOWERING TREES**
- | | | |
|-------------------|----------------|---------|
| MALUS PYRAIFLORA | CRABAPPLE | 2" CAL. |
| PRUNUS X YUEDENSI | YOSHINO CHERRY | 2" CAL. |
- SHRUBS**
- | | | |
|------------------------|---------------|--------|
| AMELANCHIER CANADENSIS | SERVICE BERRY | 3 GAL. |
| PICEA MARIANA | BLACK SPRUCE | 3 GAL. |
| SPINUS TORRENTOSA | STRIPED BIRCH | 3 GAL. |

TOT LOT

- SHADE TREES**
- | | | |
|---------------|-----------|-----------|
| ACER RUBRUM | RED MAPLE | 2.5" CAL. |
| QUERCUS RUBRA | RED OAK | 2.5" CAL. |
- FLOWERING TREES**
- | | | |
|----------------|-------------------|---------|
| CORNUS FLORIDA | FLOWERING DOGWOOD | 2" CAL. |
|----------------|-------------------|---------|
- EVERGREEN BUFFER**
- | | | |
|---------------|------------|-----------|
| THUJA PLICATA | ARBORVITAE | 6-10" HT. |
|---------------|------------|-----------|

INDIVIDUAL LOTS: SEE DETAIL SHEET

Lot 21
Approved by C.A.
to do own
plantings

Crabapples

KD Turner Design
landscape architecture
27 High St.
Newburyport, MA 01850
ph) 781-632-6004

PORT PLACE
by Evergreen Commons, LLC
Newburyport, MA

OVERALL LANDSCAPE PLAN
Scale: 1"=70'-0"

Issued:

1	15-7-17	For review
2	15-16-17	For review
3	12-14-17	For review

Port Place

PORT PLACE
LANDSCAPE PLAN

26 MARCH 2021

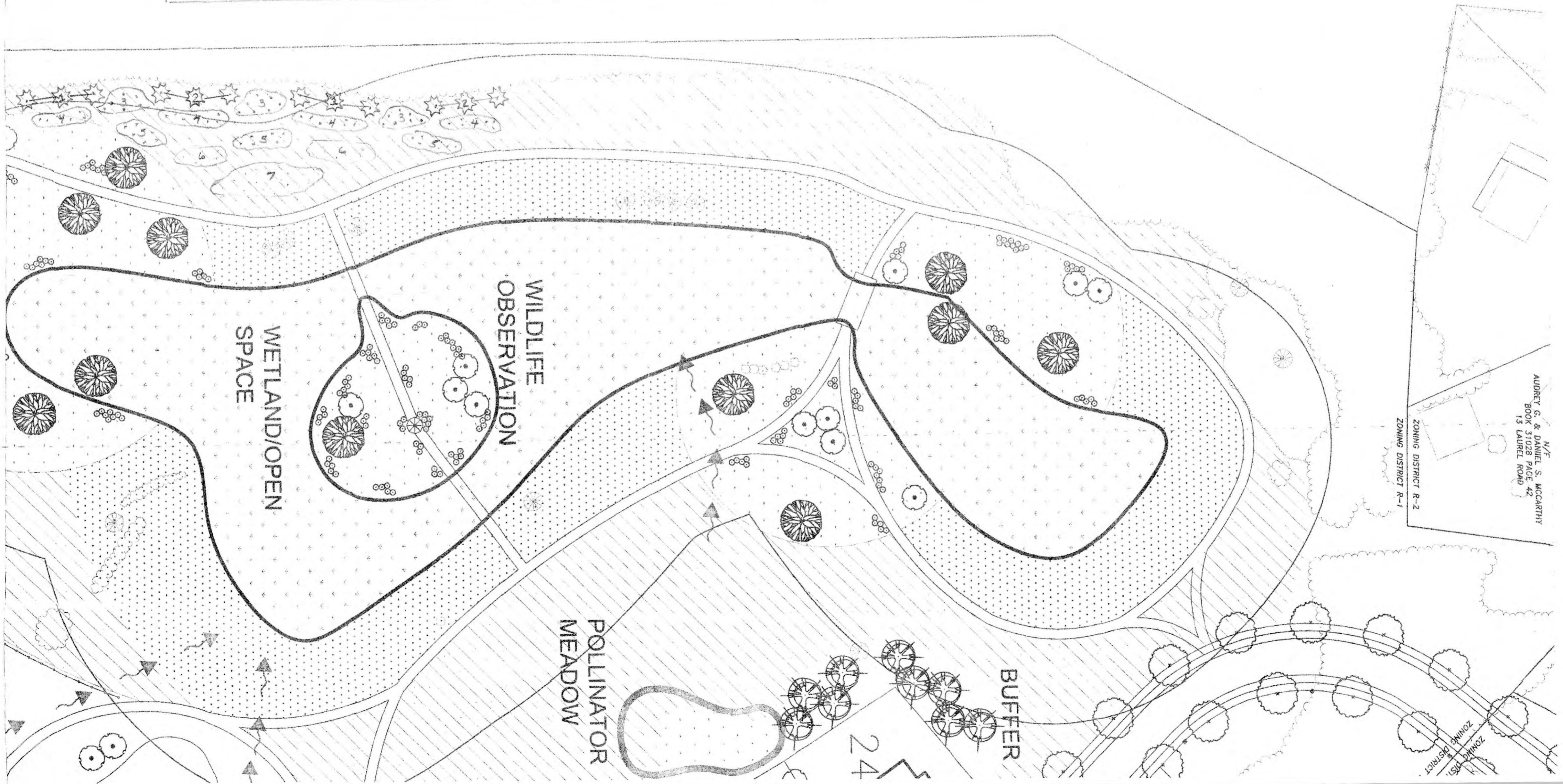
PLANT KEY

1. 6 PINUS STROBUS / WHITE PINE 2/3'
2. 6 JUNIPERUS VIRGINIANA / EASTERN RED CEDAR 2/3'
3. 28 CORNUS RACEMOSA / GRAY DOGWOOD 18/24"
4. 36 CORNUS SERICEA / RED OSIER DOGWOOD 18/24"
5. 27 ILEX VERTICILLATA / WINTER BERRY 18/24"
6. 20 CEANOTHUS AMERICANUS / NEW JERSEY TEA 18/24"
7. 30 COMPTONIA PEREGRINA / SWEET FERN 18/24"

* FINAL PLANT LOCATIONS TBD ON SITE

* SUBSTITUTIONS OF SIMILAR BASED ON AVAILABILITY OF PLANT MATERIAL

SCALE 1" = 40'



N/E
AUREY G. & DANIEL S. MCCARTHY
BOOK 31028 PAGE 42
13 LAUREL ROAD

ZONING DISTRICT R-2
ZONING DISTRICT R-1

ZONING DISTRICT R-3

**PORT PLACE
LANDSCAPE PLAN**

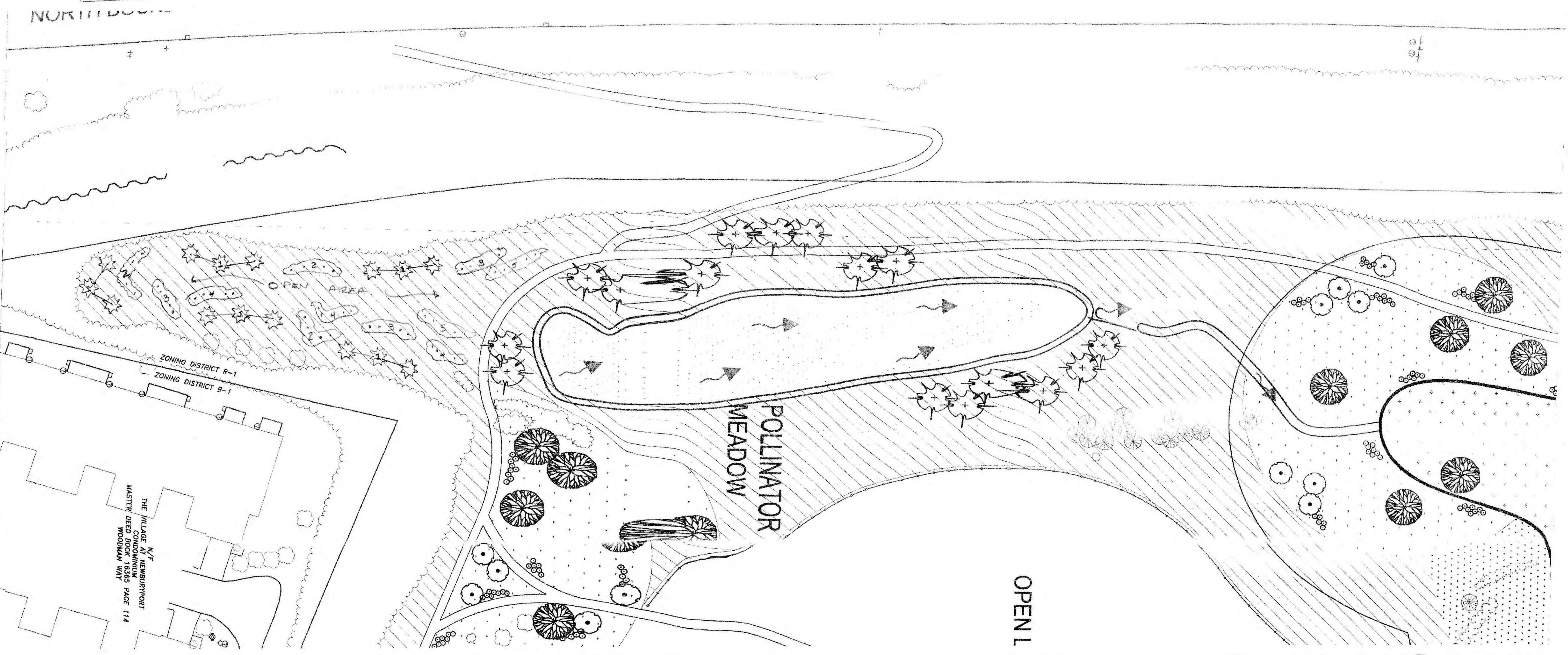
26 MARCH 2021

PLANT KEY

- 1. PINUS STROBUS / WHITE PINE 2/3' 15 EACH
- 2. UIBURNUM ACERIFOLIUM / MAPLELEAF UIBURNUM 18/24" 15 EACH
- 3. ILEX VERTICILLATA / WINTER BERRY 2/3' 15 EACH
- 4. VACCINIUM CORYMBOSUM / HIGARBUSH BLUEBERRY 2/3' 15 EACH
- 5. CLETHRA ALNIFOLIA / SWEET SPICEBUSH 2/3' 15 EACH

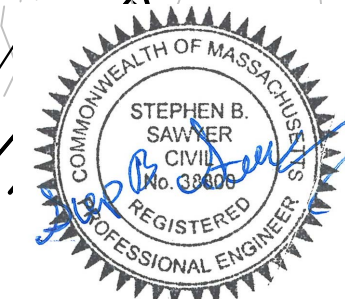
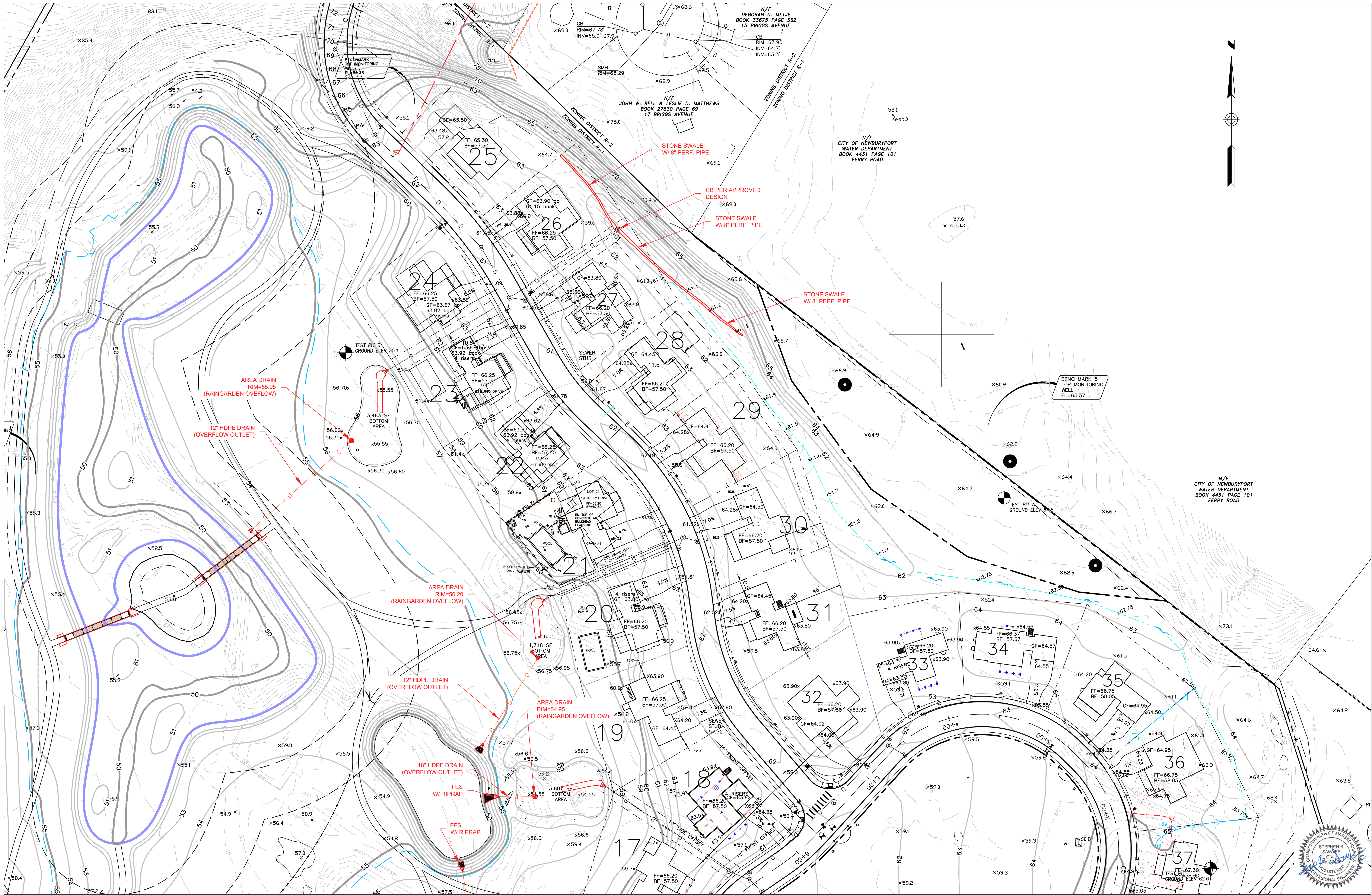
* SUBSTITUTIONS OF SIMILARS BASED ON AVAILABILITY OF PLANT MATERIAL
* FINAL PLANT LOCATIONS TO BE ON SITE

Scale 1" = 40'



	AREA 1 WETLAND	AREA 2 RESTORATION	AREA 3 STORMWATER	AREA 4 POLLINATOR MEADOW	AREA 5 OPEN/MANAGED LAWN	AREA 6 MANICURED AND BUFFER AREAS
PLANT MATERIAL	NATIVE	NATIVE	NATIVE	NATIVE	NATIVE	NATIVE & CULTIVATED
	NE Wetmix, native shrubs and trees	NE Roadside Matrix Upland Seed Mix, NE Conservation/Wildlife Mix, shrubs and trees	NE Roadside Matrix Upland Seed Mix	Showy NE Native Wildflower or equivalent seed mix	Fescue blend	Lawn, trees, evergreens, ornamentals
ACCESS	NONE	PUBLIC	PUBLIC	PUBLIC	PUBLIC	PRIVATE
MANAGEMENT	ANNUAL	BI-ANNUAL	SEE STORMWATER O&M	ANNUAL	BI-WEEKLY	WEEKLY & AS NEEDED
	Inspect annually. Maintenance limited to restoration and plant health, including invasive removal and replanting of native plants as needed. Herbicides to be used only in accordance with a City approved plan.	Inspect spring and fall. Maintenance limited to plant health, including invasive removal and replanting of native plants as needed. Herbicides to be used only in accordance with a City approved plan.	Limited to functional issues and plant health, including measures in Stormwater O&M manual, including invasive removal and replanting of native plants as needed. Herbicides to be used only in accordance with a City approved plan.	Inspect spring and fall, maintenance limited to maintaining meadow health. After establishment, mowing annually in the spring and invasive removal or reseeding efforts. See the separate protocol for meadow seeding and initial mowing guidelines. Herbicides to be used only in accordance with a City approved plan.	Bi-weekly mowing during the growing season. Best management practices including organic lawn fertilizer and organic controls. Overseeding in spring and fall as needed. Invasive removal and replanting of native plants as needed. Herbicides to be used only in accordance with a City approved plan.	Weekly mowing of lawn areas during the growing season. Regular application of organic lawn fertilizer. Required maintenance of vegetation including organic controls. Pruning as needed.
RESOURCE VALUE	NATURAL RESOURCE	NATURAL RESOURCE	STORMWATER	NATURAL RESOURCE	NATURAL RESOURCE	NATURAL RESOURCE
	Wildlife, flood storage, visual	Wildlife, visual	Wildlife, visual	Wildlife, visual	Wildlife, visual	Visual
USE	PASSIVE	PASSIVE	PASSIVE	PASSIVE	PASSIVE AND ACTIVE	PASSIVE AND ACTIVE
	Visual enjoyment Nature study	Visual enjoyment Nature study	Visual enjoyment Nature study Water quality	Visual enjoyment Nature study	Visual enjoyment Nature study Recreation	Visual enjoyment Recreation Group & family activities

NOTE MAINTAIN TRANSITIONAL MEADOW AREA AT SAME TIME AS POLLINATOR MEADOW. NOTE IN ALL AREAS MOW AROUND SHRUBS AND TREES. REVISED 4-16-21



SITE PLAN DRAINAGE UPDATE
 S.SAWYER/DCI
 MARCH 31, 2021