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February 6, 2020

By Hand

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 Lot: 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. As a result of those conversations and upon hearing some of the concerns, the Bank has revised its plans by pulling the portion of the proposed building nearest Otis Place further away from the sidewalk. This is just another step they have taken in their iterative design process. Indeed, when the Bank initially began work on this project it considered the construction of a three-story, 16,000 square foot addition. Feeling that such an addition might overwhelm the neighborhood, however, the Bank decided to pursue the 8,800 square foot two-story addition. Again, as noted above, the Bank has now further reduced the proposed addition to 8,101 square feet and pulled the building away from Otis Place. Further, you will note architectural changes to the Otis Place façade which provide a transition to the nearby neighborhood and you will note that the height of the structure is consistent with the nearby residential structures.

Site Plan Review

The Bank's revised plans reduce the proposed addition from 8,880 square feet to 8,101 square feet. The rear of the proposed addition has been pulled back from Otis Place, increasing the Otis Place setback of the proposed addition to 15

*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054

Phone 508.376.8400

feet from the sidewalk as compared to the originally proposed 4.5 feet. At the enclosed stair on the Otis Place side of the addition the setback will be 11 feet. The Bank proposes to landscape this 15-foot wide area between the addition and Otis Place as shown on the landscape plans. Additionally, the Bank will brick the sidewalk on Otis Place.

In light of the reduction in square footage of the proposed addition, a revised traffic generation letter is attached hereto as **Exhibit A**.

#### ITIF Special Permit

As previously provided, currently there are 36 parking spaces on the Property serving the Bank's business as a retail service use (Use 404) under the Newburyport Zoning Ordinance (the "Ordinance"). A retail services use requires 3 parking spaces per 1,000 square feet of gross floor area; thus, at the presently existing 12,560 square footage of gross floor area the Bank is 2 parking spaces short of the required 38 and is pre-existing, nonconforming for parking. The gross floor area of the proposed addition is 7,437 square feet, requiring an additional 23 parking spaces, for a total of 59 parking spaces.

Under the Bank's original proposal, 6 parking spaces were eliminated reducing the parking on the Property to 30 spaces, short of the 63 required. The reduction of the size of the proposed addition, while reducing the required parking spaces to 59, has also resulted in the elimination of 2 parking spaces. Thus, the revised project will provide 28 parking spaces on the Property, 31 parking spaces short of the requirement. The Bank currently provides 12 customer-only parking spaces located adjacent to the corner of State Street and Prospect Street. Employees are not permitted to park in the customer-only spaces and the project will not impact the customer-only spaces; post-construction there will continue to be 12 customer-only parking spaces. Because the Bank is located within 300 feet of a public parking lot, namely the Harris Street parking lot, the Bank is permitted to pay into the ITIF parking fund pursuant to a Special Permit filing, to accommodate for the Ordinance-based calculation of 31 spaces. Section VII-A-1-iii of the Ordinance explicitly allows, for non-residential uses, parking spaces that are "off-site within a municipal parking lot and/or structure that is located within the Downtown Overlay District (DOD), within three-hundred (300) feet of the principal building, structure or use on the premises by a special permit from the planning board with payment into the intermodal transportation improvement fund (ITIF)" as provided by the Ordinance. The Property is located within 300 feet of the Harris Street lot.

The proposed addition will not impact the amount of retail banking available. As you are aware from our prior filing, the Bank is reallocating office space and archival space. As noted in the original filing, the Bank will be adding 7 employees for a total of 30 employees. The "employee" parking on the Property will include 16 spaces. Therefore, practically speaking, there is a shortage of 14 employee spaces on-site. As previously mentioned in the January 22, 2020 supplemental filing, there will be no more than 27 employees working at the Bank at the same time, given the nature of retail operations requiring shifts at various times including Saturdays. As a result, there will be a shortage of 11 spaces. The Bank has previously outlined its program through which it pays for annual passes for employees to park in municipal lots; 4 employees currently utilize this program reducing the shortage to 7 spaces. The Bank would like to reiterate that it has a policy which prohibits Bank employees from parking in the Harris Street parking lot.

#### Downtown Overlay District Special Permit

The Bank engaged Dr. Judith E. Selwyn of Preservation Technology Associates, LLC on the proposed addition. Dr. Selwyn assisted the Bank with developing the program to restore the original historic structure including the front entrance, which restoration was completed in 2019. Upon reviewing the most recently proposed iteration, Dr. Selwyn provided several recommendations to the Bank, including: removing the railing on top of the

proposed addition, installing taller windows, adding stucco to tie the proposed addition into the Original Structure, removing the grates from the parking level openings, and introducing quoins to the proposed addition. You will see in the attached letter from Dr. Selwyn to the Historical Commission that she is of the professional opinion that the proposed addition meets and is accordance with the Secretary of the Interior Guidelines applicable to the project.

**Exhibit B.**

Regarding the DOD standards, Section XXVII-F.5.c provides that non-historic styles are permitted for new construction and additions. Specifically, the Ordinance states that “[t]he design of new construction and additions (as distinct from other alterations) within the DOD may reflect non-historic styles so long as they remain 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 be. So long as new construction and additions are so compatible, the SPGA shall not require the reproduction of historic styles, and, on the contrary, shall encourage contemporary styles of architecture to aid differentiation of old from new. It is Dr. Selwyn’s opinion that the Bank’s proposed addition meets the foregoing requirements.

As you are aware, the Bank is located in the B2 zoning district and Downtown Overlay District and has a large parcel of land compared to other properties in the B2. The Bank currently is not utilizing the Property to its full potential. The B2 downtown area is the most dense area in the City with the greatest amount of lot coverage. This is a historical development pattern which is woven throughout the historical downtown business district. The typical lot in the B2 district contains buildings that nearly cover a lot in its entirety and the zoning reflects this condition. See MIMAPS showing building footprints attached as **Exhibit C**. It is unreasonable to think that the Bank’s business would not grow over time and that it should be forbidden from expanding its business in place. The Bank has existed in Newburyport for 200 years and has been at its present location for nearly 150 years. Even after the construction of the proposed addition, the Bank property will continue to have a lower percentage of lot coverage as compared to almost all other downtown properties.

The Bank is abundantly aware of its place in this community and the obligations it has as a caretaker of its property. The Bank was first incorporated on January 31, 1820. See Form B attached as **Exhibit D**. The following excerpt from Currier’s History of Newburyport details the Bank’s various locations during its early years and leading up to its present home:

“At twelve o’clock, noon, on the fifth of April [1820], ‘in the selectmen’s room under the Town Hall,’ on the southwesterly corner of State and Essex streets, the bank was opened for business. Several years later, it occupied rooms in the second story of the brick building on the northeasterly corner of State and Pleasant streets. After the sale of the town hall to Thomas Davis, in May, 1845, the bank was removed to that building. In 1856, it occupied chambers in the Merchants Bank building on the northeasterly corner of State and Charter streets, and remained there until early in the spring of 1872, when it was removed to a new and commodious building, opposite Wolfe tavern, on State Street, where it is located at the present time.”

Currier, John J., History of Newburyport, Mass., 1764-1905, Volume II, pp. 170-171 (1906). According to an article in the April 15, 1871 edition of the Newburyport Daily Herald, the Bank first occupied the Original Structure for business that same day. Clearly, the Institution for Savings has been a steadfast member of our community for 200 years and is a cornerstone of the historic architecture we can all be proud of. This latest proposed investment in our City which is sensitive to the historic character of the original structure while still allowing the bank to grow is another example of the Bank’s very long-standing commitment to the community of Newburyport, the city it calls home.

To review, then, the permits requested are as follows:

1. Major Site Plan Review
2. Special Permit for ITIF
3. Downtown Overlay District Special Permit for construction of the addition.

The Bank looks forward to presenting the revise plans at the Board's public hearing on February 19, 2020.

Respectfully submitted,  
Institution for Savings in Newburyport  
By its attorney



Lisa L. Mead

Attachments

cc: Client

# **EXHIBIT A**



***Ron Müller & Associates***  
*Traffic Engineering and Consulting Services*

56 Teresa Road  
Hopkinton, MA 01748  
Tel.: (508) 395-1576  
Fax: (508) 435-2481  
www.RonMullerAssociates.com

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Ref.: 19053

February 4, 2020

Ms. Kim Rock  
Institution for Savings  
93 State Street  
Newburyport, MA 01950

Reg.: Institution for Savings Expansion  
93 State Street, Newburyport, MA

Dear Kim:

***Ron Müller & Associates*** (RMA) has prepared this letter to document the expected traffic generation of a proposed 7,437 square foot expansion to the existing 12,510 square foot Institution for Savings in Newburyport, Massachusetts. The total building footprint is proposed to be 19,947 square feet and employees on site will be increased from 23 to 30. Onsite parking will be reduced from 36 to 28 spaces. As proposed, the expansion will consist of additional office space to support the headquarters function of the Institution for Savings and will not be retail banking space. Access to the site will remain on State Street and Prospect Street with the easterly site driveway on Prospect Street providing access to the proposed parking garage on the first floor of the office addition.

To estimate the increase in traffic generation at the site, the 10<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*<sup>1</sup> was used. While the existing building also provides retail banking services, the proposed expansion will only provide increased office space to support the bank headquarters. Accordingly, ITE Land Use Code 715 (Single Tenant Office Building) was used to estimate the traffic generation of the proposed expansion. A summary of the trip-generation characteristics of the proposed development project is provided in Table 1 and the trip generation worksheet is attached to this letter.

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<sup>1</sup> *Trip Generation Manual, 10<sup>th</sup> Edition*; Institute of Transportation Engineers; Washington, DC; 2017.

**Table 1**  
**Trip Generation Summary**

<u>Time Period</u>	<u>Single Tenant Office Building <sup>a</sup></u>
Weekday Daily	80
Weekday AM Peak Hour	
Enter	12
<u>Exit</u>	<u>1</u>
Total	13
Weekday PM Peak Hour	
Enter	2
<u>Exit</u>	<u>11</u>
Total	13

<sup>a</sup> ITE Land Use Code 715 (Single Tenant Office Building)  
trip rates applied to a rounded-up square footage of 7,500 sf.

As shown in the table, the project would generate 80 vehicle trips on a typical weekday (half entering and half exiting the site) of which 13 trips (11 entering and 1 exiting) would occur during the weekday AM peak hour (one hour between 7:00 and 9:00 AM) and 13 trips (2 entering and 11 exiting) would occur during the weekday PM peak hour (one hour between 4:00 and 6:00 PM).

The distribution of traffic generated by the project is based on Journey-to-Work data provided by the U.S. Census Bureau for people working in Newburyport. A summary of the Journey-to-Work data is attached. It is accordingly expected that approximately 55-percent of the site traffic will be oriented to/from the west on High Street (Route 1A). Due to the directionality of State Street, it is expected that this traffic will enter the site via Harris Street and State Street. It is further expected that 30-percent of the site traffic will be oriented from the north on State Street and enter the site using both the State Street and the Prospect Street driveways and exit the site using Prospect and Fair Streets. The remaining 15-percent of site traffic is expected to be oriented to/from the east with entering site traffic using Temple and State Streets and exiting site traffic using Prospect Street.

Accordingly, the largest increase in traffic will occur on the short section of State Street between Harris Street and Prospect Street, where between one and 10 peak hour vehicle trips are expected, averaging approximately one additional vehicle every six to 60 minutes during peak hours. South of the State Street site driveway, the project is expected to add between one and six peak hour vehicle trips on State Street, averaging approximately one additional vehicle every 10 to 60 minutes during peak hours. On both Harris and Prospect Streets, the project is expected to add

between one and seven additional trips during peak hours, averaging approximately one additional vehicle every 8 ½ to 60 minutes. These increases are negligible and well within the daily fluctuation in traffic and are therefore not expected to have an operational impact on area streets. In addition, these increases are well below the *Transportation Impact Assessment (TIA) Guidelines* established by MassDOT to determine the traffic study area for development projects. These guidelines specify that the study area for analysis of a development's traffic impacts should include any intersection where site-generated trips increase the peak hour traffic volume by a) five percent or more, or b) by more than 100 vehicles per hour. The traffic increases described above are clearly well below these thresholds.

Please feel free to contact me should you have any questions regarding these estimates or conclusions.

Sincerely,

***Ron Müller & Associates***



Ronald Müller, P.E.  
Principal

Attachments

**Institute of Transportation Engineers (ITE); 10th Edition**  
**Land Use Code (LUC) 715 - Single Tenant Office Building**  
**General Urban/Suburban Location**

Average Vehicle Trips Ends vs: 1,000 sf Gross Floor Area  
Independent Variable (X): 7.500 ksf

**AVERAGE WEEKDAY DAILY**

$T = 11.25 * (X)$   
 $T = 84.38$   
 $T = 80$  vehicle trips  
with 50% ( 40 vph) entering and 50% ( 40 vph) exiting.

**WEEKDAY AM PEAK HOUR OF GENERATOR**

$T = 1.68 * (X) + 17.26$   
 $T = 29.86$   
 $T = 30$  vehicle trips  
with 89% ( 27 vpd) entering and 11% ( 3 vpd) exiting.

**WEEKDAY AM PEAK AVG. RATE**

$T = 1.78 * (X)$   
 $T = 13.4$   
 $T = 13$   
with 12 entering and 1 exiting

**WEEKDAY PM PEAK HOUR OF GENERATOR**

$T = 1.54 * (X) + 27.59$   
 $T = 39.14$   
 $T = 39$  vehicle trips  
with 15% ( 6 vpd) entering and 85% ( 33 vpd) exiting.

**WEEKDAY PM PEAK AVG. RATE**

$T = 1.71 * (X)$   
 $T = 12.8$   
 $T = 13$   
with 2 entering and 11 exiting

Residence		Workplace			Number	31%	11%	36%	Distributions		Volumes	
State	County	MCD	State/U.S. Island Area/Foreign Country	County					MCD	To/From North on State Street	To/From Harris Street	To/From Temple Street
Massachusetts	Essex County	Newburyport city	Massachusetts	Essex County	Newburyport city	3,532	31%	11%	35%	1236.2	1059.6	
Massachusetts	Essex County	Amesbury town	Massachusetts	Essex County	Newburyport city	1,060	9%	8%	50%	530	0	
Massachusetts	Essex County	Salisbury town	Massachusetts	Essex County	Newburyport city	803	7%	7%	100%	0	0	
Massachusetts	Essex County	Haverhill city	Massachusetts	Essex County	Newburyport city	683	6%	7%	100%	683	0	
Massachusetts	Essex County	Newbury town	Massachusetts	Essex County	Newburyport city	488	4%	5%	75%	366	0	
Massachusetts	Essex County	Merrimac town	Massachusetts	Essex County	Newburyport city	413	4%	4%	100%	413	0	
Massachusetts	Essex County	Lawrence city	Massachusetts	Essex County	Newburyport city	233	2%	2%	100%	233	0	
Massachusetts	Rockingham County	Saabrook town	Massachusetts	Essex County	Newburyport city	224	2%	2%	50%	112	0	
Massachusetts	Essex County	West Newbury town	Massachusetts	Essex County	Newburyport city	182	2%	2%	100%	182	0	
Massachusetts	Essex County	Georgetown town	Massachusetts	Essex County	Newburyport city	180	2%	2%	100%	180	0	
Massachusetts	Essex County	Lynn city	Massachusetts	Essex County	Newburyport city	168	1%	2%	100%	168	0	
Massachusetts	Essex County	Rowley town	Massachusetts	Essex County	Newburyport city	167	1%	2%	50%	83.5	83.5	
Massachusetts	Essex County	Ipswich town	Massachusetts	Essex County	Newburyport city	159	1%	2%	100%	159	0	
Massachusetts	Essex County	Beverly city	Massachusetts	Essex County	Newburyport city	145	1%	1%	100%	145	0	
Massachusetts	Rockingham County	Hampton town	Massachusetts	Essex County	Newburyport city	141	1%	1%	50%	70.5	0	
Massachusetts	Essex County	Methuen Town city	Massachusetts	Essex County	Newburyport city	119	1%	1%	100%	119	0	
Massachusetts	Suffolk County	Rewee city	Massachusetts	Essex County	Newburyport city	98	1%	1%	100%	98	0	
Massachusetts	Essex County	Groveland town	Massachusetts	Essex County	Newburyport city	97	1%	1%	100%	97	0	
Massachusetts	Essex County	Gloucester city	Massachusetts	Essex County	Newburyport city	93	1%	1%	100%	93	0	
Massachusetts	Essex County	Peabody city	Massachusetts	Essex County	Newburyport city	92	1%	1%	100%	92	0	
Massachusetts	Rockingham County	Portsmouth city	Massachusetts	Essex County	Newburyport city	86	1%	1%	50%	43	0	
Massachusetts	Rockingham County	Raymond town	Massachusetts	Essex County	Newburyport city	86	1%	1%	50%	43	0	
Massachusetts	Middlesex County	Malden city	Massachusetts	Essex County	Newburyport city	74	1%	1%	100%	74	0	
Massachusetts	Rockingham County	Kingston town	Massachusetts	Essex County	Newburyport city	73	1%	1%	100%	73	0	
Massachusetts	Rockingham County	Essex town	Massachusetts	Essex County	Newburyport city	72	1%	1%	50%	36	0	
Massachusetts	Essex County	Danvers town	Massachusetts	Essex County	Newburyport city	69	1%	1%	100%	69	0	
Massachusetts	Rockingham County	Newmarket town	Massachusetts	Essex County	Newburyport city	68	1%	1%	100%	68	0	
Massachusetts	Rockingham County	Epping town	Massachusetts	Essex County	Newburyport city	62	1%	1%	100%	62	0	
Massachusetts	Rockingham County	East Kingston town	Massachusetts	Essex County	Newburyport city	59	1%	1%	50%	29.5	0	
Massachusetts	Suffolk County	Boston city	Massachusetts	Essex County	Newburyport city	58	1%	1%	100%	58	0	
Massachusetts	Rockingham County	Salem town	Massachusetts	Essex County	Newburyport city	57						
Massachusetts	Middlesex County	Woburn city	Massachusetts	Essex County	Newburyport city	56	9,784		31%	57%	12%	

## **EXHIBIT B**

## PRESERVATION TECHNOLOGY ASSOCIATES, LLC

285 Reservoir Road, Chestnut Hill, MA 02467

617 598-2255  
jselwyn@preservationtechnology.net

February 4, 2020

Mr. Michael Jones, President,  
Institution for Savings  
93 State Street  
Newburyport, MA 01950

Mr. Glen Richards, Chair, Historic Commission  
Ms. Bonnie Sontag, Chair, Planning Board  
Newburyport City Hall  
60 Pleasant Street  
Newburyport, MA 01950

Re: IFS Office Addition

Dear Mr. Jones, Mr. Richards and Ms. Sontag:

In my professional capacity as an architectural materials conservator and historic preservation consultant, I have been asked by the Bank to review the proposed design for an addition building to the historic State Street bank building. I have served as a consultant to the Bank for ten years, designing and overseeing the repair and replacement of primary roofing systems and, most recently, masonry restoration of the original building.

I have been actively involved in preservation consulting for over forty years and have been qualified as a Recognized Professional by the Association for Preservation Technology. I have also received the Boston Preservation Alliance's Lifetime Achievement Award, I was a recipient of the Massachusetts Historical Commission's 25th Anniversary Award and I am a Preservation Massachusetts's Paul Tsongas Profile in Preservation Honoree.

The Institution for Savings has continuously been providing banking services at 93 State Street for almost 150 years in a brownstone-clad building designed in the Italianate Style by Rufus Sargent in 1871. The original building was enlarged by architect Edwin S. Dodge in 1903 in a style that seamlessly blends to the earlier structure. In 1980, Woodman Associates, a firm whose founder Jonathan Woodman was instrumental in the revitalization of Newburyport, designed an addition, again using red brick cladding, but in a "modern" architectural style to serve the needs of the growing Bank. Each of these prior alterations reflected the architectural communities' contemporary approach to

adding on to an historic structure. More recent growth of the Bank, which has added offices throughout the North Shore, has increased the need for office space, which the IFS desires to consolidate at its headquarters on State Street on land that is now used as a surface parking lot.

The historic Bank building is listed on the National and State Registers of Historic Places and located within the Newburyport Historic District and the building is further recognized as part of the Newburyport Downtown overlay District (DOD). Both the Historic District and DOD guidelines give some guidance on the design of new buildings in these districts, as does the Secretary of the Interior's Standards. Specifically, the DOD states that "new construction and additions within the DOD may reflect non-historic styles so long as they remain compatible with the historic character and scale of the subject historic building, ..., its lot, and its setting within the DOD. So long as new construction and additions are so compatible, the SPGA shall not require reproduction of historic styles, and, on the contrary, shall encourage contemporary styles of architecture to aid in the differentiation of old from new." This statement, which is reflective of the current approach to architectural infill in an historic context, is general rather than prescriptive and broadly allows for the design of new construction.

In January I was asked to review an initial proposal for a two story red brick addition to the IFS that would be situated at the rear of the lot in the place of the surface parking lot. The proposed building included landscaping along Prospect Street. The proposed design linked to the 1980's building with a "greenhouse-type" structure, similar to the method used to join the 1980's building to the historic building fronting on State Street. The proposed addition maintained the two story height of the earlier buildings original and 1980's), and is lower in height than the historic building. The two story multi-part arched window at the northwest elevation was a nice modern take on the large arched windows of the historic building, and a theme that was also used on the Prospect Street elevation of the 1980 building. The first floor had enclosed parking, replacing the surface parking spaces and the second floor was entirely for office use space. Based on the Secretary of the Interior's Standards and the guidelines of the DOD, I expressed the following concerns about the initial design:

- The cast stone roof balustrade, encircling the primary facades and mimicking the design of the balustrade at the front pediment of the 1871 structure was not appropriate and should be removed in its entirety.
- The proportions of the second-floor windows were not consistent with the more elongated proportions of the original building, nor with the use of a principal long window on the 1980's building. It was recommended that the windows be lengthened.
- The narrow closely spaced vertical bars at the garage "window" openings were too enclosing, not friendly to pedestrian use of Prospect street and did not reflect the more open fenestration pattern of the existing building. It was recommended that a more open grill be designed to replace the bars.

- It was recommended that additional, but simple, architectural detail or trim could be provided to break up the fields of red brick. This was achieved in the 1980's building using brick soldier string courses. It was also recommended that a copper cornice, of new design and not imitating the historic building, would improve the proportions of the design and add architectural interest.
- It was suggested that red brick quoins, suggestive of, but not mimicking the brownstone quoins of the historic building, could be added to the Northwest facade to compliment the large window and to help signify the "front" of the building.

Following my review of the proposed design a series of interactive phone conferences were held in which Mike Jones , Kim Rock, Charles Nutter (Woodman Architects project principal) and I reviewed various modifications to the design proposed by Mr. Nutter in response to my comments. Mr. Nutter was very receptive to the group's suggestions and about making the building fit into the Historic District and comply with the DOD guidelines. Modifications to the design reflecting the original concerns include:

- The cast stone "historic" roof balustrade has been removed in its entirety.
- The second-floor windows have been lengthened to ceiling height, allowing more light for the office space and a less blocky look for the building.
- The new grids for the garage level openings are more welcoming and are more reflective of windows.
- Soldier courses of brick were added to connect the first-floor openings and below the roof.
- Brick corner quoins were added to the northwest elevation for detail at a primary facade.
- An appropriately scaled copper cornice was added below the roof at the principal elevations. This serves to give the building a proper "top" and, in coordination with the longer windows, to better proportion the brick field above the second floor.

Mr. Jones suggested that the east elevation (Otis Place) have a substantial landscaped set back and also enclosing the secondary stairway with a glazed structure, similar to the links between the various older parts of the building. This change greatly improved this elevation and provides a successful transition to the nearby residential construction.

In the end, I believe that the current proposal addresses the concerns that I raised and provides a building that compliments the historic Bank and conforms to the goals for new design within the Historic District and the DOD while providing a building that is clearly of contemporary design, but one that maintains the scale and uses traditional materials and design elements.

Thank you for the opportunity to be part of this design and review process.

Sincerely,

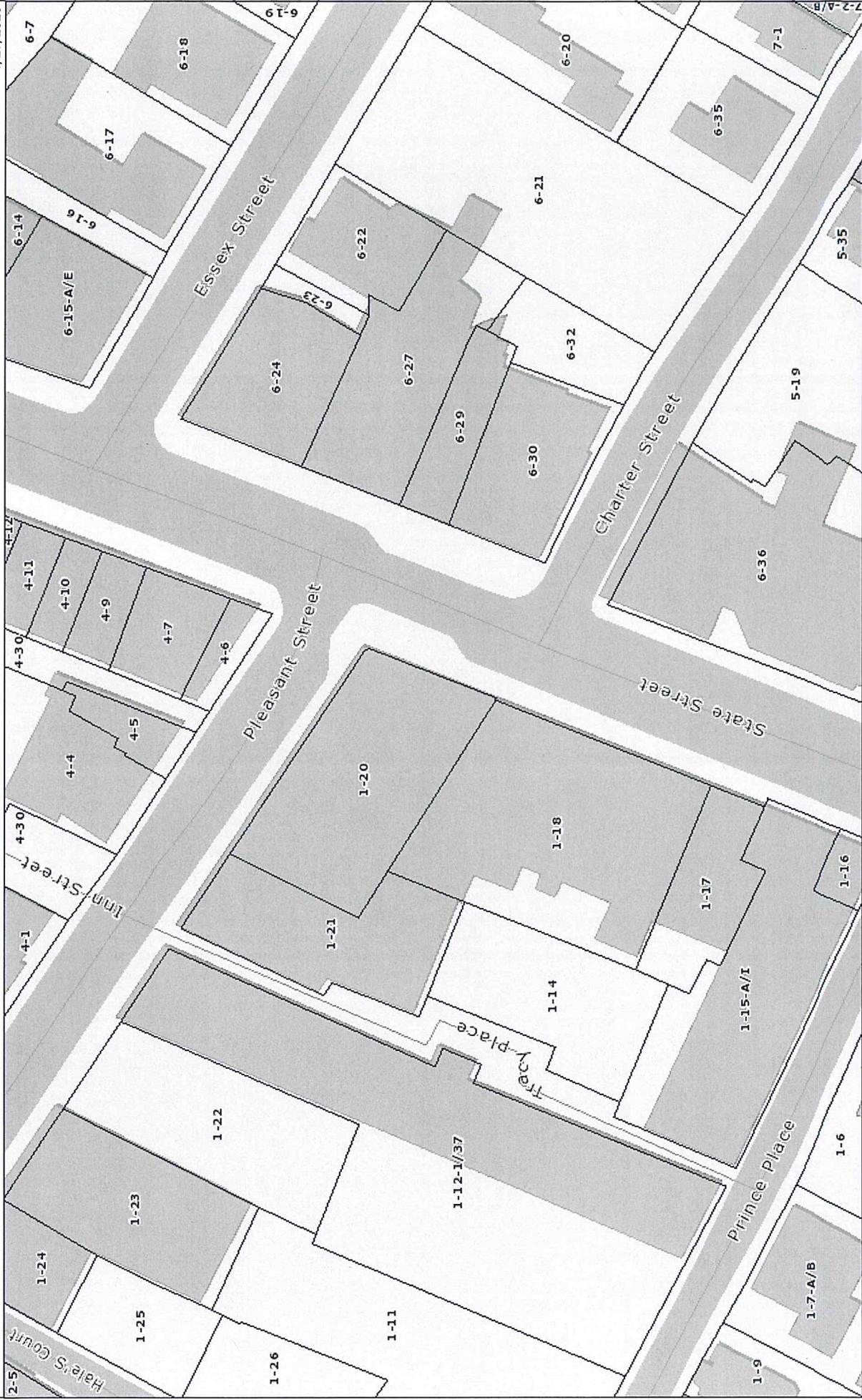
*Judith E. Selwyn*

Dr. Judith E. Selwyn

# **EXHIBIT C**

# City of Newburyport

1/27/2020



Legend

- Municipal Boundary
- Paved Roads
- Unpaved Roads
- Interstate
- Major Road
- Local Road
- Hydrographic Feature
- Stream

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.



# City of Newburyport

2/5/2020



**Legend**

- Municipal Boundary
- Roads
  - Interstate
  - Major Road
  - Local Road
- Paved
- Unpaved
- Hydrographic Feat.
- Streams
- Stream

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.

# **EXHIBIT D**

FORM B - BUILDING

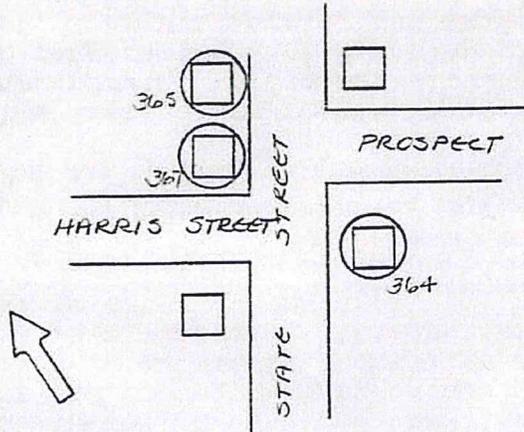
Area	Form no.
	364

MASSACHUSETTS HISTORICAL COMMISSION  
 MA 02108



City Newburyport  
 Address 93 State Street  
 Historic Name Institution for Savings  
 Original Bank  
 Present Bank  
 Ownership:  Private individual  
 Private organization Newburyport Institution for Savings  
 Public  
 Original owner Institution for Savings

Draw map showing property location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DESCRIPTION:  
 Date 1872  
 Source Currier, "History of Nbpt."  
 Style High Victorian Italianate  
 Architect \_\_\_\_\_  
 Exterior wall fabric Brick and brownstone  
 Outbuildings \_\_\_\_\_  
 Major alterations (with dates) addition at rear (1980)  
 Moved \_\_\_\_\_ Date \_\_\_\_\_  
 Approx. acreage 12,750 sq. ft.  
 Setting in Newburyport's central business district adjacent to the Market Square Historic District

Recorded by Mary Jane Stirgwort  
 Organization Office of Community Development  
 Date 09-19-80

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

The Institution for Savings is one of the few Italianate buildings in Newburyport and is certainly the most elaborate. The notable architectural features in this building include Italianate arched windows, brownstone consoles and quoins, giant brownstone pillars and copper balustrade and cornice. The projecting central pavillion is extremely impressive, as are the arched window openings trimmed in brownstone. This building retains its original interior as well as exterior features.

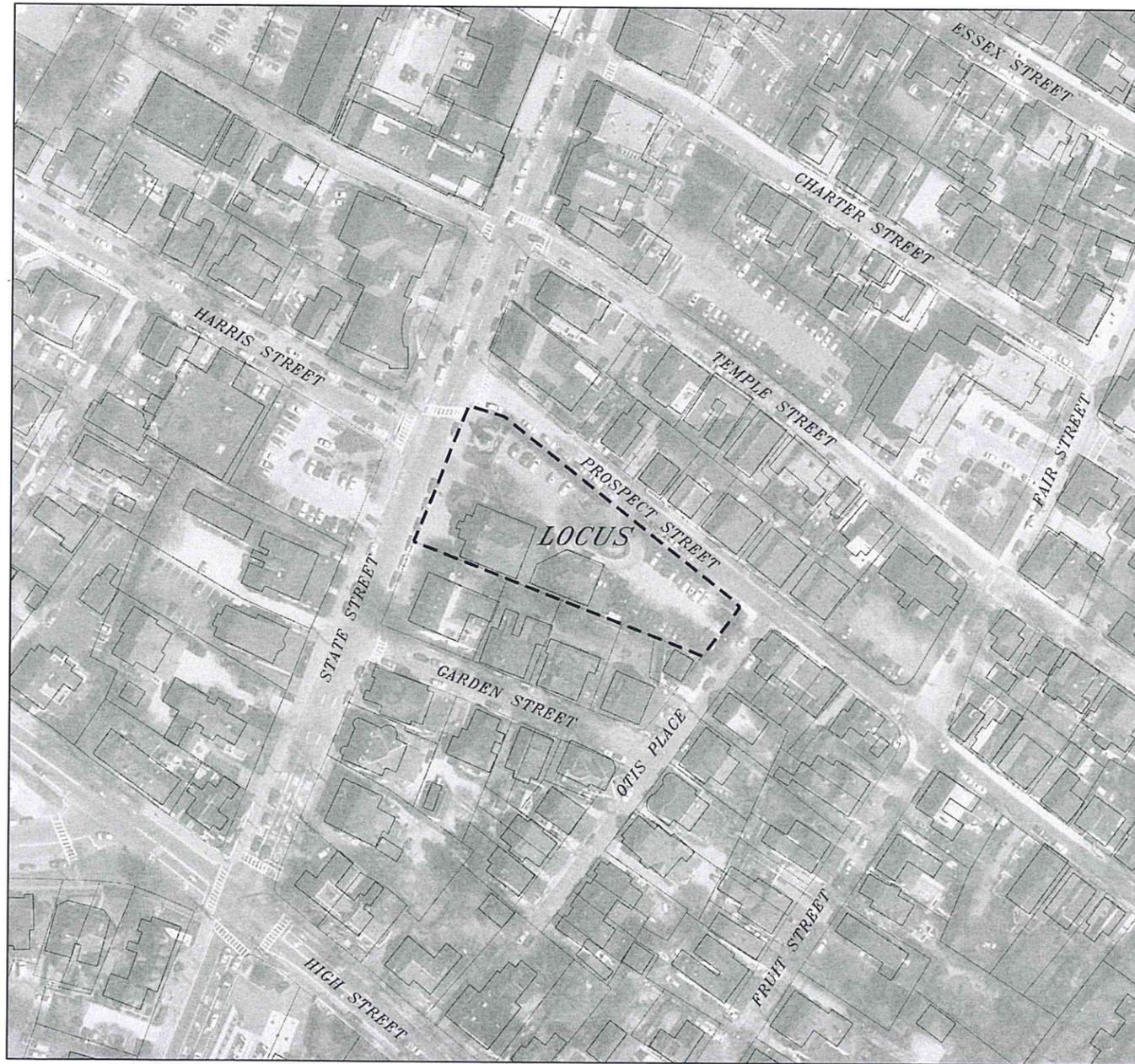
HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Institution for Savings in Newburyport and its Vicinity was incorporated on January 31, 1820. The original proprietors of the corporation included many prominent Newburyporters like William Bartlet, John Pettingell, and Thomas M. Clark.

The bank was originally located in the Town Hall on the corner of Essex and State Streets. Between 1845 and 1872 it was located in various buildings on High Street. In 1872 the present building was constructed and the bank has done business at 93 State Street since that time.

BIBLIOGRAPHY and/or REFERENCES

Assessor's Records 1890-1980  
1872 Map of Newburyport  
J. J. Currier, History of Newburyport 1764-1905, Vols. I and II.,  
reprint, Newburyport 1977.



**PERMIT SITE DEVELOPMENT PLANS**  
(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION)

**93 STATE STREET**  
(MAP: 14 LOTS: 39 & 40)

LOCATED IN

**NEWBURYPORT, MASSACHUSETTS**

DATE: JANUARY 8, 2020  
REVISED: FEBRUARY 6, 2020

OWNER/APPLICANT:  
**INSTITUTION FOR SAVINGS**  
93 STATE STREET  
NEWBURYPORT, MASSACHUSETTS 01950

 **MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER SUITE 5950 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 299-0447  
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

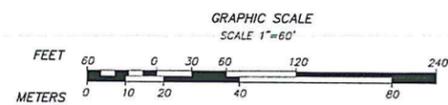
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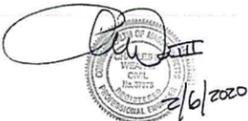
- SHEET 1 COVER SHEET
- SHEET 2 RECORD CONDITIONS/DEMOLITION PLAN
- SHEET 3 SITE LAYOUT, GRADING & EROSION CONTROL PLAN
- SHEET 4 SITE UTILITY PLAN
- SHEET 5 LANDSCAPING PLAN
- SHEET 6 SITE DETAILS
- SHEET 7 SITE DETAILS

APPROVED BY PLANNING BOARD

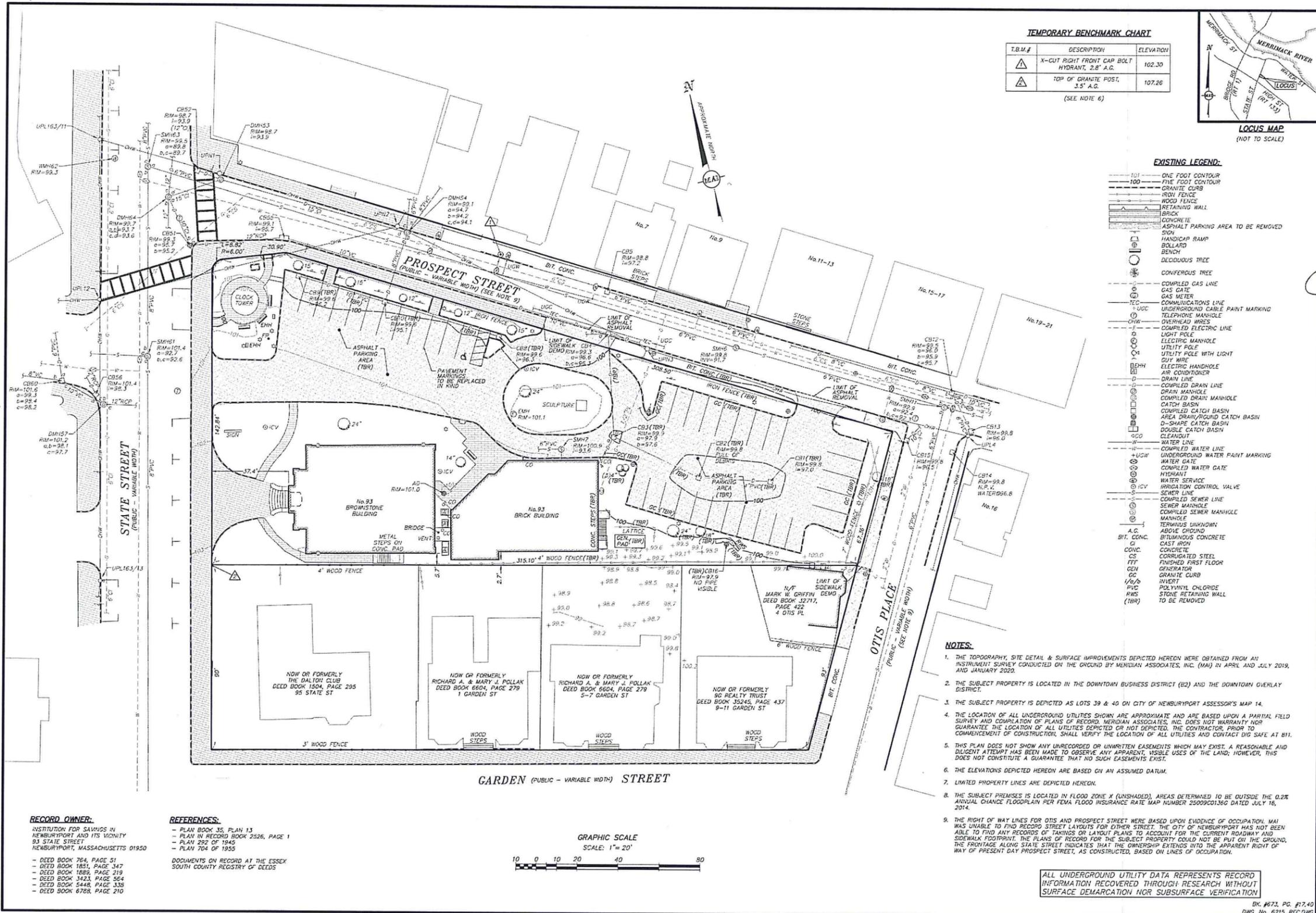
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DATE: \_\_\_\_\_

LOCUS CONTEXT MAP





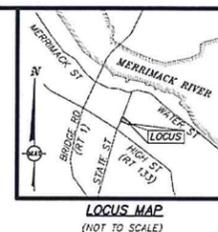
DWG. No. 5267\_CVR  
(IMAGE: USGS Color Ortho Imagery (2013/2014))



**TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8" A.G.	102.30
△	TOP OF GRANITE POST, 3.5" A.G.	107.26

(SEE NOTE 6)



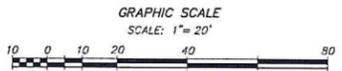
**EXISTING LEGEND:**

101	ONE FOOT CONTOUR
100	FIVE FOOT CONTOUR
---	GRANITE CURB
---	IRON FENCE
---	WOOD FENCE
---	RETAINING WALL
---	BRICK
---	CONCRETE
---	ASPHALT PARKING AREA TO BE REMOVED
---	SIEN
---	HANDICAP RAMP
---	BOLLARD
---	BENCH
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	COMPILED GAS LINE
---	GAS GATE
---	GAS METER
---	COMMUNICATIONS LINE
---	UNDERGROUND CABLE PAINT MARKING
---	TELEPHONE MANHOLE
---	OVERHEAD WIRES
---	COMPILED ELECTRIC LINE
---	LIGHT POLE
---	ELECTRIC MANHOLE
---	UTILITY POLE
---	UTILITY POLE WITH LIGHT
---	GUY WIRE
---	ELECTRIC HANDHOLE
---	AIR CONDITIONER
---	DRAIN LINE
---	COMPILED DRAIN LINE
---	SEWER MANHOLE
---	COMPILED SEWER MANHOLE
---	CATCH BASIN
---	COMPILED CATCH BASIN
---	AREA DRAIN/CATCH BASIN
---	D-SHAPE CATCH BASIN
---	DOUBLE CATCH BASIN
---	CLEANOUT
---	WATER LINE
---	COMPILED WATER LINE
---	UNDERGROUND WATER PAINT MARKING
---	WATER GATE
---	COMPILED WATER GATE
---	HYDRANT
---	WATER SERVICE
---	IRRIGATION CONTROL VALVE
---	SECRET LINE
---	COMPILED SEWER LINE
---	SEWER MANHOLE
---	COMPILED SEWER MANHOLE
---	MANHOLE
---	TERMINUS UNKNOWN
---	ABOVE GROUND
---	BIT. CONC.
---	CONC.
---	CAST IRON
---	CONCRETE
---	CORRUGATED STEEL
---	FINISHED FIRST FLOOR
---	GENERATOR
---	GEN
---	GRANITE CURB
---	INVERT
---	POLYETHYLENE CHLORIDE
---	PVC
---	RWS
---	STONE RETAINING WALL
---	TO BE REMOVED

- NOTES:**
1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN APRIL AND JULY 2019, AND JANUARY 2020.
  2. THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
  3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
  4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIO SAFE AT 811.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  6. THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
  7. LIMITED PROPERTY LINES ARE DEPICTED HEREON.
  8. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C01360 DATED JULY 16, 2014.
  9. THE RIGHT OF WAY LINES FOR OTIS AND PROSPECT STREET WERE BASED UPON EVIDENCE OF OCCUPATION. MAI WAS UNABLE TO FIND RECORD STREET LAYOUTS FOR EITHER STREET. THE CITY OF NEWBURYPORT HAS NOT BEEN ABLE TO FIND ANY RECORDS OF TANKING OR LAYOUT PLANS TO ACCOUNT FOR THE CURRENT ROADWAY AND SIDEWALK FOOTPRINT. THE PLANS OF RECORD FOR THE SUBJECT PROPERTY COULD NOT BE PUT ON THE GROUND. THE FRONTAGE ALONG STATE STREET INDICATES THAT THE OWNERSHIP EXTENDS INTO THE APPARENT RIGHT OF WAY OF PRESENT DAY PROSPECT STREET, AS CONSTRUCTED, BASED ON LINES OF OCCUPATION.

**RECORD OWNER:**  
 INSTITUTION FOR SAVINGS IN  
 NEWBURYPORT AND ITS VICINITY  
 93 STATE STREET  
 NEWBURYPORT, MASSACHUSETTS 01950

**REFERENCES:**  
 - PLAN BOOK 35, PLAN 13  
 - PLAN IN RECORD BOOK 2526, PAGE 1  
 - PLAN 292 OF 1945  
 - PLAN 704 OF 1955



ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION.

**REVISIONS**

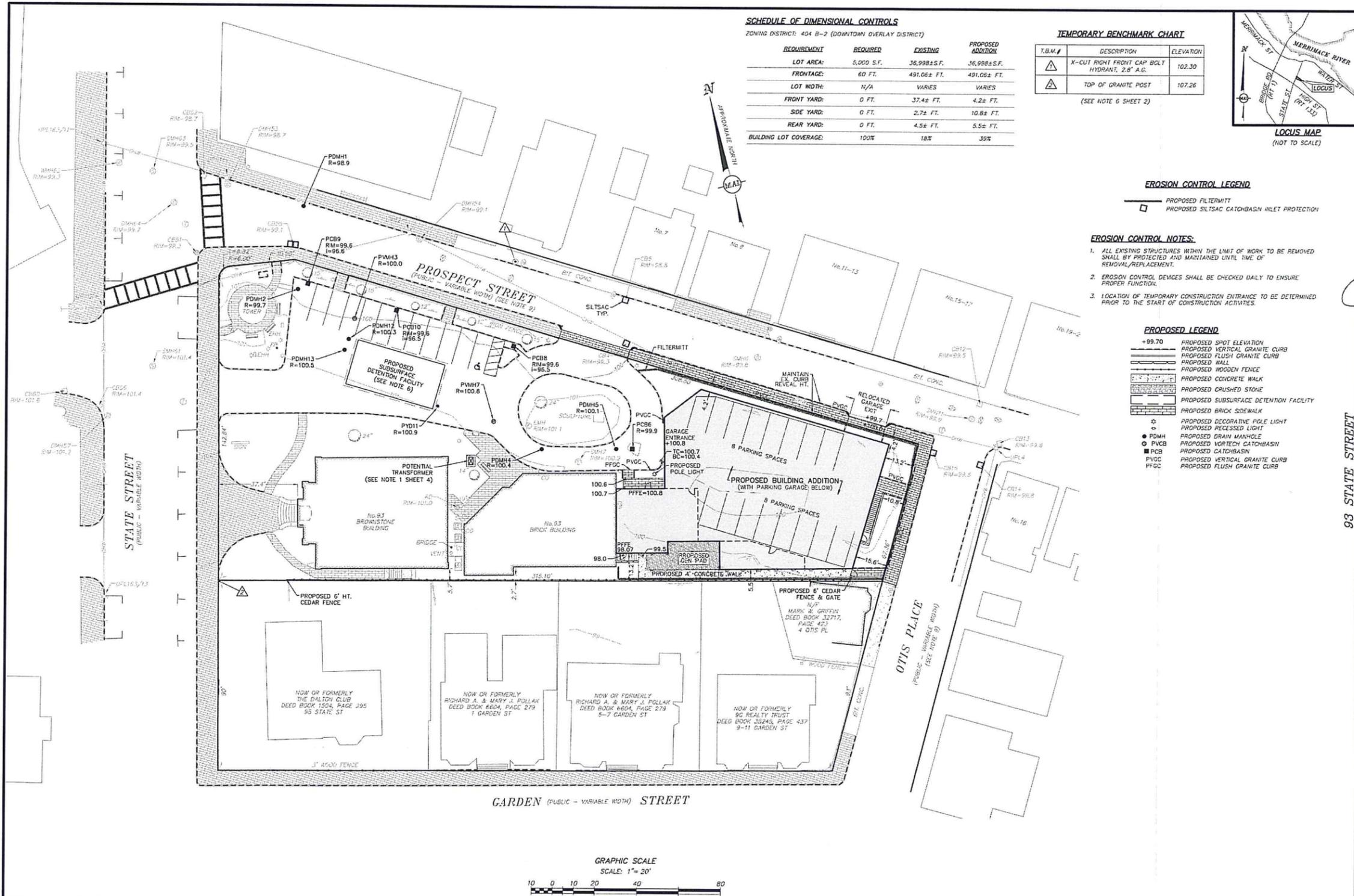
NO.	DATE	DESCRIPTION
02/06/20		REVISED DEMO AREAS & ITEMS TBR

**93 STATE STREET  
 RECORD CONDITIONS & DEMO PLAN  
 LOCATED IN  
 NEWBURYPORT, MASSACHUSETTS  
 (ESSEX COUNTY)  
 PREPARED FOR  
 INSTITUTION FOR SAVINGS**

**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 500  
 WESTBOROUGH, MASSACHUSETTS 01581  
 TEL: 978.366.1100  
 WWW.MERIDIANASSOCIATES.COM

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: JANUARY 8, 2020  
 SCALE: 1" = 20'  
 SHEET No. 2 of 7  
 PROJECT No. 6215

BK #673, PG. #17.40  
 DWG. No. 6215\_REC.DWG



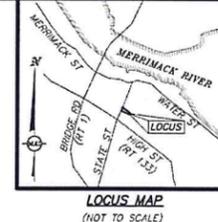
**SCHEDULE OF DIMENSIONAL CONTROLS**  
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998± S.F.	36,998± S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIES	VARIES
FRONT YARD:	0 FT.	37.4± FT.	4.2± FT.
SIDE YARD:	0 FT.	2.7± FT.	10.8± FT.
REAR YARD:	0 FT.	4.5± FT.	5.5± FT.
BUILDING LOT COVERAGE:	100%	18%	39%

**TEMPORARY BENCHMARK CHART**

T.B.M. #	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
△	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



- EROSION CONTROL LEGEND**
- PROPOSED FILTERMITT
  - PROPOSED SILTSAC CATCH-BASIN INLET PROTECTION

- EROSION CONTROL NOTES:**
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
  - EROSION CONTROL DEVICES SHALL BE CHECKED DAILY TO ENSURE PROPER FUNCTION.
  - LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

- PROPOSED LEGEND**
- +99.70 PROPOSED SPOT ELEVATION
  - PROPOSED VERTICAL GRANITE CURB
  - PROPOSED FLUSH GRANITE CURB
  - PROPOSED WALL
  - PROPOSED WOODEN FENCE
  - PROPOSED CONCRETE WALK
  - PROPOSED CRUSHED STONE
  - PROPOSED SUBSURFACE DETENTION FACILITY
  - PROPOSED BRICK SIDEWALK
  - PROPOSED DECORATIVE POLE LIGHT
  - PROPOSED RECESSED LIGHT
  - PDMH PROPOSED DRAIN MANHOLE
  - PVGB PROPOSED VORTEX CATCHBASIN
  - PCB PROPOSED CATCHBASIN
  - PGC PROPOSED VERTICAL GRANITE CURB
  - PGC PROPOSED FLUSH GRANITE CURB

**REVISIONS**

NO.	DATE	DESCRIPTION
02/06/20		PER REVIEW COMMENTS 01/20/20 AND

Prepared by: [Signature]

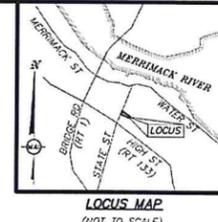
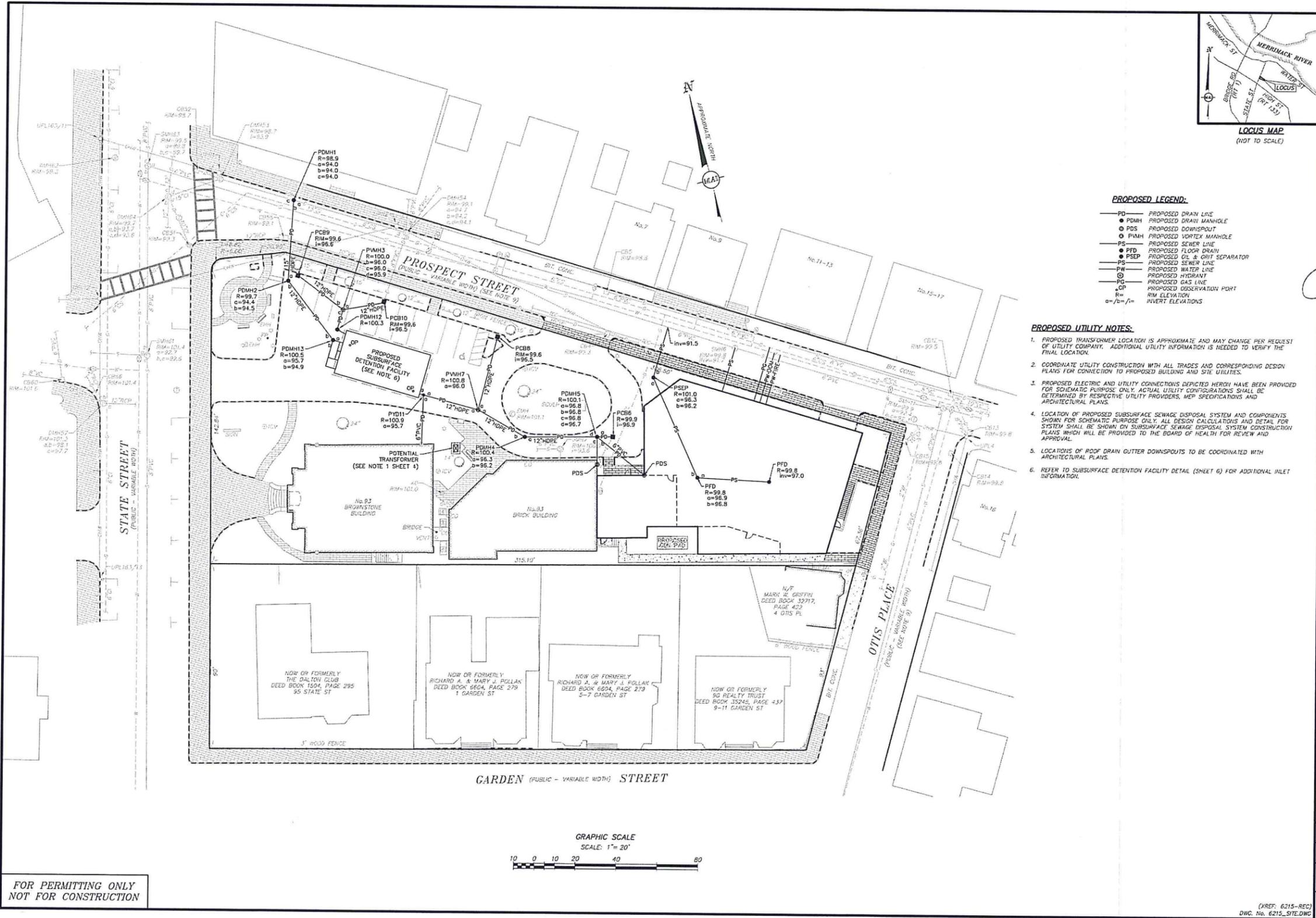
**93 STATE STREET**  
**SITE LAYOUT, GRADING & EROSION CONTROL PLAN**  
LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
(ESSEX COUNTY)  
PREPARED FOR  
**INSTITUTION FOR SAVINGS**

**MERIDIAN ASSOCIATES**  
400 CLAMMING CENTER, SUITE 990  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 681-1111  
WWW.MERIDIANASSOCIATES.COM

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: JANUARY 8, 2020  
SCALE: 1"=20'  
SHEET No. 3 OF 7  
PROJECT No. 6215

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

(XREF: 6215-REC)  
DWG. No. 6215\_SITE.DWG



- PROPOSED LEGEND:**
- PD — PROPOSED DRAIN LINE
  - PDMH — PROPOSED DRAIN MANHOLE
  - PDS — PROPOSED DOWNSPOUT
  - PVMH — PROPOSED VORTEX MANHOLE
  - PS — PROPOSED SEWER LINE
  - PFD — PROPOSED FLOOR DRAIN
  - PSEP — PROPOSED OIL & GREASE SEPARATOR
  - PWS — PROPOSED WATER LINE
  - PG — PROPOSED GAS LINE
  - GP — PROPOSED OBSERVATION POINT
  - R = RIM ELEVATION
  - a = /b = /c = INVERT ELEVATIONS

- PROPOSED UTILITY NOTES:**
- PROPOSED TRANSFORMER LOCATION IS APPROXIMATE AND MAY CHANGE PER REQUEST OF UTILITY COMPANY. ADDITIONAL UTILITY INFORMATION IS NEEDED TO VERIFY THE FINAL LOCATION.
  - COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDING AND SITE UTILITIES.
  - PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HEREOIN HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSE ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS AND ARCHITECTURAL PLANS.
  - LOCATION OF PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AND COMPONENTS SHOWN FOR SCHEMATIC PURPOSE ONLY. ALL DESIGN CALCULATIONS AND DETAIL FOR SYSTEM SHALL BE SHOWN ON SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PLANS WHICH WILL BE PROVIDED TO THE BOARD OF HEALTH FOR REVIEW AND APPROVAL.
  - LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
  - REFER TO SUBSURFACE DETENTION FACILITY DETAIL (SHEET 6) FOR ADDITIONAL INLET INFORMATION.

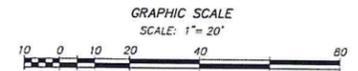
NO.	DATE	REVISIONS
	02/06/20	REVISED DRAINAGE LAYOUT

DESIGNED BY: *[Signature]*  
 CHECKED BY: *[Signature]*

93 STATE STREET  
 SITE UTILITY PLAN  
 LOCATED IN  
 NEWBURYPORT, MASSACHUSETTS  
 (ESSEX COUNTY)  
 PREPARED FOR  
 INSTITUTION FOR SAVINGS

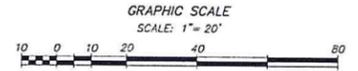
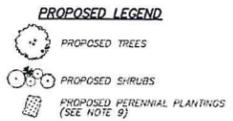
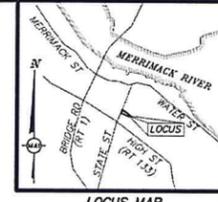
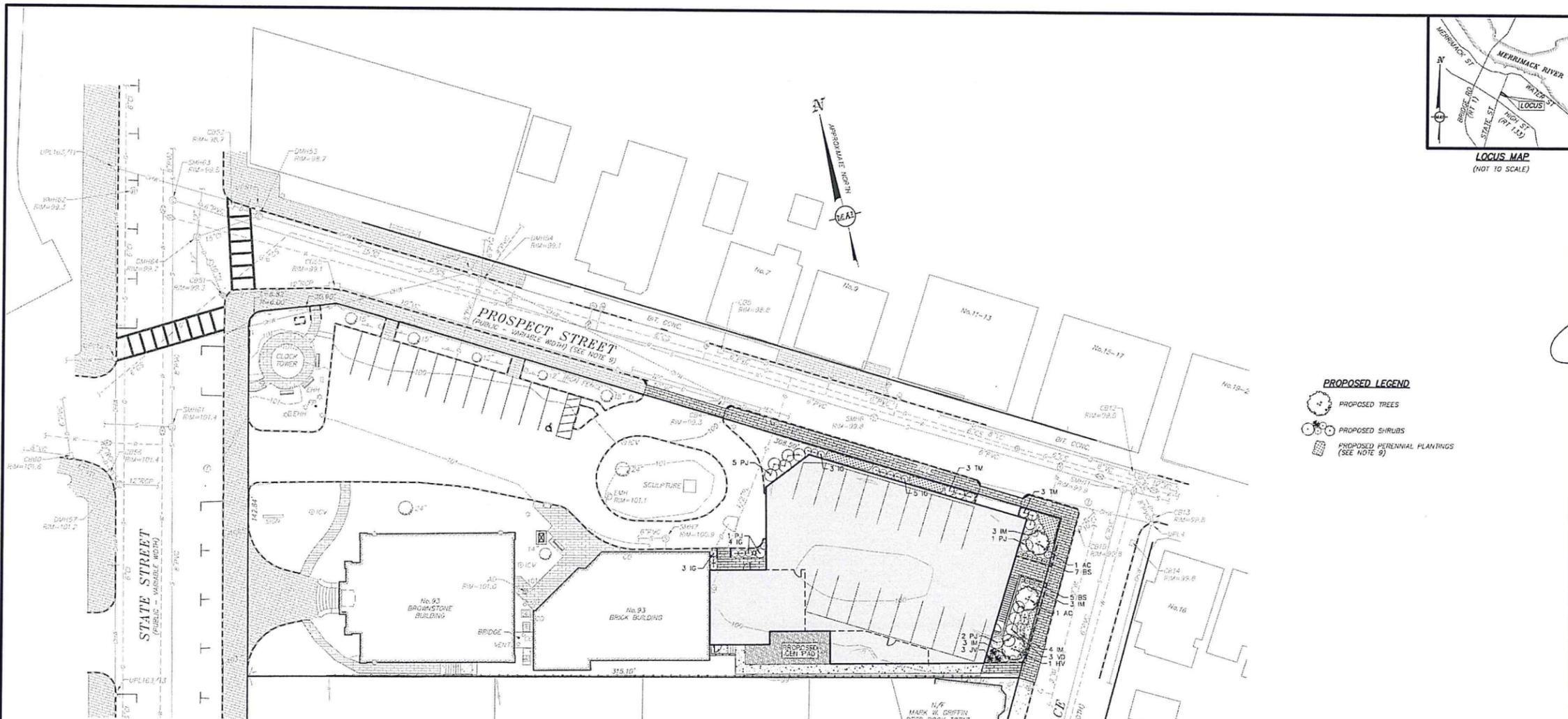
**MERIDIAN ASSOCIATES**  
 50 CLUMMING CENTER, SUITE 200  
 100 WASHINGTON STREET, SUITE 200  
 WESTBOROUGH, MASSACHUSETTS 01581  
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 WWW.MERIDIANASSOCIATES.COM

DATE: JANUARY 8, 2020  
 SCALE: 1"=20'  
 SHEET No. 4 OF 7  
 PROJECT No. 6215



FOR PERMITTING ONLY  
 NOT FOR CONSTRUCTION

(XREF: 6215-REC)  
 DWG. No. 6215\_SITE.DWG



QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
AC		<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6'-8" Ht.   B&B	BR   N   ST   White   Birds   Showy   Edible Fruit   Fall Color   April-May
HV		<i>Hamamelis virginiana</i>	Common Witch Hazel	6'-8" Ht.   B&B	DR   N   10' OC   Yellow   Showy   Fragrant   Winter Interest   October-December
JV		<i>Juniperus virginiana</i>	Eastern Red Cedar	10'-12" Ht.   B&B	BR   DR   DT   N   ST   Blueish/Black Fruit   Wildlife   Evergreen
<b>SHRUBS</b>					
BS		<i>Buxus sempervirens</i> 'Green Mountain'	Green Mountain Boxwood	30"-36" Ht.   #7 Pot	DR   Greenish-Cream   Winter Interest   April-May
IG		<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	24"-30" Ht.   B&B	BR   DR   DT   N   ST   36" OC   Greenish-White   Birds   Evergreen   May-June
IM		<i>Ilex x meserveae</i>	Meserve Hybrid Holly	24"-30" Ht.   B&B	DR   DT   ST   36" OC   Greenish-White   Birds   Evergreen   May-June
PJ		<i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht.   #3 Pot	DR   DT   48" OC   White   Evergreen   Winter Interest   Heavy Shade   April
TM		<i>Taxus x media</i> 'Hatfield'	Hatfield Yew	36"-60" Ht.   #7 Pot	DT   ST   60" OC   Evergreen   Winter Interest   Heavy Shade
VD		<i>Viburnum dentatum</i> 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	36"-60" Ht.   #7 Pot	BR   DR   N   ST   18" OC   White   Birds/Butterflies   May-June
<b>PERENNIALS &amp; GROUNDCOVER</b>					
EP		<i>Echinacea purpurea</i>	Purple Coneflower	#1 Pot	DR   DT   N   ST   18" OC   Purple   Birds/Butterflies   June-August
DP		<i>Demissaedtia punctilobula</i>	Hay Scented Fern	#1 Pot	DR   N   30" OC   Fall Color   Heavy Shade
HS		<i>Hosta</i> 'Big Daddy'	Big Daddy Hosta	#1 Pot	ST   30" OC   White-Pale Lavender   Hummingbirds   Showy   Heavy Shade   July-August
FB		<i>Hosta</i> 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#2 Pot	ST   30" OC   White   Fragrant   Hummingbirds   Heavy Shade   June-July
NW		<i>Nepeta x faassenii</i> 'Walker's Low'	'Walker's Low' Catmint	18" Ht.   #1 Pot	DR   DT   ST   18" OC   Purple   Fragrant   June-September
RH		<i>Rudbeckia hirta</i>	Black-eyed Susan	#1 Pot	DR   DT   N   ST   18" OC   Yellow   Butterflies   June-September

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

- NOTES:**
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
  - NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS INCLUDING EXISTING TREES AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN PRIOR TO COMMENCEMENT OF ANY WORK AND CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
  - ALL NEW PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS (SHEET 7 OF THIS PLAN SET) AND RECEIVE NEW PLANTING SOIL.
  - ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
  - ALL DISTURBED AREAS SHALL BE RE-SEED WITHIN 15 DAYS OF DISTURBANCE OR REPLANTING AS SHOWN HEREON WITH A DROUGHT-TOLERANT TURFGRASS SEED MIX (BOX TALL FESCUE, 10% PERENNIAL RYE GRASS, 10% KENTUCKY BLUEGRASS) AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
  - BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 15TH.
  - AREAS OF PROPOSED PERENNIAL PLANTINGS SHALL CONSIST OF SPECIFIED PERENNIALS AND GROUNDCOVER SPECIES AS NOTED IN THE PLANT SCHEDULE. ACTUAL LAYOUT TO BE DETERMINED AND APPROVED IN FILED BY OWNER'S REPRESENTATIVE AT TIME OF PLANTING.

REVISIONS	DATE	DESCRIPTION

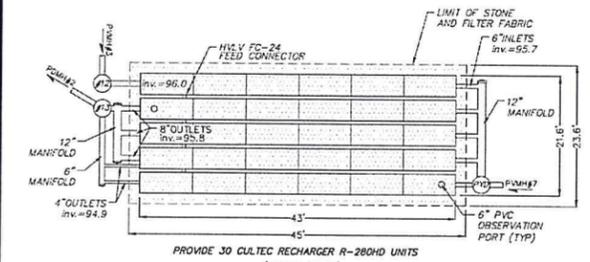


93 STATE STREET  
SITE LANDSCAPE PLAN  
LOCATED IN  
NEWBURYPORT, MASSACHUSETTS  
(ESSEX COUNTY)  
PREPARED FOR  
INSTITUTION FOR SAVINGS

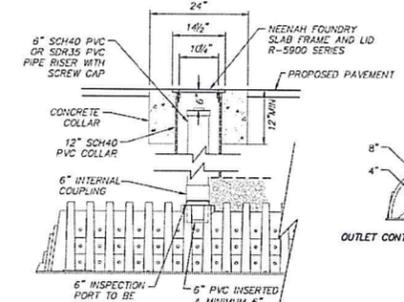
**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER SUITE 2900  
100 PERLEY MASSACHUSETTS 01915  
TELEPHONE: (978) 461-7000  
WWW.MERIDIANASSOCIATES.COM

DATE: JANUARY 8, 2020  
SCALE: 1" = 20'  
SHEET No. 5 OF 7  
PROJECT No. 6215

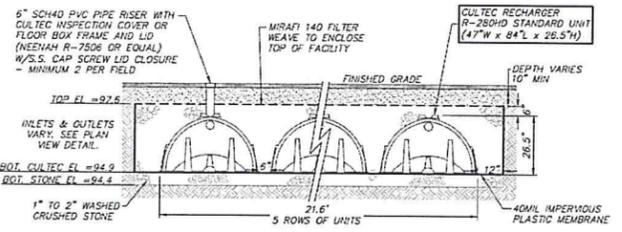
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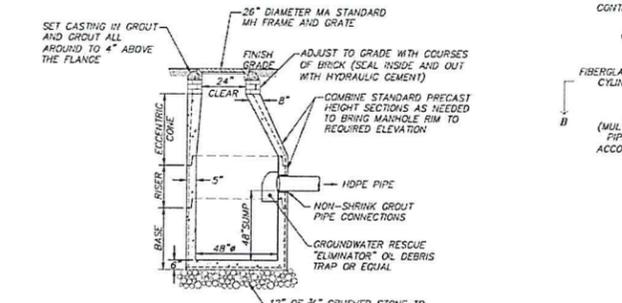
PROVIDE 30 CULTEC RECHARGER R-280HD UNITS  
(PLAN VIEW)  
SUBSURFACE DETENTION FACILITY LAYOUT  
(NOT TO SCALE)



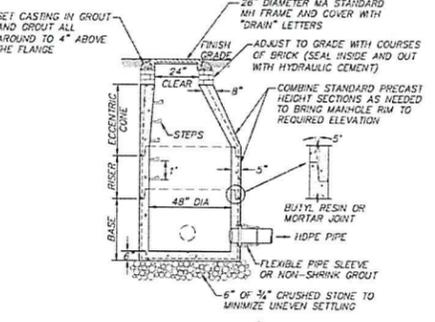
OBSERVATION PORT  
(NOT TO SCALE)



SUBSURFACE DETENTION FACILITY  
(NOT TO SCALE)

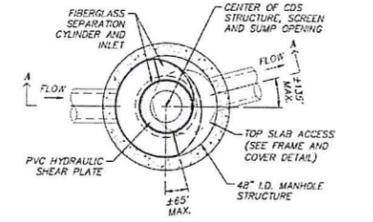


CATCHBASIN WITH OIL DEBRIS TRAP  
(NOT TO SCALE)



DRAIN MANHOLE DETAIL  
(NOT TO SCALE)

- NOTES:
- 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
  - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
  - H-20 DESIGN LOADING PER AASHTO HS-20-44. ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
  - BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C390 SPEC.
  - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
  - PROVIDE EXTERIOR DAMPROOFING AS REQUIRED.

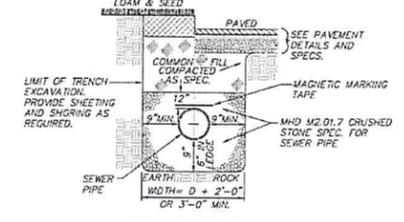


CONTECH CDS DETAIL  
(NOT TO SCALE)

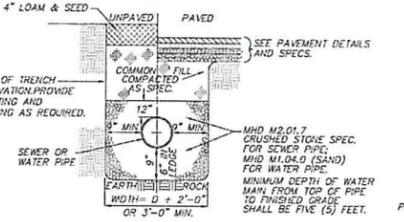
- NOTES:
- PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
  - UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.



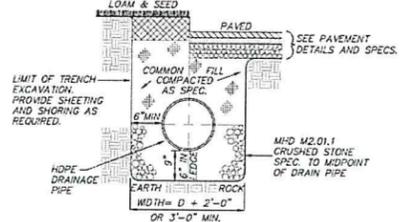
FRAME AND COVER



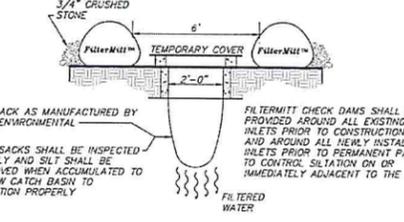
SEWER TRENCH DETAIL  
(NOT TO SCALE)



WATER TRENCH DETAIL  
(NOT TO SCALE)

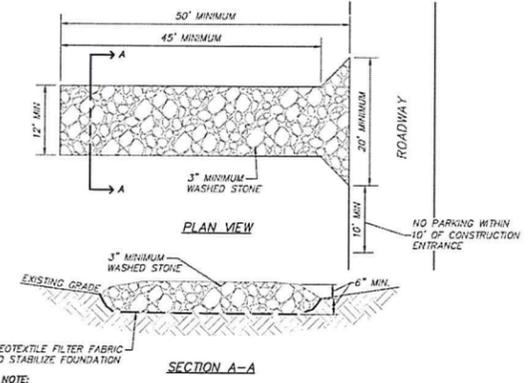


DRAIN TRENCH  
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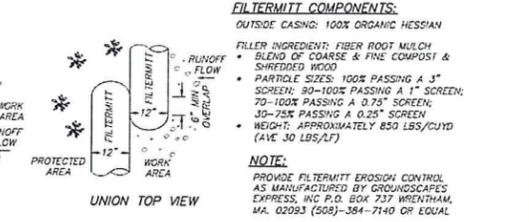


CATCH BASIN FILTER DETAIL  
(NOT TO SCALE)

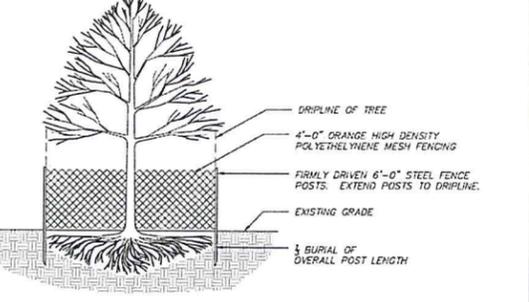
- NOTE:
- CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE  
(NOT TO SCALE)



EROSION CONTROL SOCK - FILTERMITT DETAIL  
(NOT TO SCALE)



TREE PROTECTION  
(NOT TO SCALE)

- NOTE:
- ALL TREES >3" DBH WITHIN THE LIMIT OF WORK SHALL RECEIVE TREE PROTECTION PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

NO.	DATE	DESCRIPTION



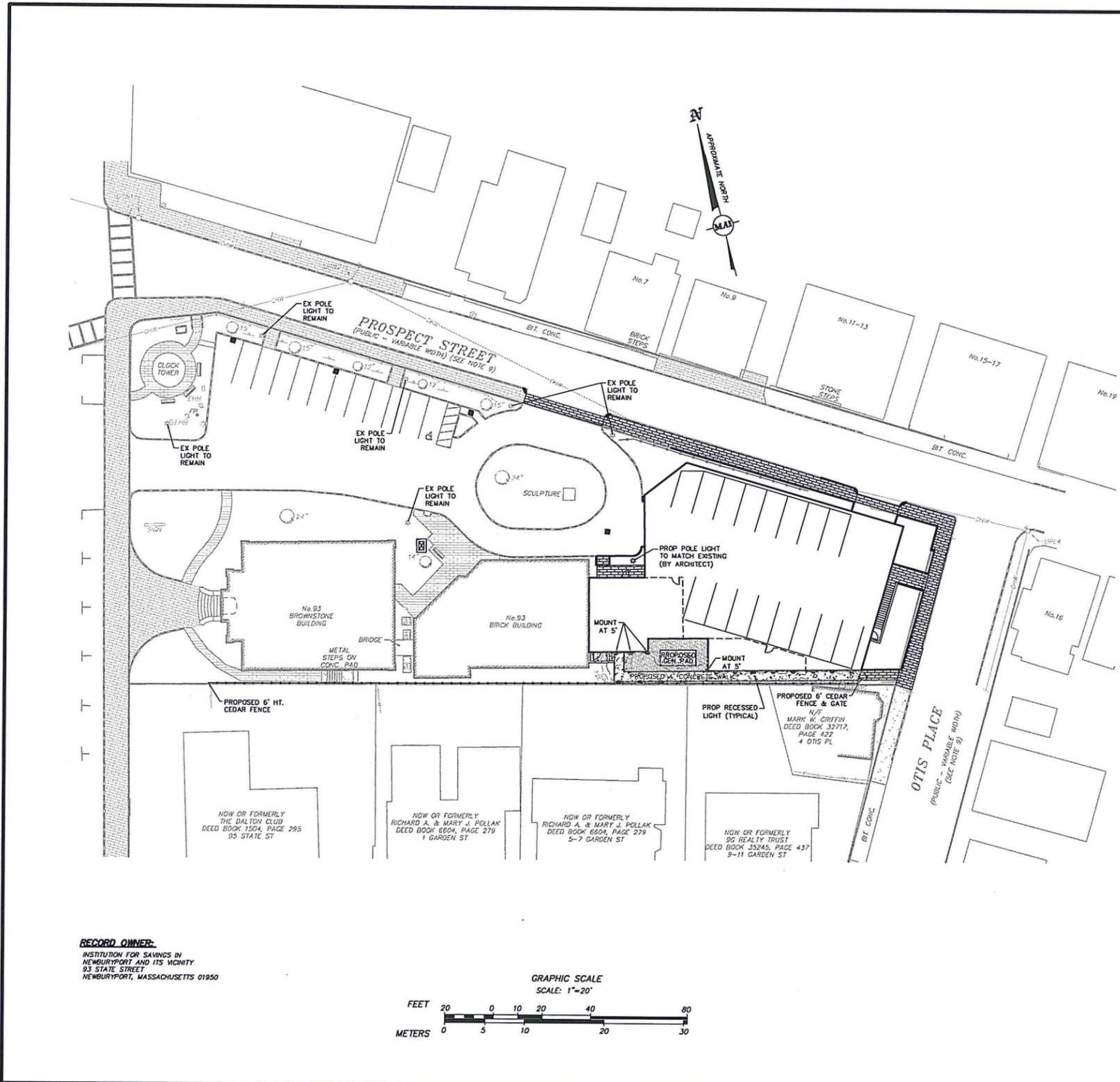
93 STATE STREET  
SITE DETAILS  
LOCATED IN  
NEWBURYPORT, MASSACHUSETTS  
(ESSEX COUNTY)  
PREPARED FOR  
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES  
500 CLAMMING CENTER SUITE 990  
NEWBURYPORT, MASSACHUSETTS 01905  
TELEPHONE: (978) 531-1100  
WWW.MERIDIANASSOCIATES.COM

DESIGNED BY:  
CHECKED BY:  
DATE: JANUARY 8, 2020  
SCALE: AS NOTED  
SHEET No. 6 OF 7  
PROJECT No. 6215

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION





**LIGHTING NOTES:**

1. THE SOLE PURPOSE OF THIS PLAN IS TO DENOTE THE PHOTOMETRICS OF THE PROPOSED BOLLARD LIGHTS ALONG THE PROPOSED SOUTHERN WALKWAY.
2. LIGHT SELECTION AND DETAIL PROVIDED BY THE ARCHITECT.
3. EXISTING POLE LIGHTS WITHIN THE EXISTING PARKING LOT SHALL REMAIN AS NOTED. ONE NEW POLE LIGHT IS PROPOSED AT THE ENTRY OF THE ADDITION AND SHALL MATCH THE EXISTING LIGHTING IN THE PARKING LOT. POLE LIGHT TO BE DETERMINED BY ARCHITECT.
4. RECESSED LIGHTING TO BE MOUNTED AT 4' HEIGHT UNLESS OTHERWISE SPECIFIED ON THE PLAN.

**PROPOSED LIGHTING LEGEND**

- ⊙ EXISTING POLE LIGHT
- ⊙ PROPOSED POLE LIGHT
- ⊙ PROPOSED RECESSED LIGHT
- PROPOSED 2 FC CONTOUR
- PROPOSED 1 FC CONTOUR
- PROPOSED 0.5 FC CONTOUR
- PROPOSED 0.25 FC CONTOUR
- FC PROPOSED FOOTCANDLE

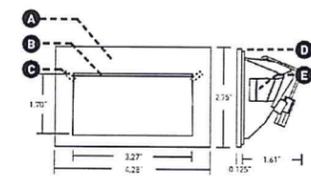
**PATHLIGHTS  
 DOUBLE IMPACT**

Low glare path lights used on the way through the cut of stone, as built in the or from recessing bollards.

ORDERING INFORMATION AND DRAWINGS - FUTURE

ITEM	QTY	DESCRIPTION	UNIT	PRICE	TOTAL
1.01	1	Pathlight	EA	100.00	100.00
1.02	1	Pathlight	EA	100.00	100.00
1.03	1	Pathlight	EA	100.00	100.00
1.04	1	Pathlight	EA	100.00	100.00
1.05	1	Pathlight	EA	100.00	100.00
1.06	1	Pathlight	EA	100.00	100.00
1.07	1	Pathlight	EA	100.00	100.00
1.08	1	Pathlight	EA	100.00	100.00
1.09	1	Pathlight	EA	100.00	100.00
1.10	1	Pathlight	EA	100.00	100.00

- A. LED**  
 Regulated LED with view aperture for glare-free, energy-efficient path and area lighting; suitable for dry or damp or wet location only. 4.5W DC LED (dimming by power supply).
  - B. EFFERES DESIGN**  
 Provided with sealed polycarbonate lens; clear lens. Corrosion factory for availability of clear lens, which may require custom order.
  - C. LOCKING**  
 Diode-resistor tamper-resistant set screws. Includes with IP68 view location lamp.
  - D. DASKET**  
 Flange gasket provided. Required for IP68 wet location application only.
  - E. RETENTION**  
 Torion springs clip secure fixture into back box, mounting stable, or temporary, when cut-out.
- Available with Bollard mounting, please visit WEBSITE for additional information.  
 • Stealth SSL and Impact ISL 1 pathlights available, please visit WEBSITE for additional information.



NO.	DATE	DESCRIPTION	BY
02/08/20	DATE	ADD RECESSED LIGHTING	AT

**93 STATE STREET  
 BOLLARD PHOTOMETRIC PLAN  
 LOCATED IN  
 NEWBURYPORT, MASSACHUSETTS  
 (ESSEX COUNTY)  
 PREPARED FOR  
 INSTITUTION FOR SAVINGS**

**MERIDIAN ASSOCIATES**  
 400 CUMMINGS CENTER SUITE 500  
 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (978) 875-1000  
 FAX: (978) 875-1001  
 WWW.MERIDIANASSOCIATES.COM

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: JANUARY 8, 2020  
 SCALE: 1" = 20'  
 SHEET No. 1 OF 1  
 PROJECT No. 6215

**LUCIFER LIGHTING COMPANY**  
 luciferlighting.com  
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 (PH) 41-210-227-7221  
 (FAX) 41-210-227-7221

(XREF:6215\_REC/6215\_SITE)  
 DWG. No. 6215\_PHOTOMETRIC.DWG

**Woodman Associates Architects**

Architecture  
Design  
Planning

76 State Street  
Newburyport, MA  
01950 USA

978-462-9522  
978-462-9523 fax  
email @  
WoodmanAssociates.com

Project:  
INSTITUTION FOR SAVINGS  
OFFICE ADDITION

Location:  
93 STATE STREET  
NEWBURYPORT, MA

Drawing Title:  
SITE PLAN  
GROUND FLOOR

Scale:  
1"=20'-0"

Date:  
1/6/20

Consultants:

Project No:  
17004.00

Drawn by:  
CKN

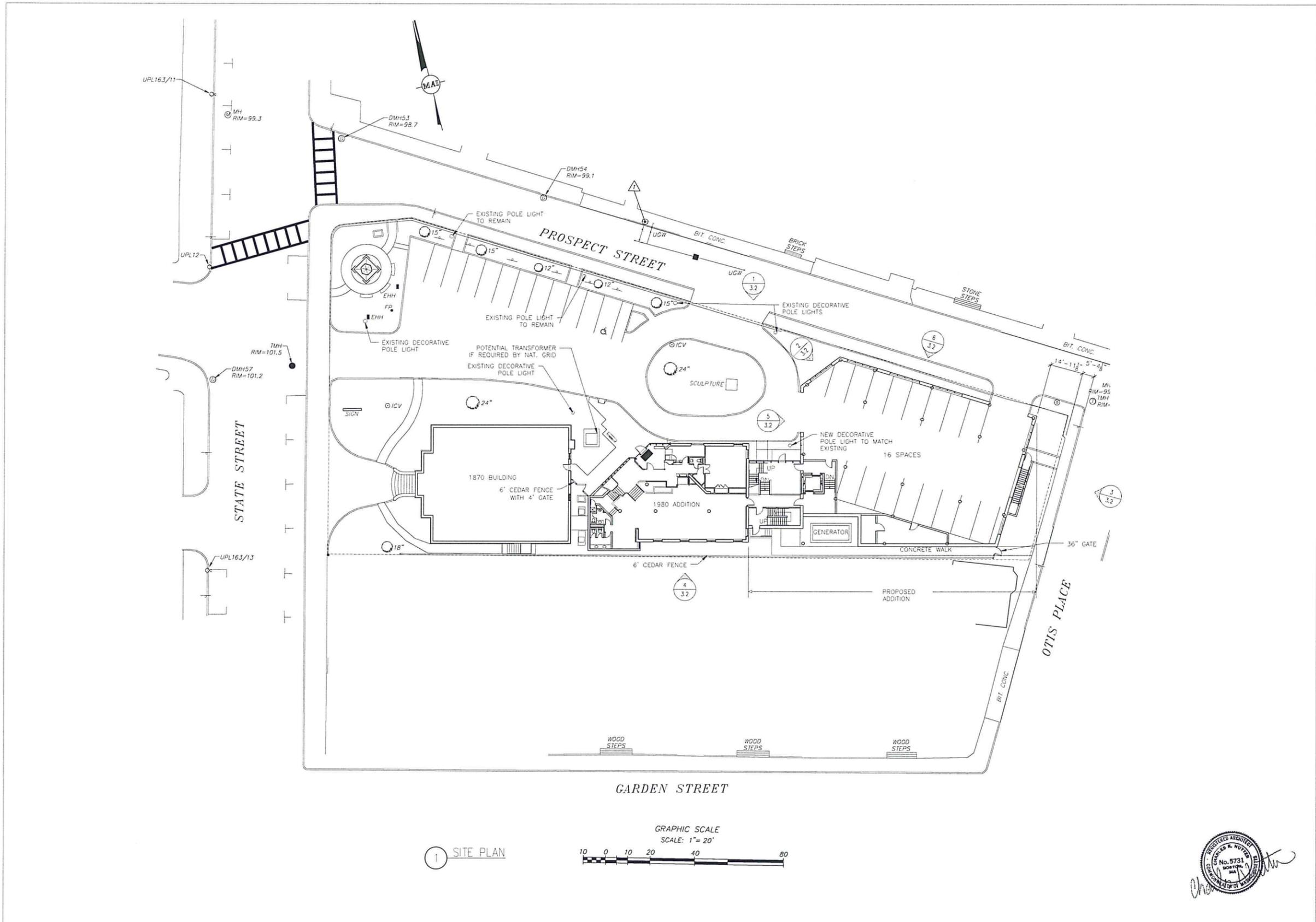
Checked by:

Revisions:  
Revision #1 1/20/20  
Revision #2 1/27/20



**1.2**

Drawing No.



1 SITE PLAN



**Woodman Associates Architects**

Architecture  
Design  
Planning

76 State Street  
Newburyport, MA  
01950 USA

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978-462-9523 fax  
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WoodmanAssociates.com

Project:  
INSTITUTION FOR SAVINGS  
OFFICE ADDITION

Location:  
93 STATE STREET  
NEWBURYPORT, MA

Drawing Title:  
SITE PLAN  
UPPER LEVEL

Scale:  
1"=20'-0"

Date:  
1/6/20

Consultants:

Project No:  
17004.00

Drawn by:  
CKN

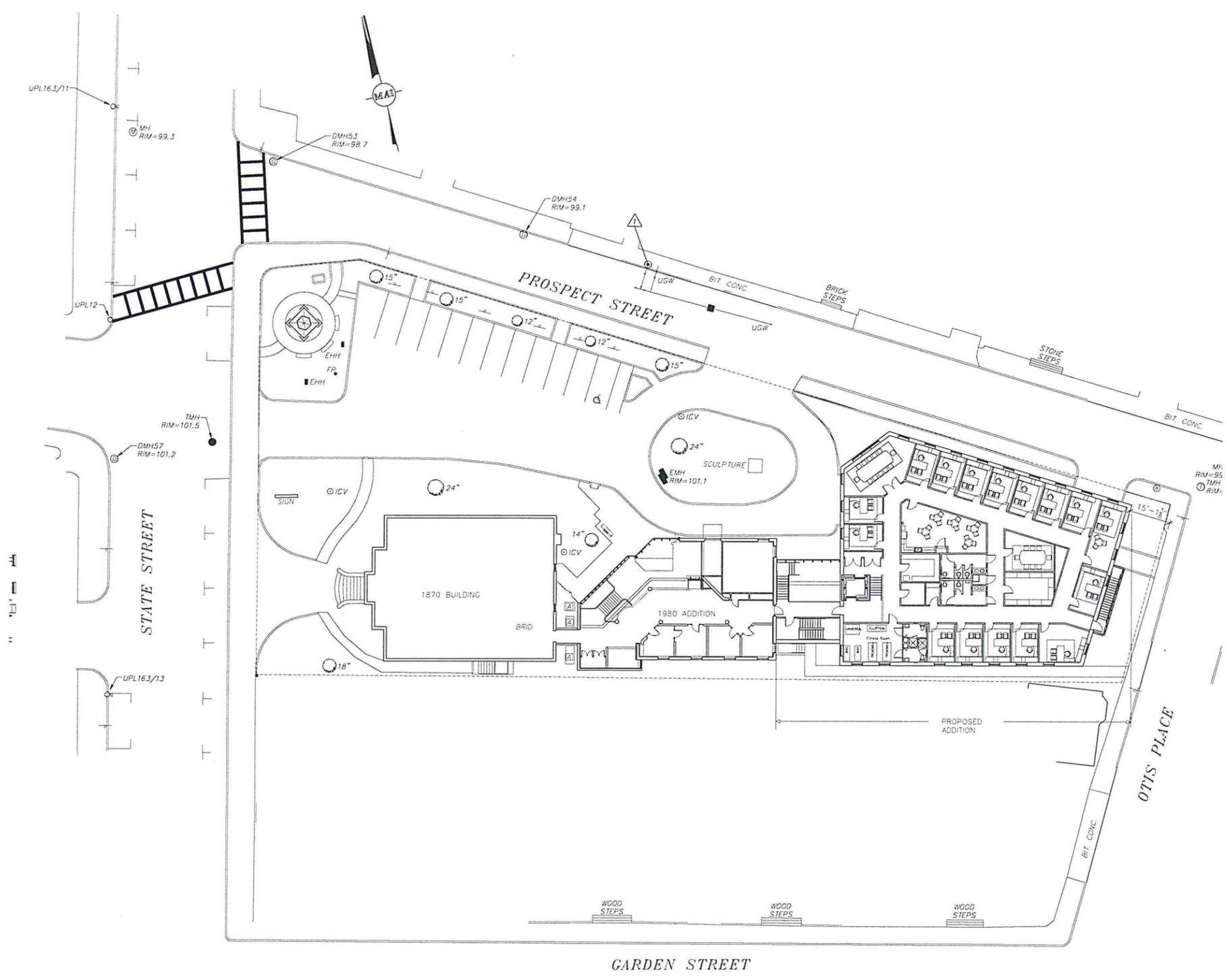
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Revisions:  
Revision #1 1/20/20  
Revision #2 1/27/20

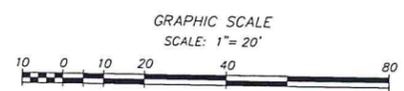


1.3

Drawing No.



1 UPPER LEVEL PLAN



*Chris Woodman*  
REGISTERED ARCHITECT  
No. 5731  
WOODMAN ASSOCIATES ARCHITECTS

**Woodman Associates Architects**

Architecture  
Design  
Planning

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Newburyport, MA  
01950 USA

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WoodmanAssociates.com

Project:  
INSTITUTION FOR SAVINGS  
OFFICE ADDITION

Location:  
93 STATE STREET  
NEWBURYPORT, MA

Drawing Title:  
SITE PLAN  
ROOF LEVEL

Scale:  
1"=20'-0"

Date:  
12/4/19

Consultants:

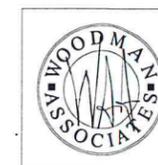
Project No:  
17004.00

Drawn by:  
CKN

Checked by:

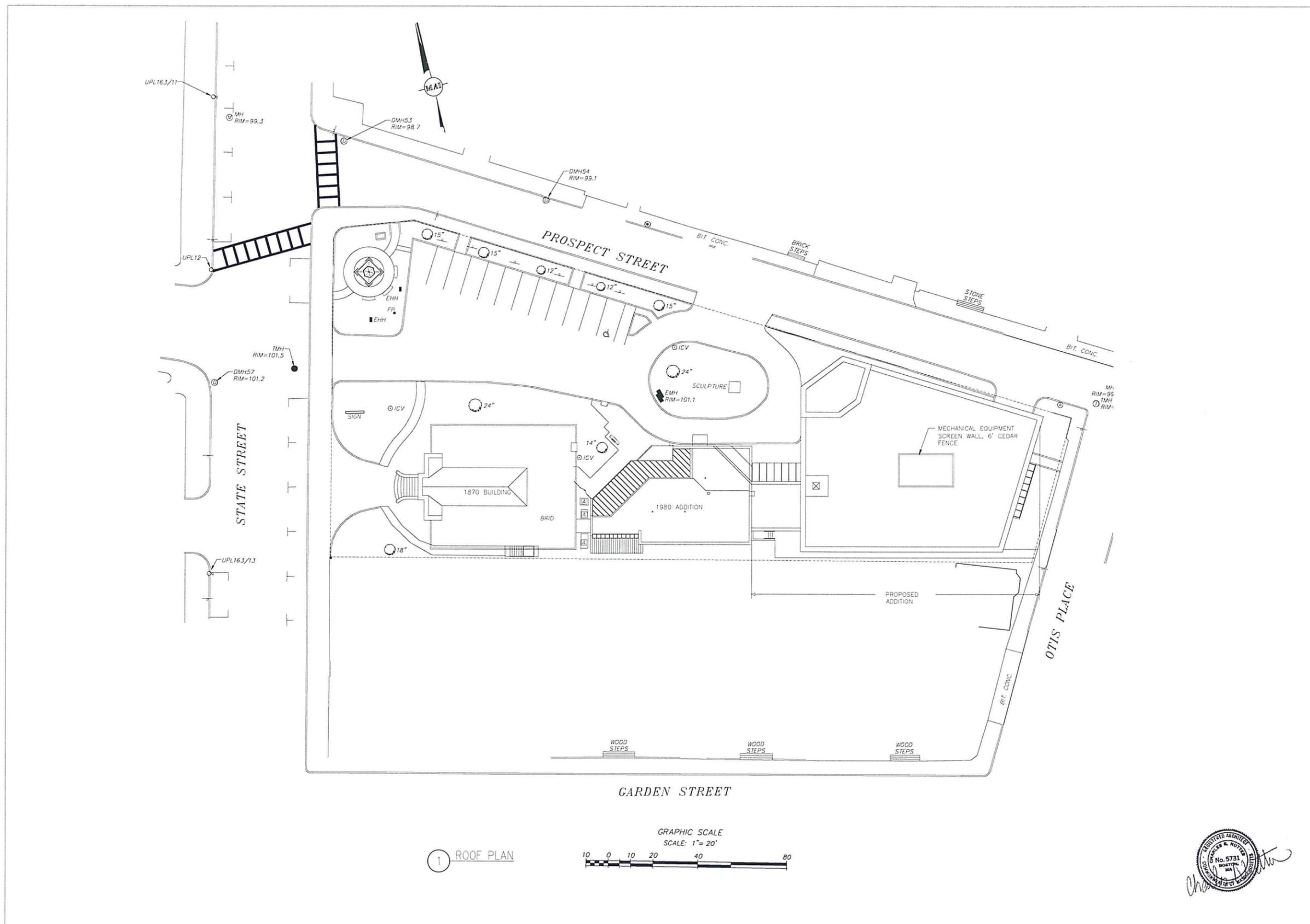
Revisions:

- △ Revision #1 1/20/20
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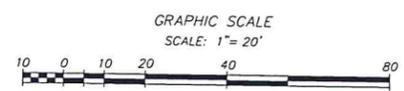


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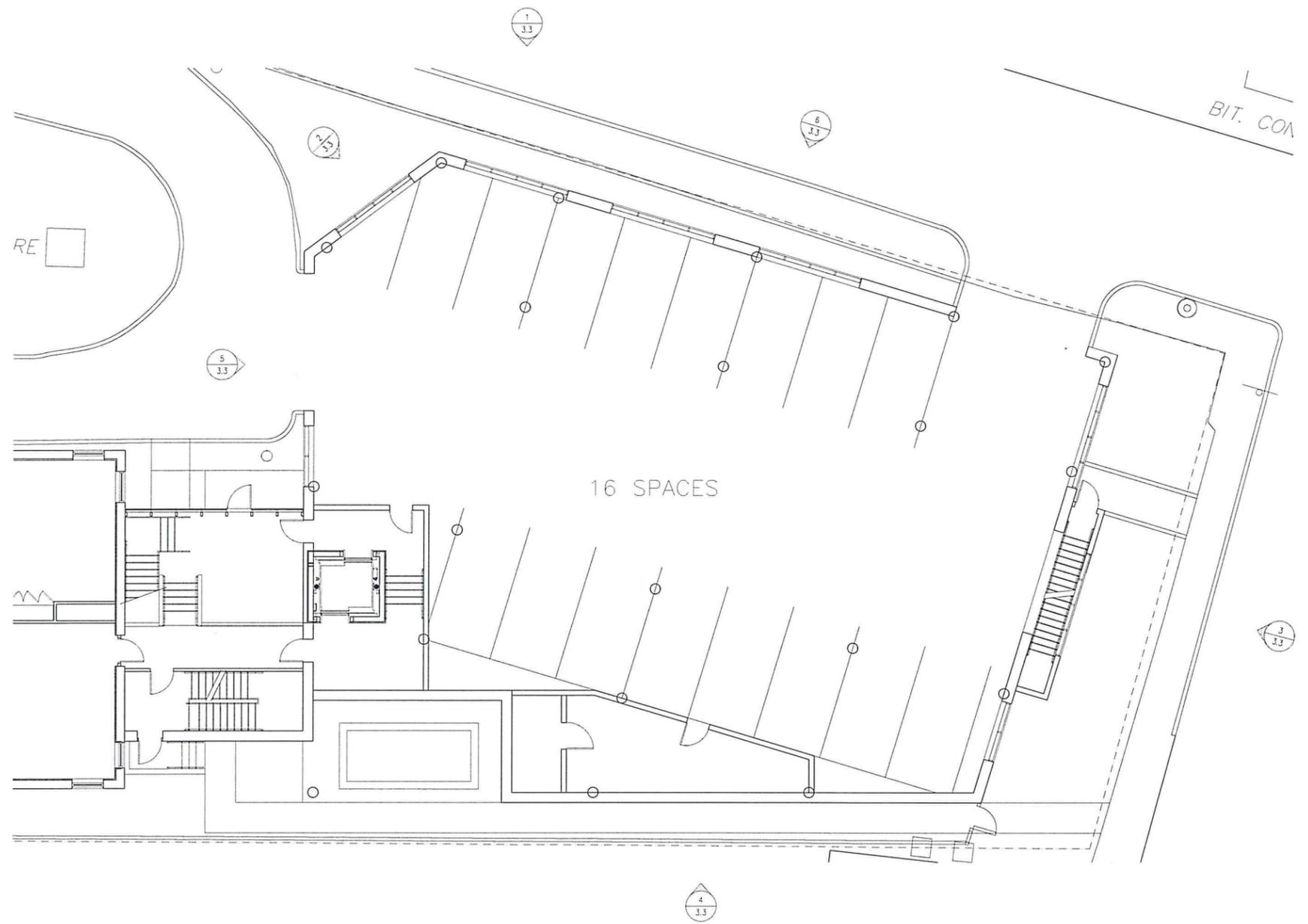
Drawing No.



1 ROOF PLAN



*Chris Woodman*



1 FIRST FLOOR PLAN



**Woodman  
Associates  
Architects**

Architecture  
Design  
Planning

76 State Street  
Newburyport, MA  
01950 USA

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WoodmanAssociates.com

Project:  
INSTITUTION FOR SAVINGS  
OFFICE ADDITION

Location:  
93 STATE STREET  
NEWBURYPORT, MA

Drawing Title:  
FIRST FLOOR PLAN

Scale:  
1/8" = 1'-0"

Date:  
1/6/20

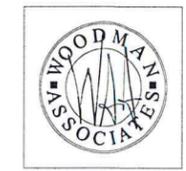
Consultants:

Project No:  
17004.00

Drawn by:  
CKN

Checked by:

Revisions:  
 ▲ Revision #1 1/20/20  
 ▲ Revision #2 1/27/20



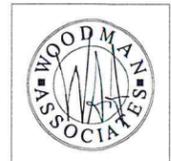
2.2

Drawing No.



1 SECOND FLOOR PLAN

*Charles R. Nutley*  
 REGISTERED ARCHITECT  
 No. 5731  
 NEWBURYPORT, MA



2.3

Drawing No.

**Woodman Associates Architects**

Architecture  
 Design  
 Planning

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 01950 USA

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 978-462-9523 fax  
 email @  
 WoodmanAssociates.com

Project:  
 INSTITUTION FOR SAVINGS  
 OFFICE ADDITION

Location:  
 93 STATE STREET  
 NEWBURYPORT, MA

Drawing Title:  
 SECOND FLOOR PLAN

Scale:  
 1/8"=1'-0"

Date:  
 1/6/20

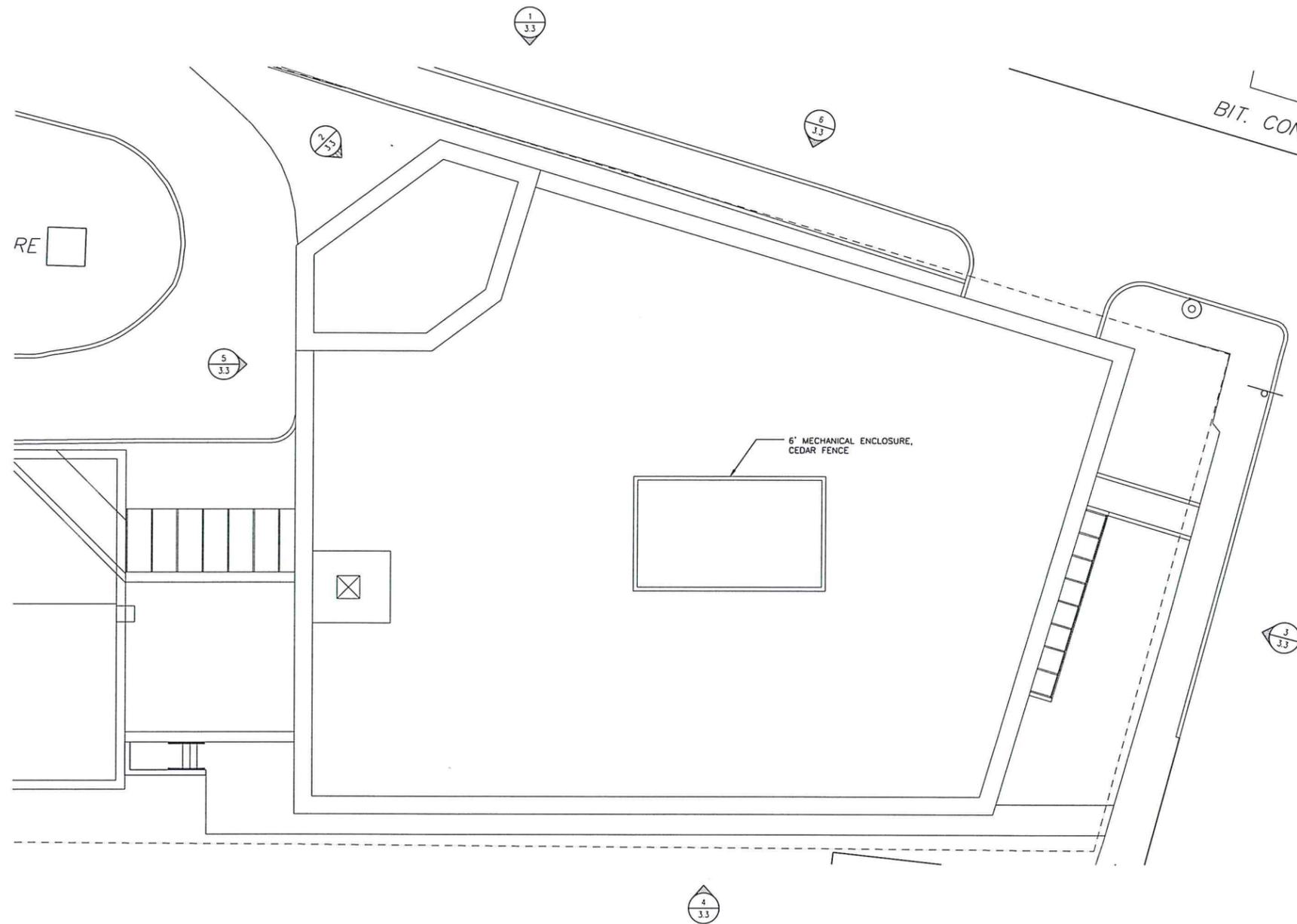
Consultants:

Project No:  
 17004.00

Drawn by:  
 CKN

Checked by:

Revisions:  
 ▲ Revision #1 1/20/20  
 ▲ Revision #2 1/27/20



1 ROOF PLAN



**Woodman  
Associates  
Architects**

Architecture  
Design  
Planning

76 State Street  
Newburyport, MA  
01950 USA

978-462-9522  
978-462-9523 fax  
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WoodmanAssociates.com

Project:  
INSTITUTION FOR SAVINGS  
OFFICE ADDITION

Location:  
93 STATE STREET  
NEWBURYPORT, MA

Drawing Title:  
ROOF PLAN

Scale:  
1/8" = 1'-0"

Date:  
12/4/19

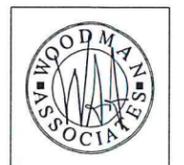
Consultants:

Project No:  
17004.00

Drawn by:  
CKN

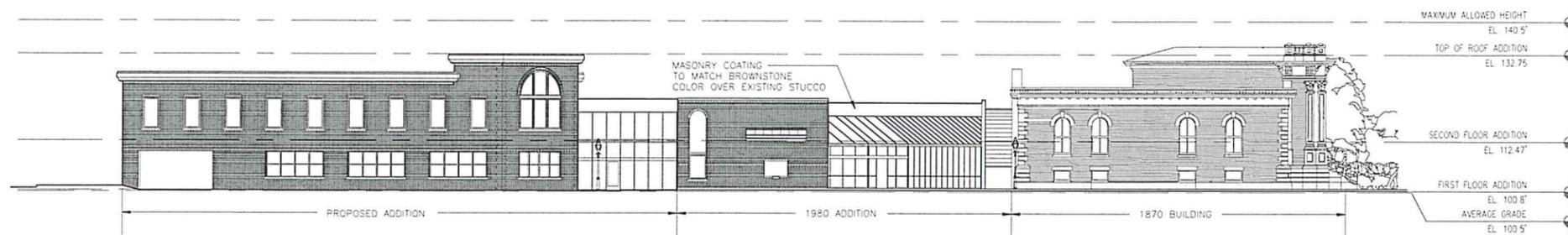
Checked by:

Revisions:  
 Revision #1 1/20/20  
 Revision #2 1/27/20

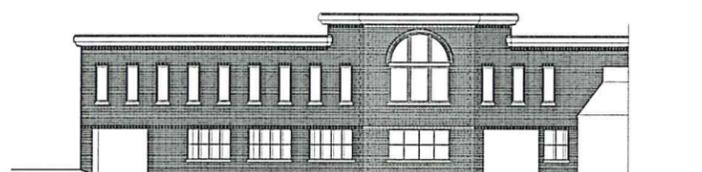


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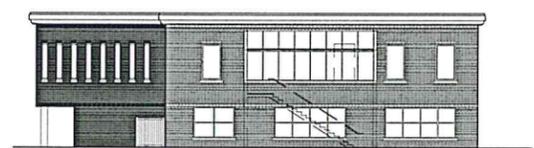
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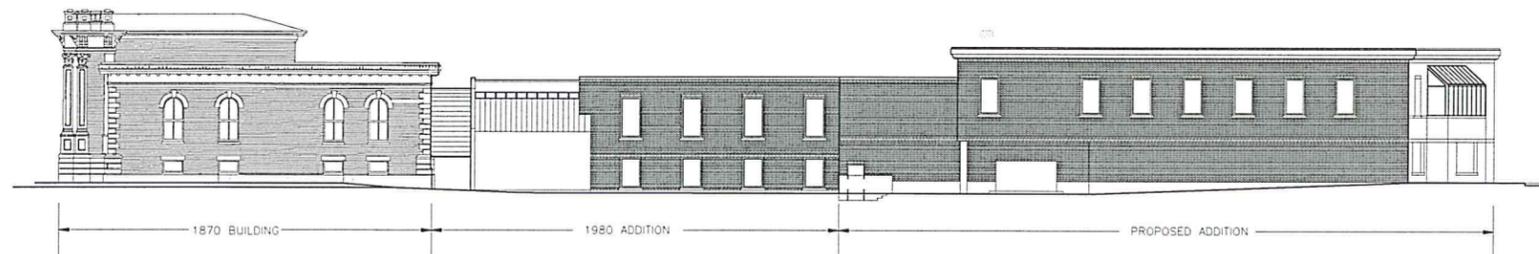
1 PROPOSED NORTH ELEVATION



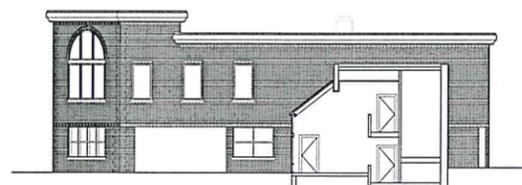
2 PROPOSED NORTHWEST ELEVATION



3 PROPOSED EAST ELEVATION



4 PROPOSED SOUTH ELEVATION

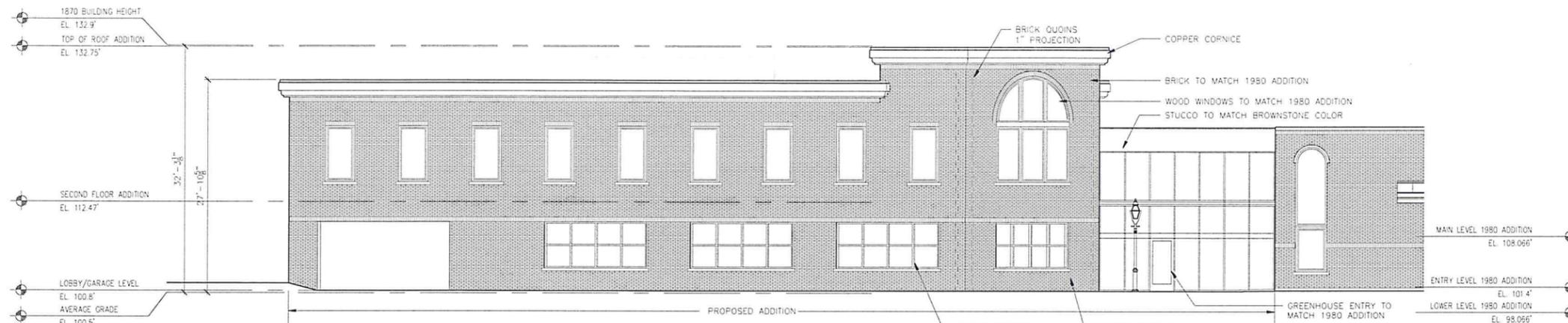


5 PROPOSED WEST ELEVATION

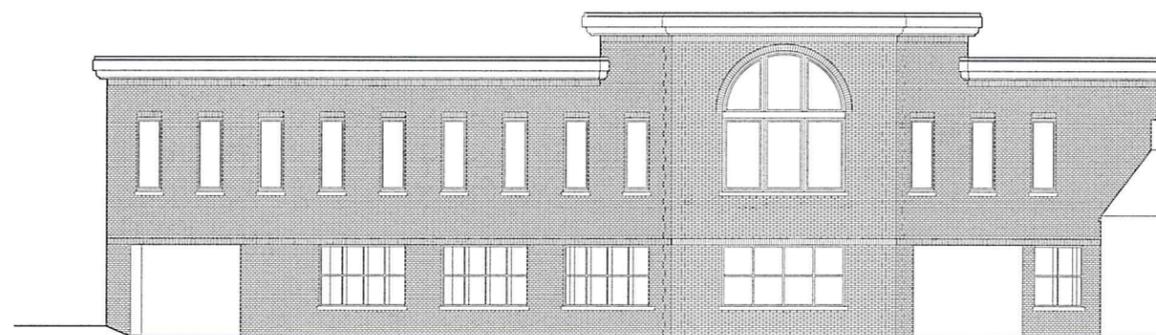


6 PROPOSED NORTHEAST ELEVATION

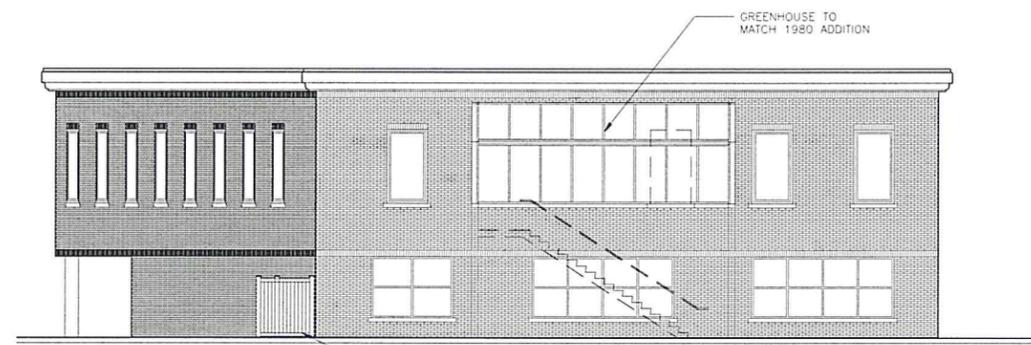




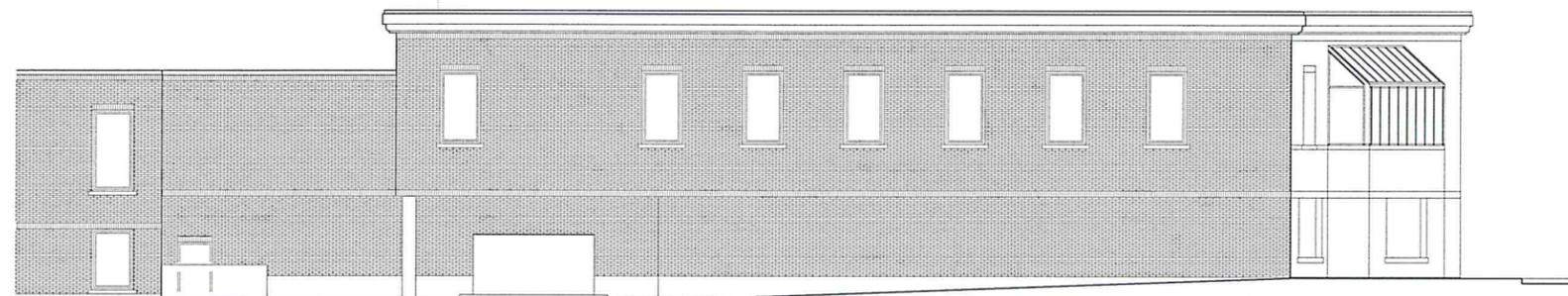
1 PROPOSED NORTH ELEVATION



2 PROPOSED NORTHWEST ELEVATION



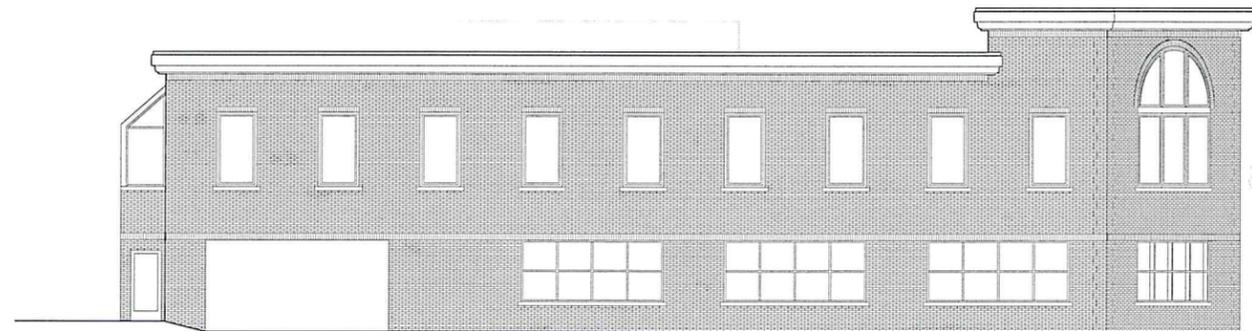
3 PROPOSED EAST ELEVATION



4 PROPOSED SOUTH ELEVATION



5 PROPOSED WEST ELEVATION



6 PROPOSED NORTHEAST ELEVATION



# PATHLIGHTS DOUBLE IMPACT

PROJECT NAME: \_\_\_\_\_ TYPE: \_\_\_\_\_

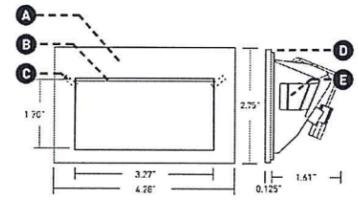


Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

### ORDERING INFORMATION AND DRAWINGS - FIXTURE

NOTE	FINISH	PLATE/FRONT	BACK/REAR	LENS/LENSE	OPT.
ISL2	ISL2	POWER COATING 1. Dry Coat 2. Wet Coat	ALUMINUM 1. Anodized 2. Powder Coat	SL2 1. Clear 2. Frosted	1. Clear 2. Frosted

- LED**  
Recessed LED with slit aperture for glare-free, energy-efficient path and step lighting, suitable for dry/damp or wet applications. 6.5W DC LED (dimming by power supply).
- EFFECTS DEVICES**  
Provided with sealed polycarbonate linear diffusion lens, consult factory for availability of color gels, which may achieve custom color temperatures.
- LOCKING**  
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
- GASKET**  
Foam gasket provided. Required for IP65 wet location applications only.
- RETENTION**  
Tension spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

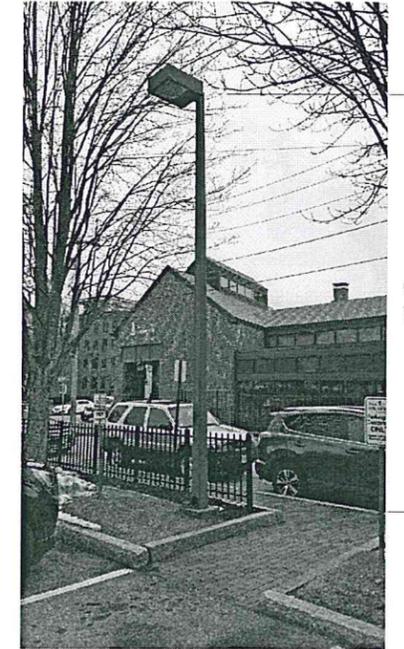


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1 WALL LIGHT



2 DECORATIVE POLE LIGHT



3 PARKING LOT POLE LIGHT

*Charles K. Woodman*  
Professional Seal