



CITY OF NEWBURYPORT
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MEMORANDUM

TO: Members of Planning Board and City Council Planning and Development Committee

FROM: Jennifer Blanchet, Zoning Administrator & Enforcement Officer

CC: Andrew R. Port, Director of Planning & Development
Katelyn Sullivan, Planner

RE: ITIF housekeeping language modification

DATE: March 27, 2023

As Zoning Administrator, I request that The Planning Board and City Council Planning and Development Committee consider adding the following changes to the currently proposed ITIF zoning amendment where the existing language leaves room for improvement as it relates to interpretation and application.

Specifically, I would like to replace the existing language in VIII.A highlighted in bold below

*For the purposes of determining the distance requirement for off-street parking, the measurement shall be taken in a straight line from the **appropriate** lot line of the off-street parking lot or parking structure to a **pedestrian entrance to the associated principal building**, structure or use on the premises.*

With the following language

*For the purposes of determining the distance requirement for off-street parking, the measurement shall be taken in a straight line from the **closest** lot line of the off-street parking lot or parking structure **fronting on a public way to the closest lot frontage of the property containing the associated principal building**, structure or use on the premises.*

I request this because "appropriate" is a subjective term that doesn't belong in an ordinance and measuring dimensions to a "pedestrian entrance" may change easily in the future and is therefore not good planning practice. I have interpreted the ordinance per the above requested clarifications thus far in the ITIF permits that have come before the Planning Board.

Thanks in advance for your consideration of this request.