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October 31, 2018

IN HAND AND ELECTRONIC
MAIL

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

RE: Lot 4A Donahue Court (the "Property") Minor Modification Request

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents the Buyer's of Lot 4A, Meghan and Michael Santos. Meghan and Michael currently live on Summit Place and hope to build their new home as described below, on Lot 4A Donahue Court. The Santos' are seeking to construct a new home which will include an In-Law Apartment¹. Meghan's elderly parents, due to health reasons, will be moving in with Meghan and Michael's family.

As you are aware, Lot 4A is subject to that certain Subdivision Approval dated May 20, 2015 and that certain Special Permit of the same date. The site plans accompanying the aforementioned permits show a square footprint including 2,500 square feet +/- . There are no other structures located on the plans nor any indication of a patio or porch area. The Applicants are requesting a Minor Modification to the approved plans. The Santos would like to construct a home which is not a square footprint and which includes a larger footprint than that proposed. Additionally, the Santos would like to construct a free standing garage, as well as a shed and pool house with accompanying patio and pool area. You can see the proposed improvements on the attached site plan. Scott Brown, the Santos architect, will be providing preliminary elevations at the meeting of the Board.

The Applicants are cognizant of the original permitting work, and have had the new proposal reviewed by Steve Sawyer, P.E. to determine the impact, if any, on the stormwater management on site. (Please see attached letter.) Further, being a part of the neighborhood, the Santos' are also cognizant of the public process that occurred not only during the original permitting in 2015 but the recent public hearings concerning Lot 4B. As a result, I have attached letters of support for this modification from the surrounding neighbors.

¹ The Applicant's must obtain a Special Permit for an In-Law Apartment from the Zoning Board of Appeals as part of their permitting effort.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone 508.376.8400

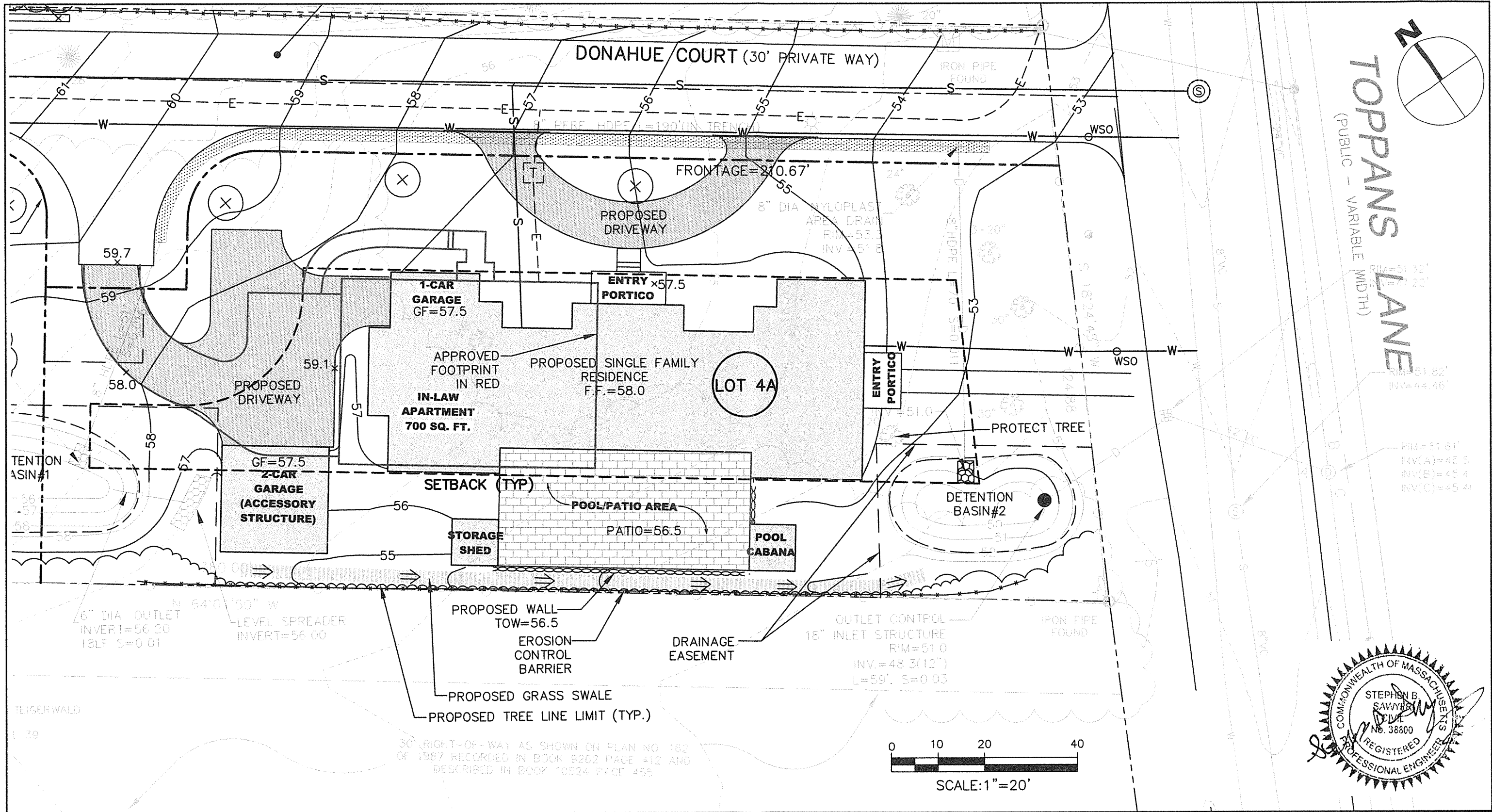
Given that the change is related to the location and size of the foot print and the Applicant has shown that the impact on stormwater will not result in the modification of the existing stormwater management system and further given that the Santos' have met with all of the surrounding neighbors and have provided letters of support noting same, the Applicant's request the Board determine the proposed modification is minor and that the modification be approved.

Respectfully submitted,
Meghan and Michael Santos
By their attorney,

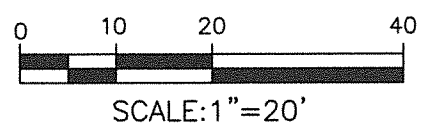
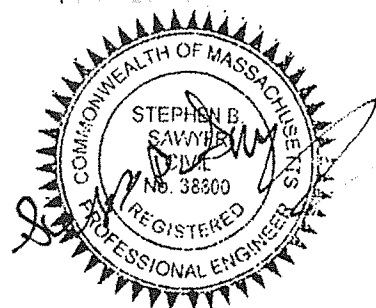
A handwritten signature in black ink, appearing to read 'Lisa L. Mead', with a long horizontal flourish extending to the right.

Lisa L. Mead

cc: Client



TOPPANS LANE
 (PUBLIC - VARIABLE WIDTH)



30' RIGHT-OF-WAY AS SHOWN ON PLAN NO. 182 OF 1987 RECORDED IN BOOK 9262 PAGE 412 AND DESCRIBED IN BOOK 10524 PAGE 455

<p>The Morin-Cameron GROUP, INC.</p> <p><small>CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS LAND SURVEYORS LAND USE PLANNERS 66 ELM STREET, DANVERS, MASSACHUSETTS 01923 P: 978-777-8586, F: 978-774-3488, W: WWW.MORINCAMERON.COM</small></p>		PROPOSED SITE PLAN	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS	DATE: OCT. 30, 2018																				
		DONAHUE COURT 24 TOPPANS LANE	PREPARED FOR MEGAN & MICHAEL SANTOS	SHEET NO. C1																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">BY</th> <th style="width: 65%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	REVISIONS																			
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October 30, 2018

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

RE: Lot 4A Donahue Court (the "Property") Minor Modification Request

Dear Chair and Members of the Board;

We have updated the site plan with the proposed home and development for Lot 4A. The proposed development increases the impervious surfaces on the lot versus that of the approved plan. The site has been graded to mitigate this increase in impervious surface to have no impact on the abutting property to the south or the Toppans Lane drainage system. With the approved plan a portion of the house and driveway flowed directly off the property. The proposed plan includes a grass swale along the south property line directing all the stormwater from Lot4A to Detention Basin #2. The stormwater rate of flow from the property is controlled by the outlet control pipe that is directly connected to the Toppans Lane drainage system.

Detention Basin #2 is of sufficient size to handle the additional area directed to this stormwater feature. The original project provided extensive stormwater systems for the Court and two new lots. We have updated the calculations directing the runoff from Lot4A to Detention Basin #2 versus allowing to flow off property un-checked. The proposed drainage system was analyzed for the 2, 10, & 100-year storm events to ensure that with even the most extreme storm, the proposed project would not have a negative impact on the surrounding area. The project area was analyzed in both the pre-development and the post-development conditions at the southern property limits that eventually flows to Toppans Lane. The tables below summarize the pre and post-development runoff rates at the Design Point:

2-Year Storm / 3.10" rainfall event

	<u>Rate of Runoff (cfs)</u>
Pre-development	2.28
Post-development	1.87
Percent Change	-18%

10-Year Storm / 4.7" rainfall event

	<u>Rate of Runoff (cfs)</u>
Pre-development	5.31
Post-development	4.47
Percent Change	-16%

100-Year Storm / 8.3" rainfall event

	<u>Rate of Runoff (cfs)</u>
Pre-development	13.21
Post-development	11.59
Percent Change	-12%

The construction will impact approximately 13,000 square feet of land. As such a Stormwater Management Permit will be required to be filed with Newburyport Department of Public Services prior to the issuance of a building permit. The proposed grading and stormwater design will be subject to a detailed review by the City Engineer at that time. Please feel free to email or call me at 978-884-6850 if you have any questions regarding this Submission.

Sincerely,

Morin Cameron Group

Stephen Sawyer

Stephen Sawyer, P.E.

Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

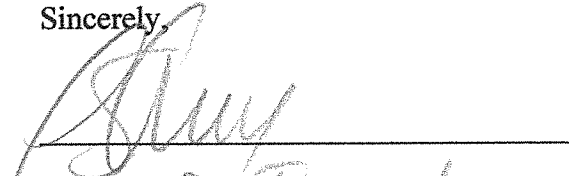
RE: 24 Toppans Lane and Lot 4A Donahue Court / Minor Modification

Dear Members;

I have been provided with plans dated October 25, 2018 showing the site layout for a new home on lot 4A Donahue Court. While the proposed foot print is larger than the original approved house footprint, the proposed house layout fits in with the neighborhood. I do not oppose the proposed changes.

I have no objection to the proposed revised plans for the lot and believe the proposal will be in keeping with the homes in the area.

Sincerely,



Address: 20 Toppans Lane

Date: 10/30/19

Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950


RE: 24 Toppans Lane and Lot 4A Donahue Court / Minor Modification

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Sincerely,


ELIZABETH DAVIS
Address: 31 Toppans Lane Newburyport MA 01950
Date: 10/29/18

Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

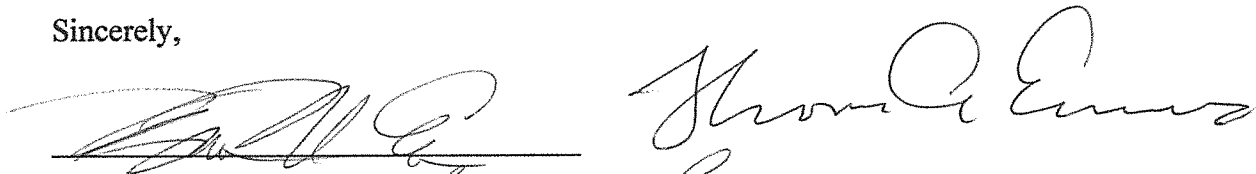
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Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Q. Emms".

Address: 282 Toppans Lane

Date: 10/29/18

Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

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Sincerely,

Delan Pison
Address: 7 Whiggins Court
Date: 10/26/18

Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

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Sincerely,

Richard + Joanne Baker

Address: *22 Toppans Lane*

Date: *10-28-2018*

Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

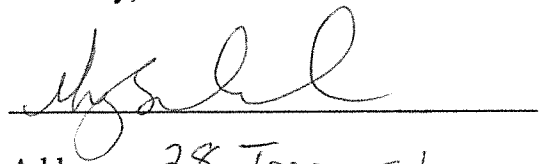
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Sincerely,

A handwritten signature in cursive script, appearing to read "M. J. [unclear]", is written over a horizontal line.

Address: 28 Toppans Ln

Date: 10/28/18