

Mead, Talerman & Costa, LLC
Attorneys at Law

May 20, 2020

By Hand

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

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. The Bank first submitted its proposal on January 8, 2020. Since the original submittal the Bank has met with City officials including the Mayor and has heard the various concerns from several residents of the nearby neighborhood. Additionally, as you are aware, the Bank then presented their plans at the first hearing on this matter and resubmitted its entire set of applications. This submission is an update to the plans previously submitted to the Board on February 13, 2020 and advertised on April 20 and April 27, 2020 for a hearing on May 6 .

Design and Downtown Overlay District Special Permit

Since the last public hearing, the Bank has worked diligently to address a number of issues that were raised by the neighbors as well as Board members and the Historic Commission. To that end the Bank has worked tirelessly to redesign the building and at the same time accommodate on site, all of the required parking resulting from the construction of the addition. Overall, you will see more articulation in the design of the facades, revisions to the scale and massing recognizing the transition to the Otis Place and remainder of Prospect Street corridors, receding of the Otis Place side to allow for landscaping and separation from the Street to a far greater extent than any other building on the Otis Place block, pedestrian scale window openings, to name a few changes. All the time, not impacting the historic significance, setting and place of the original 1871 building. The changes to the design of the addition meet the requirements of the Downtown Overlay District as it is compatible with the historic character and scale of the subject historic building, structure, or exterior architectural feature, its lot, and its setting within the DOD, as the case may

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

be. Here, as you can see on the plans, the proposed revisions to the addition achieve the balance between the commercial district and use of the property in the B-2 zoning district, on a lot which fronts the main business corridor in the City with the eventual transition to a residential neighborhood while allowing the Property to be used for its by-right use consistent with the B-2 District. The materials and design features properly reflect distinct elements of the 1871 building and complement the original structure but do not overwhelm it. Similarly, the revisions to the massing and scale and articulation of the addition provide an appropriate transition to the neighborhood. The Property includes the least amount of lot coverage, 18%, for the immediate area of the B2 district in the downtown as well as the immediate residential neighborhood. Once the addition is built, that fact will remain true as the lot coverage will be no more than 38% where 100% is allowed in the B2 district. And, while it may be true the Bank is constructing an addition on the Property, the resulting overall massing and size on a lot by lot comparison of both the immediate B2 and R2 neighborhoods, the Property remains one of the least densely developed.

Based upon the foregoing and the revised plans, the Bank submits that as previously set forth in the submissions the Special Permit Criteria under section X-H(7) and under the DOD are met.

Parking Special Permit

The Bank is required to accommodate 59 parking spaces on site. The existing structure requires 38 spaces, the bank provides currently 36¹. The gross floor area of the proposed addition is 7,288 square feet, requiring an additional 22 parking spaces, for a total of 58 parking spaces². Forty-seven (47) spaces will be provided within the new addition on a lift system with one level below grade and two levels (stacked) at grade. (See Attached Section) Notwithstanding the inclusion of the parking, the proposed building height is 29.7'. The Bank will also provide 12 exterior spaces. The total number of spaces provided will be 59 which is the amount required under the Ordinance. The lift system will accommodate traditional sedans as well as SUV's. (See system overview attached.) The Bank will be seeking to withdraw its ITIF Special Permit Request at the public hearing.

Site Plan Review

Finally, the Bank and its consultants have provided revised civil engineering plans, landscape plans, a section to show the parking lift system to address the issues raised by the City's Peer Review Engineer. By the time the hearing re-opens, the Bank anticipates a close out letter from Mr. Christiansen. The Bank has also looking forward to an updated letter from the Deputy Fire Chief regarding the revisions in the plans.


This cover letter is also supplemented by the revised architectural drawings by Mr. Nutter, 3-D Modeling by Architectural Resources of Cambridge and renderings by Tangrams as well as civil plans by Meridian Engineers, an updated traffic review letter from Mr. Mueller and a review letter from Dr. Judith Selwyn of Preservation Technology Associates, LLC. The Bank has provided these various illustrations to best demonstrate how the proposed addition is appropriate for the setting in which it will exist as well as a transition into the change of zoning districts.

¹ The bank is pre-existing non-conforming for parking and therefore the Bank is only required to provide 36 spaces under existing conditions.

² A retail services use requires 3 parking spaces per 1,000 square feet of gross floor area.

The Bank respectfully requests the Board's approval of the Special Permit for the Downtown Overlay District and Major Site Plan Approval.

Respectfully submitted,
Institution for Savings
By their attorney



Lisa L. Mead

cc: Client