

To: Andy Port, Planning Director
Bonnie Sontag, Chair, Planning Board
Rob Ciampitti, Chair, Zoning Board of Appeals
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

From: Residents Concerned with 21-27 Hancock St. Development

Date: May 2, 2021

Re: Special Non-Conformance Permit Applications and Proposed Development at
21-25 & 27 Hancock Street, Assessor Map 25, Lots 42 & 43

Dear Mr. Port, Board Chairs and Board Members,

We are residents of the South End who share concerns over the proposed development for 21-27 Hancock St.

The full project filing letter (March 2, 2021) mentions support for the project from neighbors. However, we are learning of an increasing number of residents who do not share this view. As only direct abutters needed to be notified, many others have stated that they were blindsided by the proposal, and further, that the hearing process thus far has neither allowed for a full airing of their concerns nor a thorough consideration of the project's impact on the neighborhood.

We wish for our concerns to be on record and to be addressed by both the Zoning Board of Appeals and the Planning Board. These concerns include the following:

1.) As per special permit criteria item 9 "The construction and thereafter use will not itself create hazardous materials and transmissions..."

- We would like to know what assessment has been done of the bus garage structure itself, specifically the cement and the soil underneath. This issue has been responded to only briefly, 21E from 1988, but nothing more recent.

2.) As per special permit criteria item 6 "Use will not impair the integrity or character of the district or adjoining districts..."

- We believe the scale of the structures is not in keeping with the neighborhood, even if "the numbers add up" for lot coverage requirements. Other factors should be considered when gauging density.

- The concept of two large, excessively long structures situated opposite one another and on a private lane feels alien to the neighborhood. It's not a welcoming extension of the community.

- The architectural style seems busy when repeated in two large structures with so many alternating surfaces. This neither reflects the surrounding historic homes nor contrasts them respectfully. Tastes are personal, but this solution feels like it's from "somewhere else."

- In the case of 27 Hancock, rules for preserving historic homes seem vague, and therefore can be leveraged so that little of the original home remains, and what does can be cast in a different architectural style. An "addition" can be many times the size of the original home.

In light of these concerns, and the lasting impact this proposed project will have on a neighborhood many of us have called home for decades, we respectfully request that the Zoning and Planning Boards not make a decision in haste. Rather that there be an opportunity for neighbors' questions to be answered and concerns addressed.

We encourage the City to begin meaningful public outreach and discussion. Zoom meetings and two-minute statements have their place. But for a project of this significance (a development of this size has rarely been experienced in the South End), it's imperative that we work together, be inclusive and promote community trust.

Thank you for taking our concerns into consideration.



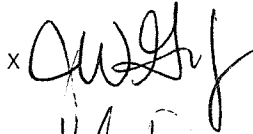



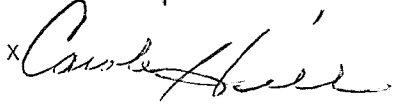

Sincerely,



Mary Anne Macaulay

***Please include this letter on both ZBA and Planning Board document lists online.

Please direct correspondence to:
Mary Anne Macaulay
25 Madison St.
Newburyport, MA 01950

- x 
print name: Ann F. LYNOCH
address: 80 Purchase 01950
- x 
print name: James Suppe
address: 30 Madison St.
- x 
print name: Jennifer Graf
address: 32 Madison St.
- x 
print name: Lindsey Morrison
address: 29 Hancock
- x 
print name: Nick WATKINS
address: 31 HANCOCK ST.
- x 
print name: Melena Ward
address: 28B Hancock St.
- x 
print name: Carole Hill
address: 17 HANCOCK ST
- x 
print name: ERIC BANNON
address: 22 HANCOCK ST

x Suzanne Perry-Bannon

print name: Suzanne Perry-Bannon
address: 22 Hancock St.

x Ann Welch

print name: Ann Welch
address: 7 Lunt St

x The E K

print name: THOMAS E COLEMAN
address: 24 HANCOCK ST

x [Signature]

print name: ANAVERA LOYER
address: 49 PURCHASE ST.

x Tracy Fischer

print name: TRACY FISCHER
address: 53 PURCHASE ST.

x [Signature]

print name: Peter Basler
address: 68 Purchase

x Krista Fudge

print name: Kristen Fudge
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x Kimberly A Quint

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x A Williamson

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x [Signature]

print name: [Signature]
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NEWBURYPORT MA 01950

x Joanne Rowley

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x Frank F. Champi

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x Virginia R Champi

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x Jodi A. Dolan

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x Candace Cochran

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X *George Jackman*

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X *Rockette M Jackman*

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address: 29 Madison St.

X *one joint*

print name: DALE JOLIVET
address: 34 MADISON ST

X *Robert*

print name: ROBERT JORGENSEN
address: 70 FORWASE ST.

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From: [Spela Trefalt](#)
To: [Dianne Boisvert](#)
Cc: [Mary Anne Macaulay](#)
Subject: [Ext]21-25 & 27 Hancock St, Newburyport
Date: May 03, 2021 8:33:30 PM

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Dear Ms. Boisvert,

I am writing to add my (electronic) signature to the letter submitted earlier today and signed by Mary Anne Macaulay and several other South End residents, expressing concerns about the proposed development for 21-27 Hancock St.

Please, add my signature to the record.

With thanks,

Spela Trefalt
35 Hancock St, Newburyport, MA 01950