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July 31, 2020

Electronic Mail and In Hand

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

Re: Site Plan Review; Special Permit for Parking, and Downtown Overlay
District Special Permit - Revised Plans
93 State Street, Newburyport, MA (the "Property");
Assessor's Map: 14 Lots: 39 and 40

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents the owner of the Property, the Institution for Savings in Newburyport (the "Bank"), relative to the construction of a two-story addition to the rear of the building located on the Property. Following the last public hearing, the Bank has undertaken another extensive re-design process. The Bank and its team heard the comments from the Historic Commission as well as some members of the Planning Board relative to the request to look at the proposed addition more as a transition to the neighborhood architecture including wood clad finishes rather than the brick architecture of State Street and the 1871 building.

In an effort to accommodate those comments, the Bank has undertaken a complete redesign of the project concept. The Bank is working from the outside in, if you will and is working to change its operational program space to accommodate the design changes. Please note, because these efforts and those efforts needed to determine if the core operations of the building (access, egress including stairs and elevator and all mechanicals) can be accommodated in this new proposed design will take a significant investment of time and money, the Bank has not fully examined these aspects of this new proposal. As a result, what is being submitted is a conceptual design. The design does not yet include exterior details such as corner boards, color choices, headers and similar design features. Likewise, this design has not undergone a programmatic, core services or regulatory review to understand if it will actually work. However, before these further efforts are made, the Bank would like to discuss this new design with the Board. It should be noted that the Bank is working with a number of constraints: the historic structure, the programmatic needs and related parking to name a few.

The Bank would like to also remind the Board, that design development and creation is a process. In order to understand the resulting design, it is important to

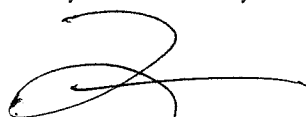
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understand the process undertaken by the designers who are reacting to the comments they heard from the Historic Commission and this Board. To that end, it will be most helpful when the architects to walk the Board through the process which they have undertaken to arrive at the design which we are submitting today.

It is the Bank's anticipation that once it has discussed this design with the Board it will then take the further steps necessary to refine and/or respond to the Board and Historic Commissions comments.

Respectfully submitted,
Institution for Savings
By their attorney

A handwritten signature in black ink, appearing to read 'Lisa L. Mead', with a large, stylized flourish that loops back to the start of the signature.

Lisa L. Mead

cc: Client