

HUGHES ENVIRONMENTAL CONSULTING

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BRP WPA Form 3 – Notice of Intent

(M.G.L. c. 131, §40 and Newburyport Ordinance Chapter 6.5: Environment, Article II: Wetlands Protection Ordinance)

249-251 Water Street



Submitted to:

Newburyport Conservation Commission
Office of Planning and Development
60 Pleasant Street, 1st Floor
Newburyport, MA 01950

Prepared by:

Hughes Environmental Consulting
44 Merrimac Street
Newburyport, MA 01950

In Association with:

Winter GEC, LLC
44 Merrimac Street
Newburyport, MA 01950 and

Design Consultants, Inc.

120 Middlesex Avenue, Suite 20
Somerville, MA 02145

On behalf of:

Michael and Kerrin Costello
249 Water Street
Newburyport, MA 01950

Copies to:

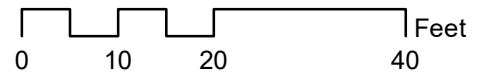
MassDEP NERO
205B Lowell Street
Wilmington, MA 01887

**Natural Heritage and Endangered
Species Program**

Division of Fisheries and Wildlife 1 1
Rabbit Hill Road
Westborough, MA 01581

February 28, 2020



249-251 Water Street, Newburyport MA 2019 Orthophoto

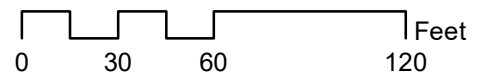


249-251 Water Street, Newburyport MA 2013 Orthophoto with NHESP

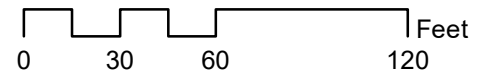


Legend

-  NHESP Priority Habitats of Rare Species
-  NHESP Estimated Habitats of Rare Wildlife



249-251 Water Street, Newburyport MA 2013 Orthophoto with FEMA Floodzone



249 Water Street - Site Photos



View to east along wall



View of house from seawall



Right hand side of existing house



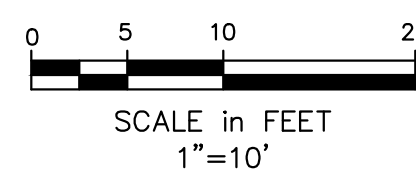
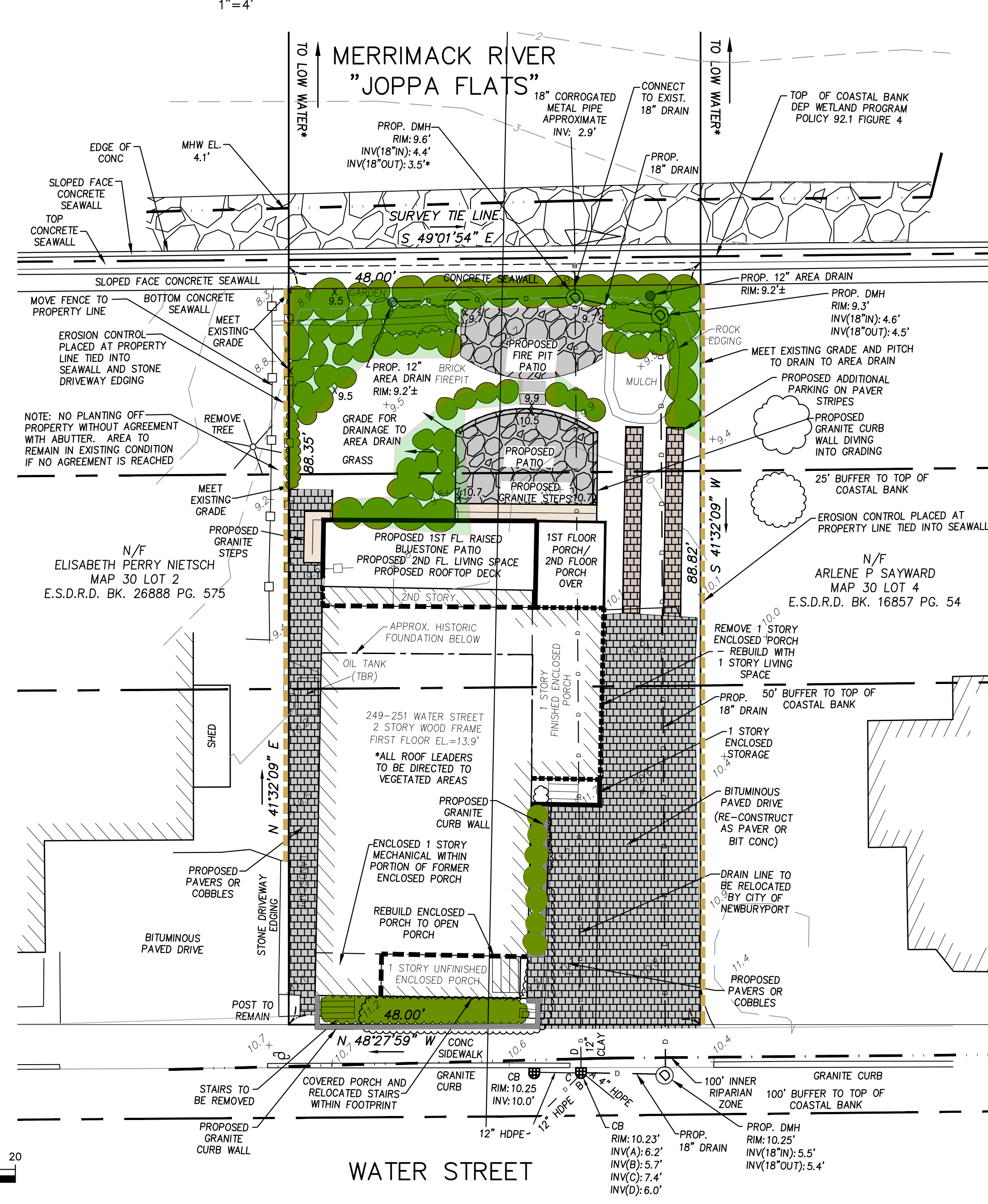
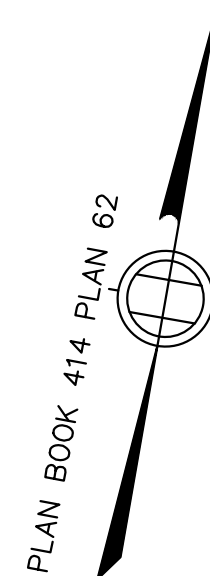
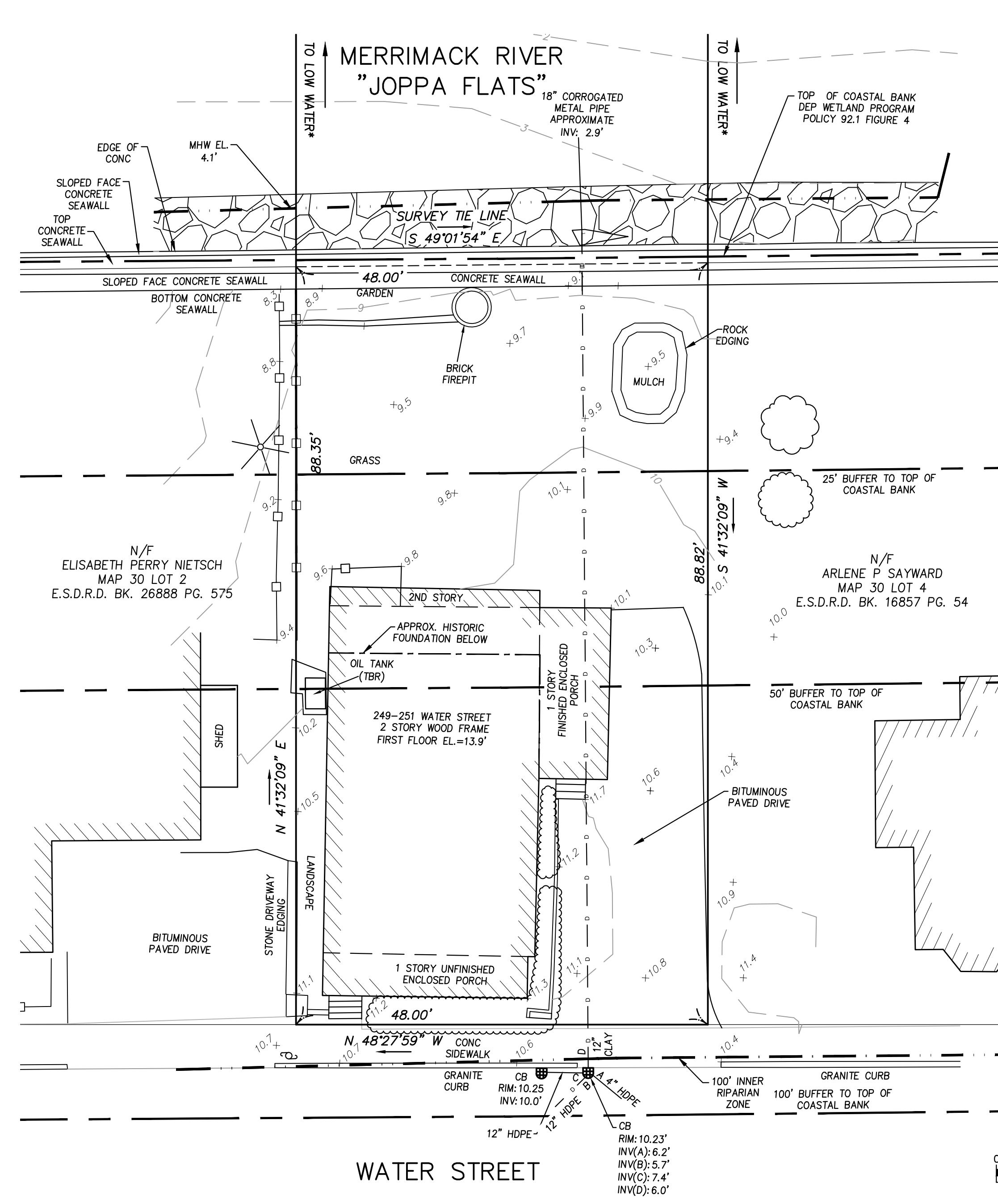
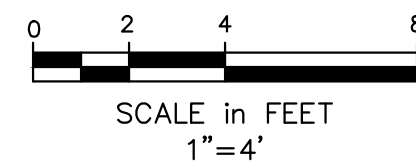
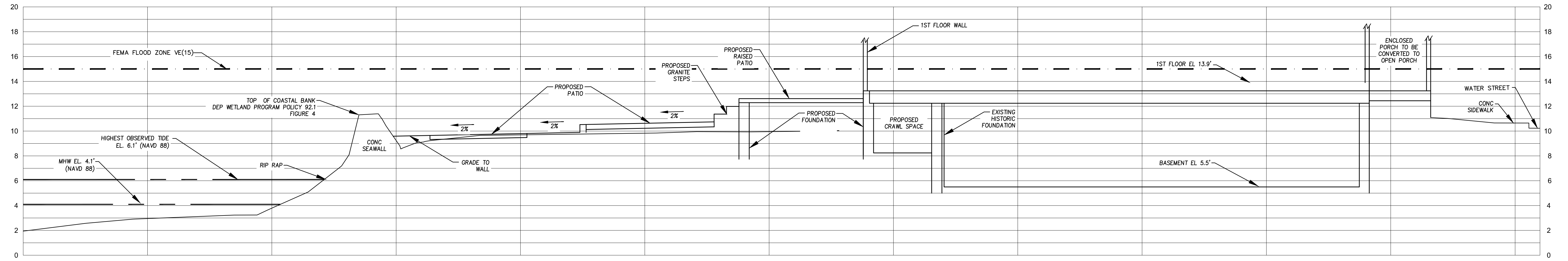
Water side of existing building
View along wall



View along water street. Note
storm drains. Line to be replaced



View along seawall




NOTES
 THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AS OF THE DATE OF THIS SURVEY. INFORMATION IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 25, 2019.

DESIGN INFORMATION RELATED TO BUILDING ADDITIONS AND PROPOSED SITE IMPROVEMENTS IS AS PROVIDED BY THE CLIENT'S ARCHITECT, THE CLIENT, CLIENT'S ENVIRONMENTAL CONSULTANT, ENGINEER AND CLIENT'S LANDSCAPE ARCHITECT. INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ANY RELEVANT DETAILS.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE VE(15), A SPECIAL FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0136G, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2014.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. 
 EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION
 249-251 WATER STREET
 OWNER: 249 WATER STREET NOMINEE TRUST
 DEED REFERENCE: BOOK 36892 PAGE 323
 ASSESSORS: MAP 30 PARCEL 3

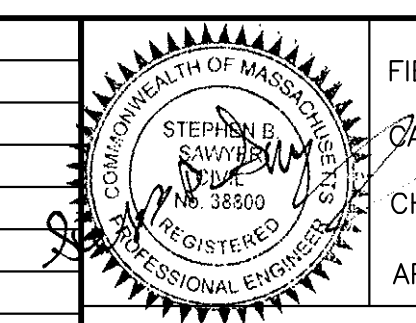
	Existing	Proposed	Existing	Proposed	Existing	Proposed
	100' Buffer	100' Buffer	50' Buffer	50' Buffer	100' Buffer	100' Buffer
Inner Riparian Zone						
Building	1334	1471	361	558	973	913
Covered Porch	0	83	0	0	0	83
Patio	0	301	0	60	0	0
Uncovered Steps	18	47	0	47	18	0
Driveway	701	635	90	89	611	546
Paver Parking Strips	0	87	0	67	0	0
Landscape Edging Etc	66	30	0	0	14	30
Concrete	20	0	9	0	11	0
Concrete Sidewalk (City)	7	7	0	0	7	7
Pavers Areas	0	370	0	77	0	293
Seawall	241	241				
Rip Rap	223	223				
TOTAL	2610	3495	460	898	1634	1579

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Winter GEC, LLC
 44 MERRIMACK STREET
 NEWBURYPORT, MA 01950
 978-270-8626

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

SCALE:			
HORIZ:	AS NOTED		
VERT:	N.A.		
NO.	DATE	BY	REVISIONS

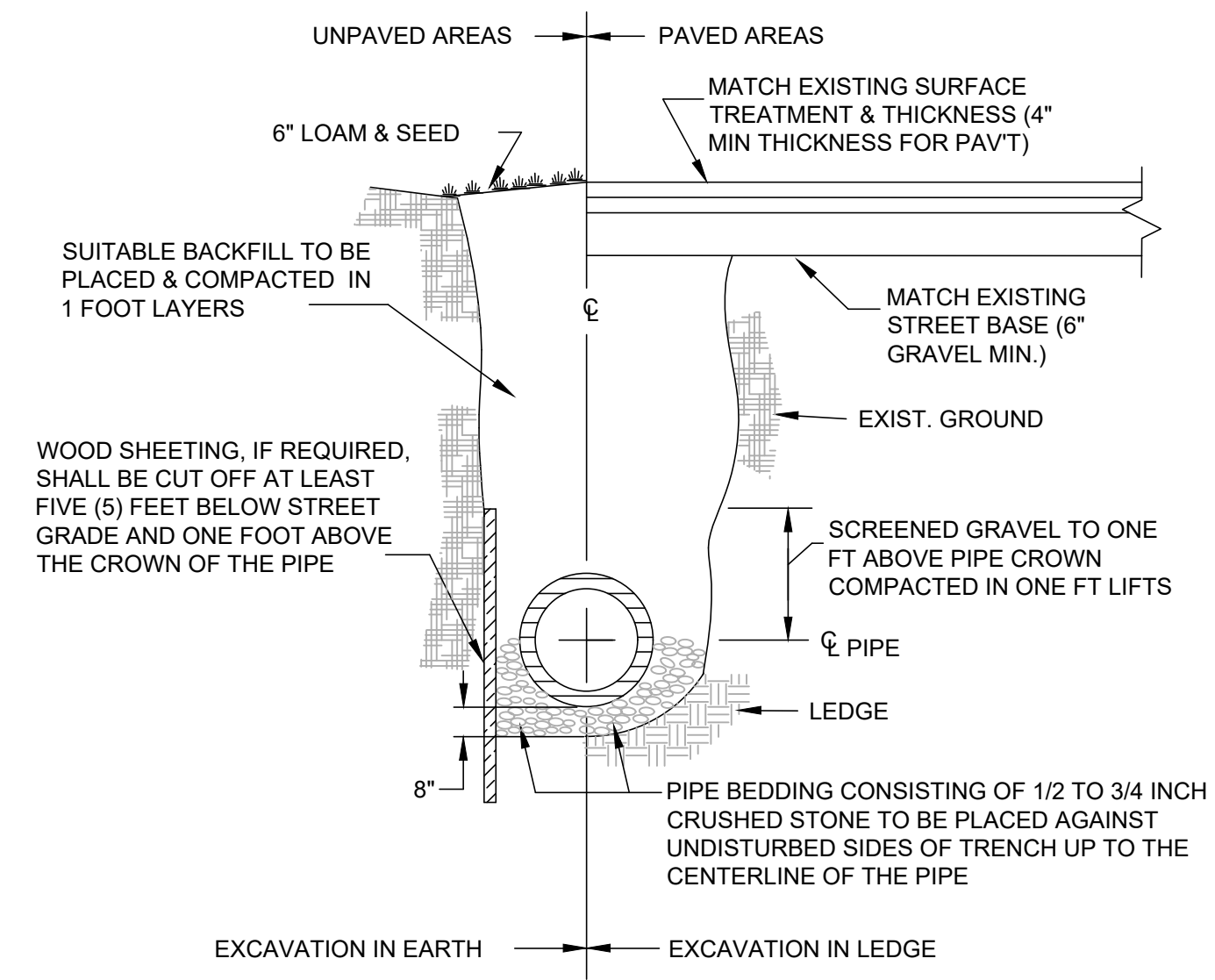


FIELD: CO
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

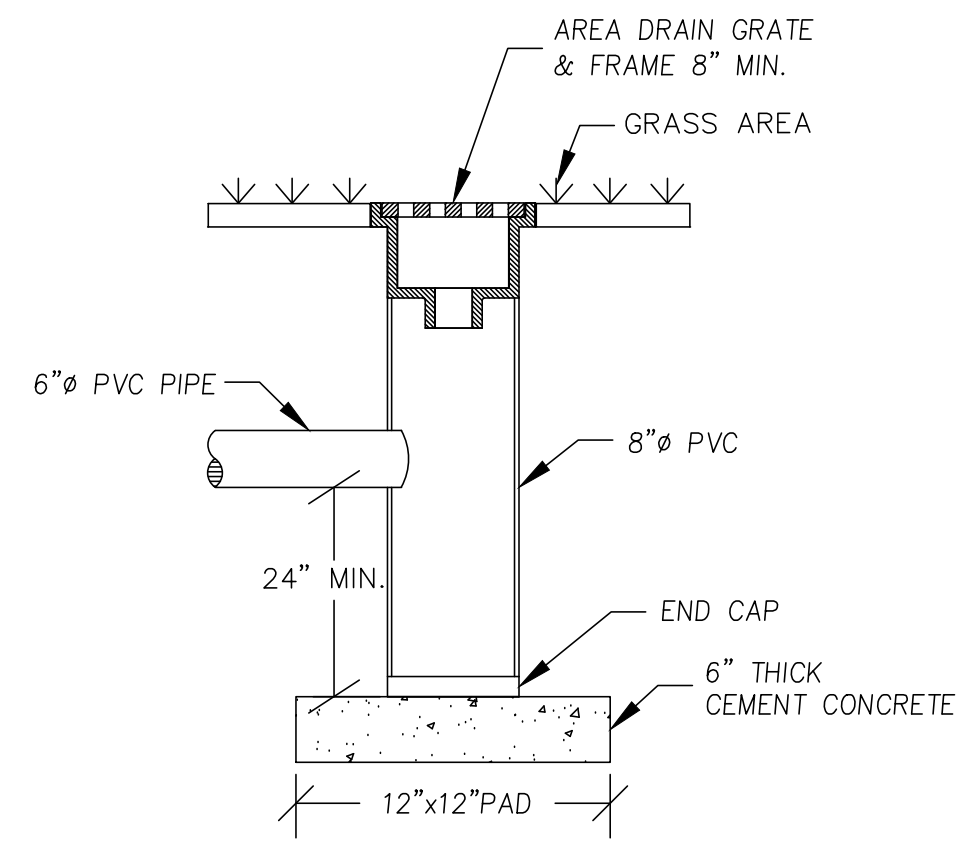
NOTICE OF INTENT PLAN
 249-251 WATER STREET

PLAN OF LAND IN
 NEWBURYPORT, MASSACHUSETTS
 SURVEYED FOR
 MICHAEL COSTELLO

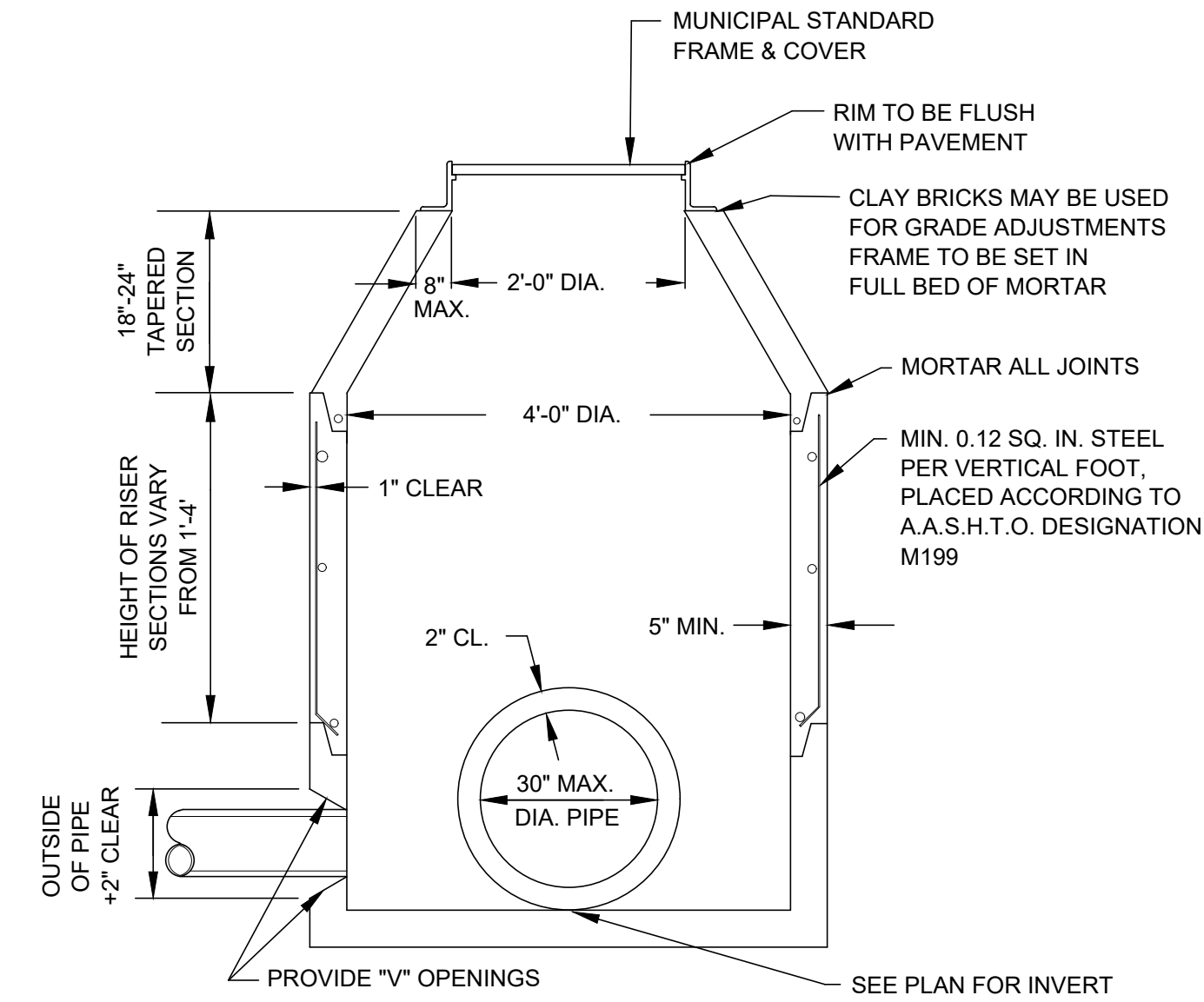
PROJECT NO.
 2019-249WATER
 DATE: FEB 26, 2020
 SHEET NO.
 1 OF 2



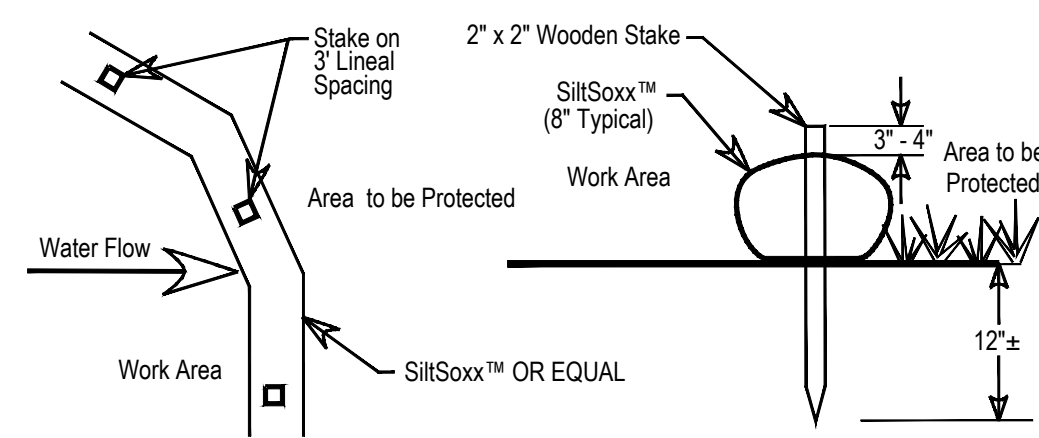
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NOT TO SCALE



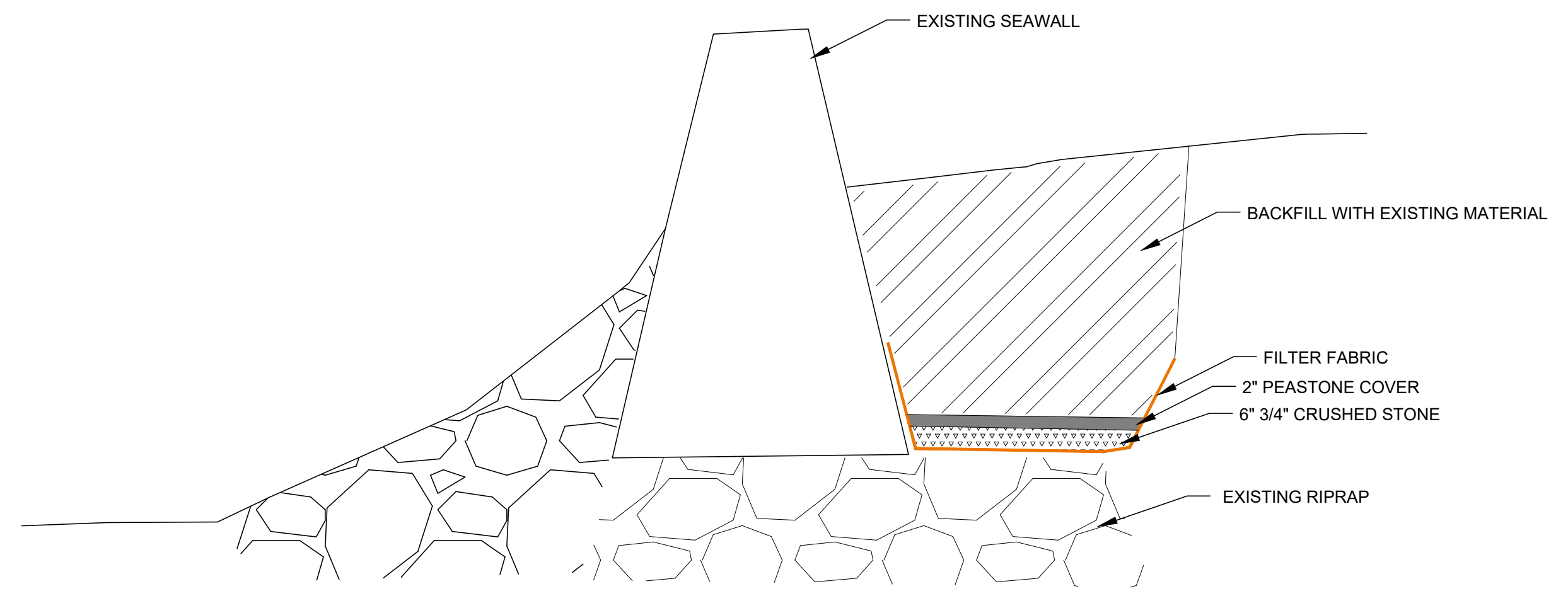
1 AREA DRAIN W/SUMP
NOT TO SCALE



3 PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



4 EROSION CONTROL
NOT TO SCALE



5 SEAWALL EROSION MITIGATION DETAIL
NOT TO SCALE



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Winter GEC, LLC
44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626



SCALE:			
HORIZ:	AS NOTED		
VERT:	N.A.		
NO.	DATE	BY	REVISIONS

FIELD: CO
CALCS: EC
CHECKED: EJC
APPROVED: EJC

**NOTICE OF INTENT PLAN
CONSTRUCTION DETAILS**

249-251 WATER STREET

**PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS**

**SURVEYED FOR
MICHAEL COSTELLO**

PROJECT NO.
2019-249WATER
DATE: FEB 26, 2020
SHEET NO.
2 OF 2

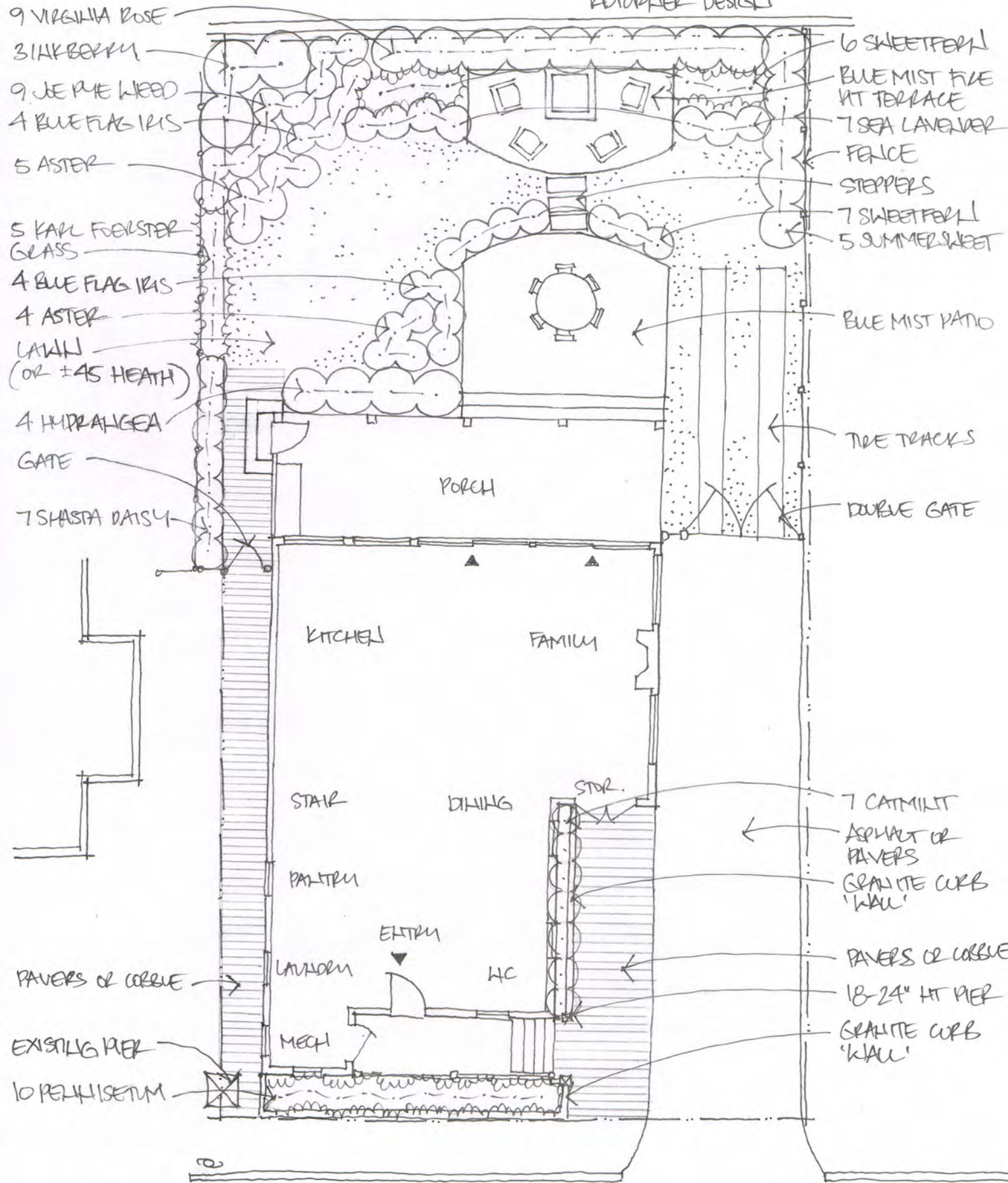
COSTELLO RESIDENCE

REVISED LANDSCAPE PLAN

DEC 23, 2019

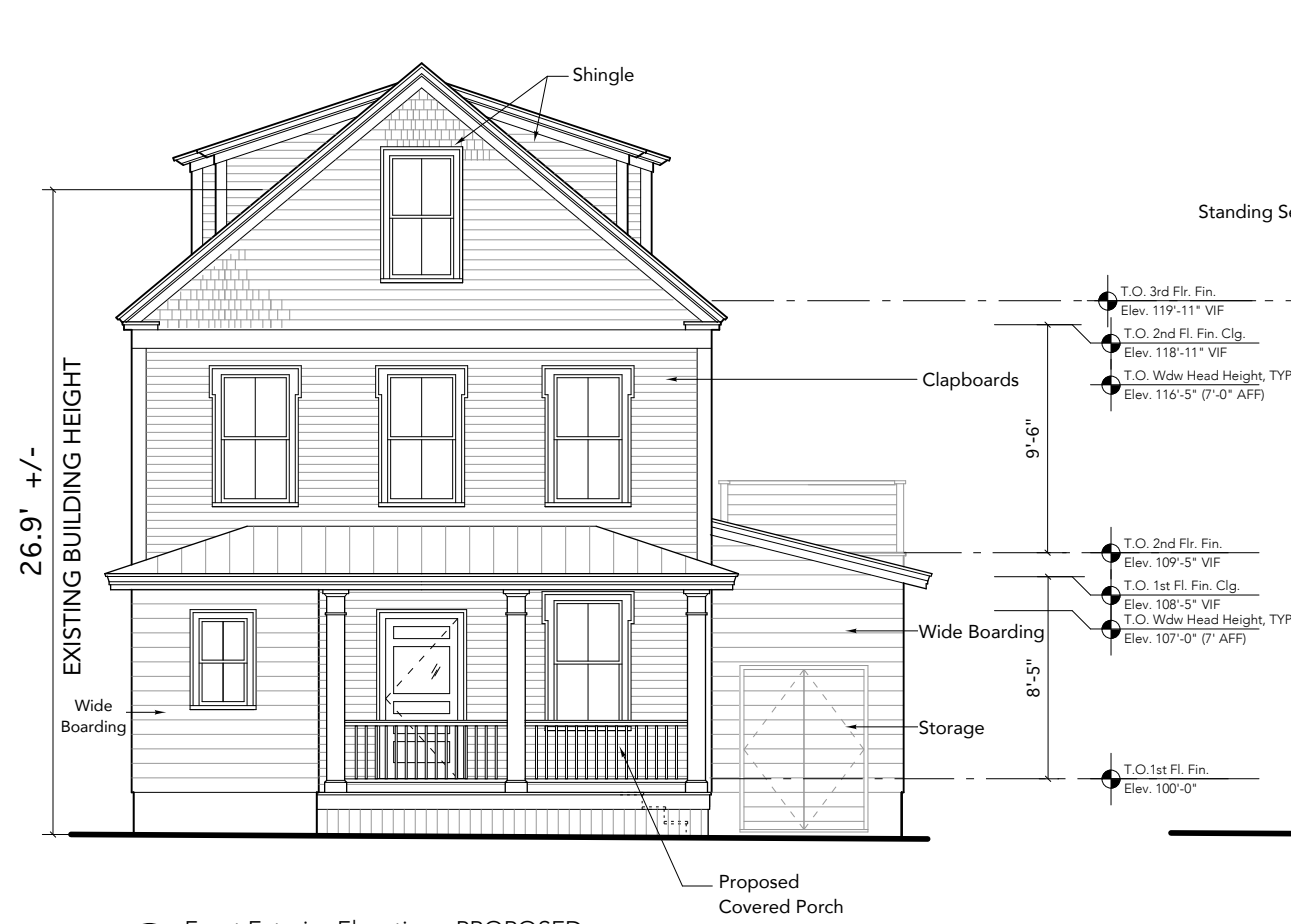
1"=10'

KENTURMER DESIGN



Costello Residence Plant List

Qty.	Scientific Name	Common Name	Size	Notes
Shrubs				
5	Clethra alnifolia 'Hummingbird'	Summersweet	3 gal.	Dwarf
13	Comptonia peregrina	Sweetfern	1 gal.	
45	Erica x darley. 'Furzey Pink'	Heather	1 gal.	Pink or purple flower (optional)
4	Hydrangea 'Endless Summer'	Hydrangea	12-18" ht.	Blue flower
3	Ilex glabra	Inkberry	3 gal.	
9	Rosa virginiana	Virginia Rose	3 gal.	
Perennials				
9	Aster novae-angliae	Aster	1 gal	
5	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	1 gal	
9	Eutrochium purpureum	Joe-Pye Weed	1 gal	
8	Iris versicolor	Blue Flag Iris	1 gal	
7	Leucanthemum x superbum 'Becky'	Shasta Daisy	1 gal	
7	Limonium latifolium	Sea Lavender	1 gal	
7	Nepeta x faassenii 'Walker's Low'	Catmint	1 gal	
10	Pennisetum alopecuroides	Fountain Grass	1 gal	



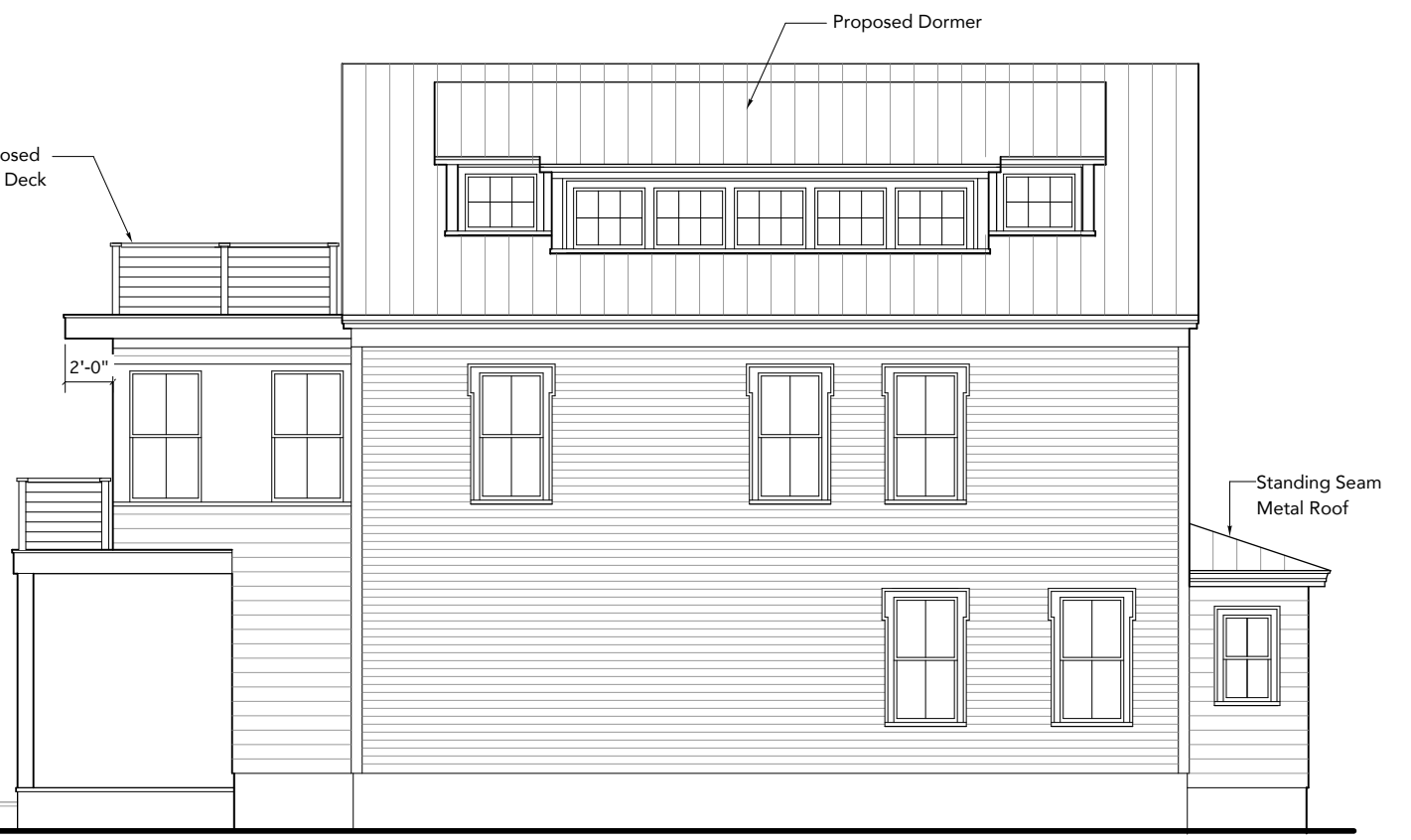
1 Front Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



3 Rear Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"



4 Side Exterior Elevation - PROPOSED
SCALE: 1/8" = 1'-0"

project:
**COSTELLO
RESIDENCE**

249-251 Water Street
Newburyport, MA
01950

architect:
**GRAF
ARCHITECTS**
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:
**PROPOSED
Exterior Elevations**

SCALE: 1/8" = 1'-0"
6 march 2020

A02