

June 11, 2020

**By Email**

Newburyport Planning Board  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

**RE: Pending Application for Major Site Plan Review  
17 Malcolm Hoyt Drive, Newburyport, MA  
REVISED DOCUMENTS & WAIVER REQUESTS**

Dear Planning Board Members:

I write on behalf of K & B Zampell Realty, Inc. (“Zampell”), the applicant for Major Site Plan Review for its proposed building expansion at 17 Malcolm Hoyt Drive, to identify the revised materials recently submitted to the Board and to request waivers from certain filing requirements (if and to the extent necessary).

**SUPPLEMENTAL MATERIALS**

Since Zampell’s April 16, 2020 application package, Zampell has prepared and submitted the following revised materials – in response to feedback provided by the City’s staff and peer review consultant:

- “Revised Storm Water Management Calculations with Cornell Study Rainfall Quantities,” revised through May 12, 2020 – providing additional calculations and details requested by the Board’s peer review consultant;
- Revised Site Plan Sheet C-4, rev. May 12, 2020 – revised to include a detail for the proposed level spreader.
- Revised Landscape Plan, rev. June 10, 2020 – revised to shift two trees inadvertently depicted within the driveway to the adjacent lawn area.

**WAIVER REQUESTS**

Pages 6-7 of the April 16, 2020 application narrative discusses compliance with the submission requirements of Section XV-E of the Zoning Ordinance. Although the applicant believes the submission requirements have been satisfied to the extent applicable to this project, the applicant requests waivers, pursuant to Section XV-F, from the following submission requirements if and to the extent necessary:

- More comprehensive narratives related to Surface and Groundwater Pollution (Section XV-E(b)(1)), Soils (Section XV-E(b)(2) and Environmental and Community Impact Analysis (Section XV-E(b)(3)): These topics are addressed in the April 16 cover letter (serving as a project narrative) and the original and revised stormwater memorandum and calculations. The Board's peer review consultant has confirmed that the issues he had originally identified with respect to these topics have been addressed. In addition, the Conservation Commission reviewed these issues during its review process, leading to the issuance of an approval Order of Conditions for the project. More comprehensive details and analyses related to these topics are not warranted.
- Full Traffic Report (Section XV-E(b)(4)): The proposed building expansion will be used to accommodate existing inventory volumes – including materials currently stored outside at this property and outside and within buildings at Zampell's properties at 3 and 5 Stanley Tucker Drive. The building expansion will not lead to any new employees or additional truck or other traffic. The project plans also demonstrate appropriate access to the building addition and circulation within the site. More comprehensive traffic details and analyses are not warranted.
- Cross-Sections of the Site and Buildings (Section XV-E(b)(5)(vii)): Detailed architectural drawings have been provided. Combined with the provided site plans, these details are sufficient for the Planning Board to understand the nature and extent of the project and its compliance with the applicable standards.

I look forward to discussing this project with the Planning Board at its meeting on June 17. Thank you.

Sincerely,



Jeffrey L. Roelofs