



January 21, 2020

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

Re: Bradley Fuller Track & Field, Phase Two – Site Plan Review

Dear Ms. Sontag;

On behalf of the City of Newburyport, we are pleased to provide the attached Site Plan Review application and design plans for the Phase Two Improvements at Bradley Fuller Track & Field located at 40 Low Street. This Site Plan Review Application has been prepared to meet the requirements of the Newburyport Zoning Bylaw Section XV Site Plan Review. The City of Newburyport is also seeking approval under the City of Newburyport Wetlands Protection Ordinance through the Newburyport Conservation Commission. The intent of this application is to present a thoughtful and ecologically based development plan for the improvements to the existing track and field.

This project will renovate the existing parking areas, walkways and storage building, providing improved access and viewing to the existing athletic facilities on site. This project will also provide ADA handicapped accessibility improvements to all site features including the existing track & field, bathrooms and all viewing areas.

The limit of on-site wetland resource areas were flagged in October 2, 2019 by Hughes Environmental. An updated topographic survey, including the wetland delineation, was completed in October 16, 2019 by Everett Chandler with Winter GEC, LLC. The project is anticipated to break ground in the Spring of 2020, and will be 100% complete by September of the same year. The following is a summary of all proposed improvements

**Description of Proposed Project:**

This project includes improvements to the circulation, drop-off, pedestrian access and handicapped accessibility to the existing track and field facility.

Specifically, the entry from Low Street has been reconfigured to be slightly wider and better align with the proposed parking area. New walkways have been included to provide improved access for users of the park as they arrive from Low Street and gain access to the balance of the property. Within the site, a total of 41 new parking spaces, a new drop-off area and turnaround have also been proposed. The surface of the propose parking is predominantly gravel while the entry and handicapped parking spaces have been improved with bituminous concrete pavement. The site walkways and handicapped curbcuts have been proposed as poured in place concrete

with vertical granite curbing. Crosswalks have been included at the main entry off Low Street and again within the site to provide access to the existing bathroom and storage building.

Improvements to the existing athletic facilities include a new 340 seat elevated bleacher, and an expansion to the existing storage shed to accommodate a seasonal use ticket function.

The grading plan has been developed to encourage infiltration and a new bio-retention / rain garden has been proposed to capture, clean and infiltrate any anticipated increase in run-off from the proposed improvements. All improvements have been designed to minimize cut and fill requirements during construction, and a significant planting plan has been included in the proposed plans.

We are confident that the plans and supporting information we have submitted are in keeping with the general intent of the Newburyport Zoning Bylaw and are also in the best interest of the neighborhood and the City of Newburyport. For these reasons, we request that the Newburyport Planning Board approve the Site Plan Review application for the proposed project.

We appreciate your time and consideration with regard to this matter and we look forward to working with you throughout the approval process. Please feel free to contact my office with any further questions or concerns.

Sincerely,  
Huntress Associates, Inc.



Christian C. Huntress, RLA MA #1178  
Landscape Architect

CC: Lise Reid, City of Newburyport

**City of Newburyport Planning Board  
Application for SITE PLAN REVIEW**

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Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Assessor's Map and Lot(s): \_\_\_\_\_ Zoning District: \_\_\_\_\_

Book and Page(s) or Cert.#: \_\_\_\_\_

Type of Project:       Major     Minor     Amendment (attach previous decision)

Project Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

ZONING DETERMINATION

Name: City of Newburyport Parks Department

Address: 40 Low Street (Fuller Field) Zoning District(s): R2

Request: Use 306 Park/Playground - Creation of new parking area including 54 parking spaces and new 500 seat grandstand.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)\*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, One residential structure per lot (VI.C), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)\*, Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, \*Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

Signature of Newburyport Zoning Administrator

6/11/2019

Date