

86–88 Prospect Street
Newburyport

Newburyport Planning Board
Meeting
July 7, 2021

Project Summary

86-88 Prospect Street
Newburyport

- Renovation and addition to an existing five (5) unit building.
- Proposed new three (3) car garage.
- The creation of permeable parking areas.
- Driveway access off Parsons Street.
- Proposed Project triggers Minor Site Plan Review with Planning Board and Special Permit requirement with Zoning Board of Appeals. Proposed work does not require review by Newburyport Historical Commission.

Existing Conditions

86-88 Prospect Street
Newburyport

- Property is and will continue to be a five (5) unit multi-family residence.
- Property is a pre-existing, non-conforming use within the R-2 district.
- Lot is pre-existing, non-conforming as to:
 - Area (11,223 s.f. provided, 24,000 required);
 - Front Setback (1.2' provided, 20' required);
 - Rear Setback (8.5' provided, 10' required).

Proposed Addition

86-88 Prospect Street
Newburyport

- Proposed addition and garage will not add any new non-conformities.
- The alterations and addition will affect an area exceeding 500 s.f.
- The non-conforming Rear Setback is being extended by addition of the existing structure.
- Project will provide an increase in available parking on site, reducing the need for on street parking.
- Proposed addition will not result in structure being substantially more detrimental to the neighborhood.

Application of Newburyport Zoning Ordinances

Minor Site Plan Review

- Requested Waivers from Submission requirements:
 - a.5 – Traffic
 - a.8 – Lighting
 - b.2 – Soils (Narrative)
 - b.3 – Environmental and Community Impact Report
 - b.4 – Traffic Impacts
 - b.5.iv - Signs
 - b.5.v- Massing relationship of other building
 - b.5.vi- Renderings or Model's
 - b.5.vii- Cross-Sections of building
 - b.5.viii- Product Literature of proposed light fixtures
- XV-D Peer Review.

86-88 Prospect Street, Newburyport

6/15/2021



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & MassGIS. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

Legend

- Municipal Boundary
- Roads
 - Interstate
 - Major Road
 - Local Road
- Railroad
- Parcels (on aerial)









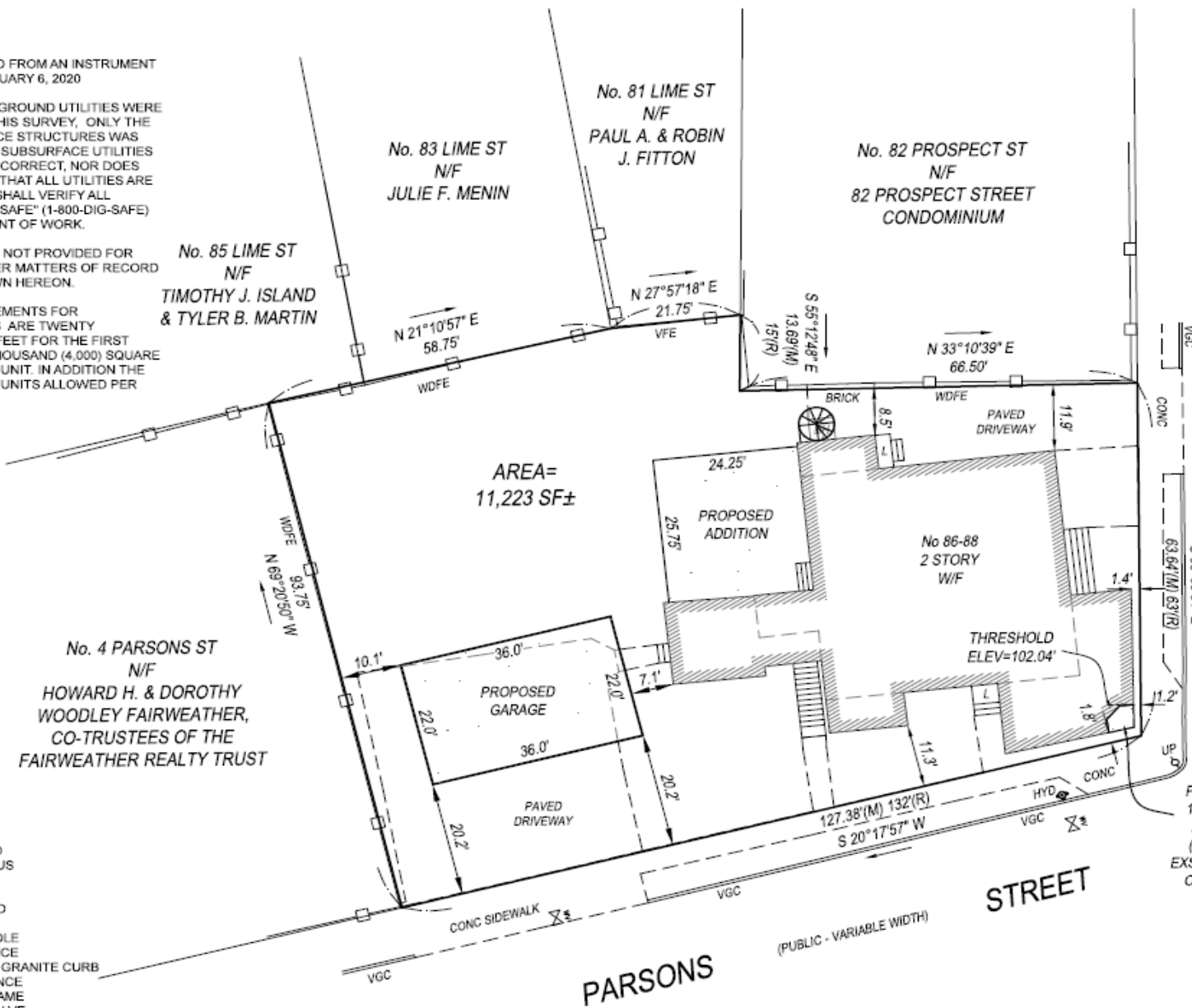
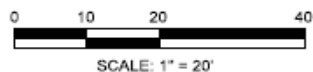


NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON JANUARY 6, 2020
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, ONLY THE LOCATION OF VISIBLE SURFACE STRUCTURES WAS LOCATED. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY, AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) (a) THE LOT AREA REQUIREMENTS FOR MULTIFAMILY DEVELOPMENTS ARE TWENTY THOUSAND (20,000) SQUARE FEET FOR THE FIRST FOUR (4) UNITS AND FOUR THOUSAND (4,000) SQUARE FEET FOR EACH ADDITIONAL UNIT. IN ADDITION THE TOTAL MAXIMUM NUMBER OF UNITS ALLOWED PER STRUCTURE IS SIX (6)

LEGEND:

BH	BULKHEAD
BIT	BITUMINOUS
HYD	HYDRANT
L	LANDING
(M)	MEASURED
(R)	RECORD
UP	UTILITY POLE
VFE	VINYL FENCE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
W/F	WOOD FRAME
WV	WATER VALVE



RECORD OWNERS:

GARY M KARELIS, TRUSTEE OF THE
GMK REALTY TRUST
11 SPRING STREET
NEWBURYPORT, MA 01950

REFERENCES:

DEED BOOK 9985 PAGE 161

ZONING:

R2 (MULTIFAMILY)

DCOD

(EXISTING)

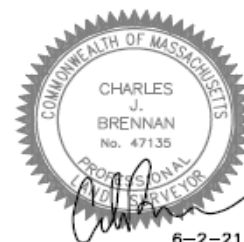
LOT AREA:	11,223SF
FRONTAGE:	191.02'
FRONT OFFSET:	1.2'
SIDE OFFSET:	53.6'
REAR OFFSET:	8.5'
LOT COVERAGE:	23.4%
OPEN SPACE:	56.7%

(PROPOSED)

LOT AREA:	11,223SF
FRONTAGE:	191.02'
FRONT OFFSET:	1.2'
SIDE OFFSET:	10.1'
REAR OFFSET:	8.5'
LOT COVERAGE:	36.3%
OPEN SPACE:	48.9%

(REQUIRED)

LOT AREA:	20,000(a) SF
FRONTAGE:	120'
FRONT OFFSET:	20'
SIDE OFFSET:	10'
REAR OFFSET:	20'
LOT COVERAGE:	40%
OPEN SPACE:	40%



6-2-21

PROSPECT STREET (PUBLIC - VARIABLE WIDTH)

PROPOSED PLOT PLAN
IN
NEWBURYPORT, MA

AT 86-88 PROSPECT STREET

PREPARED FOR

THE JOPPA GROUP, LLC

BY

SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
APRIL 16, 2021 21-0102
REV: EDIT ZONING TABLE TO MULTIFAMILY BY: CJB DATE: 5-21-21



NORTH

DCi
Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

OWNER:
KARELIS GARY TRUST &
GMK REALTY TRUST
PO BOX 3092
LA JOLLA, CA 92037

PROJECT TEAM

86-88 PROSPECT ST
5-UNIT 2-STORY
RESIDENTIAL ADDITION
NEWBURYPORT, MA

PROJECT INFO

REV	DESCRIPTION	DATE
1	CITY ENG. & P.D. REVIEW	7/6/2021



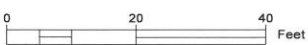
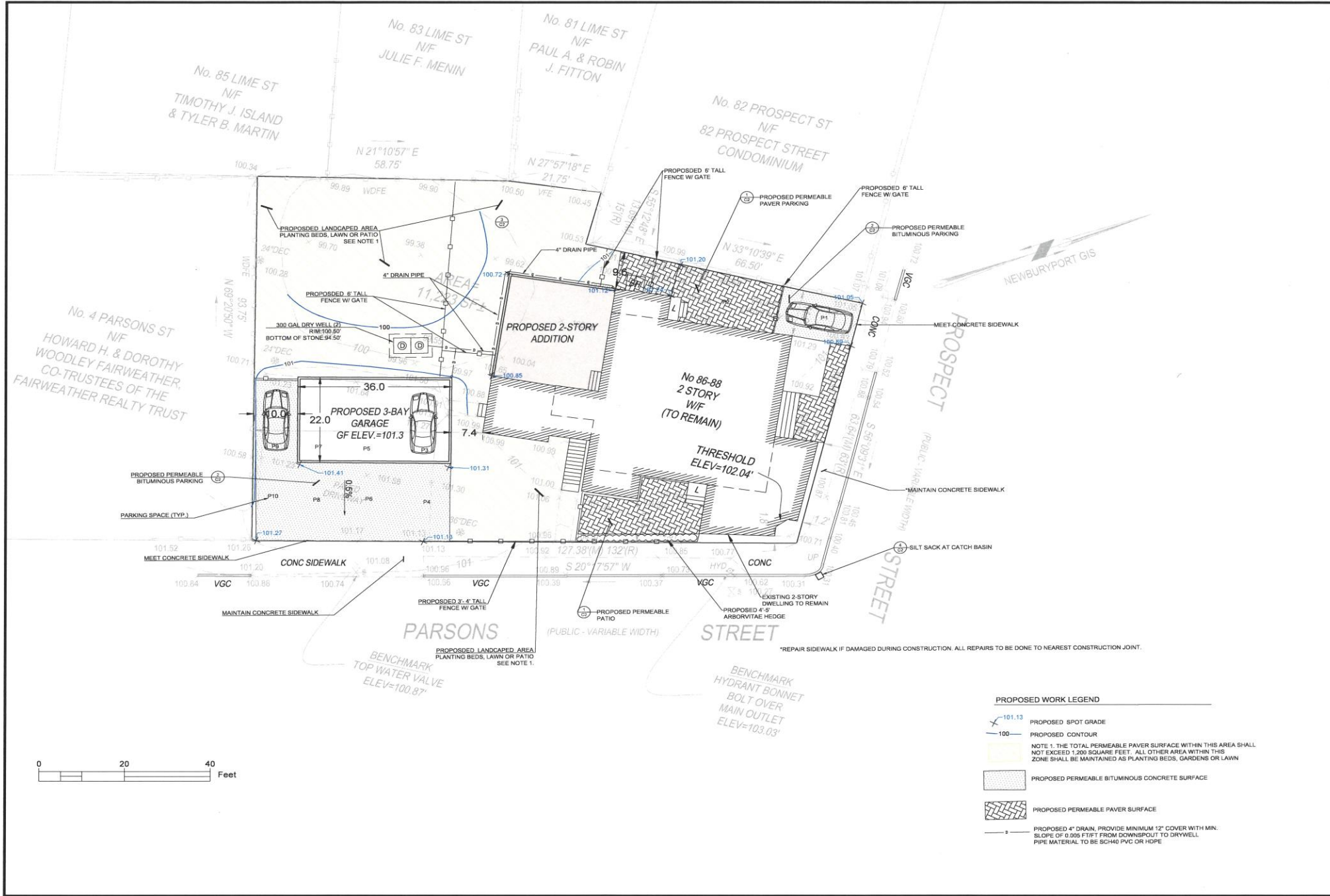
STAMP

CIVIL
SITE
PLAN

SHEET NAME:

C1

SHT NO:
DR BY: MCH
CHK BY: SBS
PROJ NO: 21-035
DATE: 6-9-21
SCALE: 1"=10'



PROPOSED WORK LEGEND

- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- NOTE 1. THE TOTAL PERMEABLE PAVER SURFACE WITHIN THIS AREA SHALL NOT EXCEED 1,200 SQUARE FEET. ALL OTHER AREA WITHIN THIS ZONE SHALL BE MAINTAINED AS PLANTING BEDS, GARDENS OR LAWN
- PROPOSED PERMEABLE BITUMINOUS CONCRETE SURFACE
- PROPOSED PERMEABLE PAVER SURFACE
- PROPOSED 4" DRAIN, PROVIDE MINIMUM 12" COVER WITH MIN. SLOPE OF 0.005 FT/FT FROM DOWNSPOUT TO DRYWELL. PIPE MATERIAL TO BE SCH40 PVC OR HDPE.

*REPAIR SIDEWALK IF DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE DONE TO NEAREST CONSTRUCTION JOINT.

SCOTT M BROWN

1978 ARCHITECTS 2007

48 MARKET STREET
NEWBURYPORT, MA 01950
T 978 465 3535
WWW.SCOTTBROWNARCHITECT.COM

RENOVATIONS/ALTERATIONS

TO:

86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project #	Project Manager	Date
2021-03	M.L.	6/9/21

Scale: AS NOTED

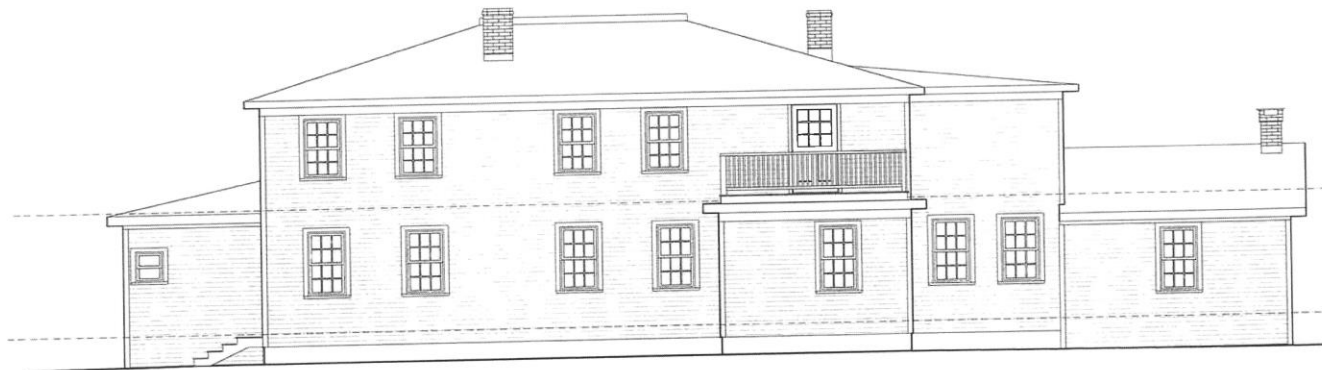
EXISTING
ELEVATIONS

EC5

COPYRIGHT 2020 SCOTT M. BROWN ARCHITECTS



1 EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'-0"

001714.mxd
16-88Prospect_S05_02.rvt



RENOVATIONS/ALTERATIONS

TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950

REVISION & REISSUE NOTES

No.	Date	Notes

Project # 2021-03	Project Manager M.L.	Date 6/9/21
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Scale: AS NOTED

ELEVATIONS

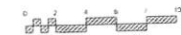
A2.1



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



RENOVATIONS/ALTERATIONS

TO:
86-88 PROSPECT STREET, NEWBURYPORT, MA, 01950

REVISION & BEISSUE NOTES

No.	Date	Notes

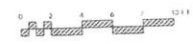
Project # 2021-03 Project Manager: M.L. Date: 6/9/21
Scale: AS NOTED



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



010 01/20/21
86-88PROSPECT.DWG 1/21

ELEVATIONS

A2.2

Minor Site Plan Review Criteria

A. Community Character

- No obstruction of scenic views.
- No impacts to natural or historic features.
- Is in harmony with and promotes consistency with architectural styling of existing structure, adjacent buildings and neighborhood.
- Is consistent with respect to size and shape of building relative to site and adjacent lots and structures.

B. Traffic, parking and public access

- No adverse impacts to vehicular safety or traffic
- Increases the convenience and safety of vehicular, bicycles and pedestrians in neighborhood and on site.
- Has beneficial action in increasing off street parking and improving parking on site.

C. Health

- Has no adverse impact on air quality , noise, glare or odors (shielded updated lighting, increased landscaping will reduce glare impacts).
- No change/impact on handling of hazardous materials

Minor Site Plan Review Criteria cont.

D. Public services and utilities

- Structure currently serviced by public utilities (sewer, water, trash). No substantial change in utility use proposed.
- No substantial increase in utilities proposed.
- Utilizing pervious materials for driveways to improve groundwater recharge and prevent run-off or flooding.

E. Land Use Planning

- Proposed Project will improve the aesthetics and sustainability of the 5 unit building, as well as improving parking on the site. Maintaining and improving existing multi-family residential dwelling is consistent with the goals of the City's Master Plan.

F. Open Space and Environmental Protection

- Proposed Project conforms to Open Space.
- Project will have no impact on wetlands, flood plains or aquifer recharge.
- No significant vegetation will be removed.

Conclusion

86-88 Prospect Street Newburyport

- In summary, the proposed improvements, an addition, new garage, pervious driveways and minor landscape enhancements will improve the aesthetics and the sustainability of the multifamily home.
- In doing so, the proposed project will not be detrimental to the neighborhood.
- The proposed addition and garage are in keeping with the architectural style of the existing structure and the neighborhood in general.
- It will not adversely impact traffic, parking or pedestrian safety and will actually add one off-street parking space.
- There is no change of use proposed and the minor increase in the building size will not cause a drastic or unreasonable strain on existing public services.
- The improvements will not create adverse air-quality, noise, glare or odors.
- The proposed improvements are being done in conformity with all zoning requirements and applicable building and health codes and so will not adversely impact the environment, open space, public health or safety.
- Overall the proposed improvements, while not causing adverse impacts to the neighborhood, will potentially be beneficial to the neighborhood.