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NBT-0027

Refer to File # \_\_\_\_\_

January 4, 2019

Andy Port, Planning Director  
Planning Department  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

RE: Artichoke Terrace Extension / Iovanella

Dear Andy,

Accompanying this letter, please find six (6) copies of the As-Built Plan for Artichoke Terrace showing the control set and the as-built construction of the way and house. The construction was done substantially in accordance with the subdivision plan in the Decision dated November 18, 2015, with some notable exceptions.

1. The house was repositioned on the lot to improve the backyard as there was a big mound of ledge in the backyard as proposed, where there is a nice, flat backyard area as constructed. In addition, it positioned the house to be able to do a turn-around at the garage door rather than try and utilize the turn-around easement which was located 100 feet from the garage door.
2. The Planning Board Decision waived the pavement width to 20 feet but, as constructed, it narrows to about 13 feet in one area. This should not create any problem as vehicles are able to turn around up by the garage, rather than back down to the turn-around easement area.
3. Bounds could not all be set as indicated on the plan. The As-Built Plan shows two bounds that were set and drill holes that were set, as well as a spike. The two other bounds on the Artichoke Terrace Extension were not set because one came on a new fence post installed by a neighbor, and the other in the recently-paved driveway.

I hope these deviations are considered to be minor, the construction acceptable, and that the bond can now be released.

Very truly yours,

A handwritten signature in blue ink that reads "Peter J. Ogren".

Peter J. Ogren, P.E., P.L.S.  
President

PJO/dab  
Enclosures  
cc: Frank Iovanella