

Dianne Boisvert

Subject: FW: [Ext]DOD Special Permit, 93 State St.

From: Andrew Port
Sent: March 17, 2021 8:08 AM
To: Aaron Clausen
Cc: Dianne Boisvert; Katelyn E. Sullivan
Subject: RE: [Ext]DOD Special Permit, 93 State St.

Thank you Aaron – Your comments will be shared with the Planning Board.

Best –
Andy

Andrew R. Port, AICP
Director of Planning & Development

Office of Planning & Development
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

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From: Aaron Clausen [<mailto:anaclausen@yahoo.com>]
Sent: Wednesday, March 17, 2021 8:00 AM
To: Andrew Port
Subject: [Ext]DOD Special Permit, 93 State St.

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March 17, 2021

Bonnie Sontag, Chair Planning Board
City of Newburyport City Hall

60 Pleasant Street Newburyport, MA 01950

RE: DOD Special Permit, 93 State Street

Dear Chair and Members of the Board,

I would like to thank the Planning Board and the Historic Commission for all the work, time, and commitment you have given to the City of Newburyport for the last year regarding the IFS addition. As you know, the neighborhood (Prospect St. Otis Place, Garden St.), takes great pride in keeping the integrity of this neighborhood and abiding by the Secretary's Standards.

It is important to my family in pointing out again a few items, the 1980 addition to the IFS is not considered an historic building, it is merely an addition. My next point is the suggestions made from last January to current meetings, which is to build the addition for the new seven employees on the corner of State St. and Prospect St. A brick addition on that corner would be well framed with the surrounding brick building that already exist. With the new addition on State St. this may encourage the IFS to lower the height, scale and massing which has been the ask all along.

Please note we are very opposed to this building struction.

Thank you,

Aaron, Anne, and Sydney Clausen
3 Otis Place
Newburyport, MA

Please acknowledge receipt of email, thank you

Dianne Boisvert

From: Gary Karelis <gkarelis@karelisrealty.com>
Sent: March 16, 2021 4:36 PM
To: Dianne Boisvert
Cc: Gary Karelis
Subject: [Ext]ISF Plan

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Hello-

As a property owner of two buildings directly across from the proposed addition to the bank, I remain opposed to the plan in its current form. The bank continues to present cosmetic changes and the issue of size raised by the Historical Commission and the Planning Board, along with dozens of abutters, is not being addressed. The addition will have long-term impact on the neighborhood with its size and with its scale and mass being too big, too tall and too much. Traffic congestion and loss of views and light are still concerning. I agree with Planning Board member Rick Taintor who said that the addition "is out of context with its surroundings."

Again, no one seems to want to address why the addition needs to be where it is being proposed. What about fronting State St or building it at another of the bank's offices? Please think about all of the people who have invested in this neighborhood who will have to be blocked by this monstrous structure in where it sits, how it impacts moving about by car or on foot, how the increased traffic will impede the already serious issue of public vehicles getting arounds including, trash haulers, fire equipment, and snow removal trucks.

It is easy for the bank to look at this addition purely as what it may do to help its operations. Do any of the employees, trustees, or vendors of the bank live in the neighborhood? They are quick to speak in favor of this project, but they will not be impacted on a daily basis.

Once again, I implore the Planning Board to reject this proposal.

Thank you.

Gary Karelis
Owner of 15-17 and 19-21 Prospect St.
gkarelis@karelisrealty.com

Dianne Boisvert

From: Pamela Kipp <pamkipp@gmail.com>
Sent: March 16, 2021 6:04 PM
To: Dianne Boisvert
Subject: [Ext]Please Turn Down IFS Revised Request to Expand at 93 State Street

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Dear Planning Committee,

I would again like to add my name to the list of neighbors and interested parties in recommending **against** approval of IFS's revised plan for expansion at 93 State Street.

The revisions presented by IFS in its Planning Board Submittal of March 10, 2021, are merely cosmetic changes; the proposed building is **still too massive, despite being told repeatedly by the Planning Board and the Historical Commission that the proposed building is still too big. It is still the same size!!** it is larger than the original historical structure at 93 State Street and its massing and height conflict with both the original building and the surrounding neighborhood. Any proposed structure must be subordinate to historic adjacent buildings, and the proposed project does not meet this requirement.

Please take into account the Historic Commission's findings (1/28/21) stating it **cannot** recommend a Special Permit be granted.

The bank has yet to provide its reasoning as to why the expansion must be along Prospect Street and Otis Place, a cherished historic South End neighborhood. Has it considered other venues, such as State Street? To quote Historical Commission member Joe Morgan at the March 11 meeting, the State Street location would be a 'win-win'. A State Street location would take the burden off the neighborhood and provide an opportunity for the IFS to highlight its historical building on State Street.

Given that the proposed expansion has been debated for nearly 14 months (posing an incredible burden on the neighborhood) with the bank filing multiple revised plans that ignore the main issue of size (including the 3/10/21 submittal), we ask that the Planning Board conduct its vote during the Wednesday, 3/17/21 meeting.

Thanks for your time and consideration.

Best regards,

Pam Kipp
11 Tremont Street

To: Newburyport Planning Board

Opposition to IFS Building Proposal

After reviewing 14 months of notes, letters, meeting minutes, neighborhood comments and the Daily News articles, it is apparent not much has been resolved regarding the IFS proposal. Continuance after continuance, the bank returns with tweaked changes that do not address the problem. The overly ambitious plan remains too big for such a small space. Recommendations to reduce the height, size, mass, scale from the Planning Board, the Historic Commission and the neighborhood fall on deaf ears.

Residents do not oppose the bank's expansion. However, neighbors had hoped the bank would respect their historic neighborhood and not obliterate it with this massive building. We have said before, we live here. The bank's expansion should not be at the expense of our South End residents..

We recommended the bank put the addition on State Street, but according to Lisa Meade that was never a consideration. Why? Because the bank did not want to diminish the view coming up State Street of the 1870's building. Obviously the same concern is not shown for the view the neighbors will have of a mammoth expansion that will dwarf our houses and is 2X larger than the existing bank buildings.

The newest plans reflect the bank's refusal to make any meaningful compromise. Cosmetic changes cannot camouflage the size, scale, mass and height of this proposal. It is TOO BIG. The bank has other locations and they can find other options. They have refused to do so.

Businesses and families reside next to each other in this downtown area. Our homes can't be moved. We have to live with the decisions made by others that will directly impact our lifestyle. We ask that our historic neighborhood be respected.

I am opposed to the Institution For Savings expansion proposal.

Maureen Mackin
13 Prospect Street

Dianne Boisvert

From: VALERIE NATOLI <peekap@aol.com>
Sent: March 16, 2021 5:17 PM
To: Dianne Boisvert
Subject: [Ext]Bank expansion plan

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Good afternoon,

I want to take a moment to express my concern regarding the IFS expansion. The bank has yet to reduce the size of their proposed building, in spite of a request to do so from the neighborhood, the Planning Board and the Historical Commission. The only changes submitted are cosmetic ones.

The bank is unwilling to consider an expansion location other than the Prospect/Otis Place location.

This proposed expansion has been debated for 14 MONTHS!!! The bank just refuses to take recommendations seriously and is just allowed to continue to ask for the same thing over and over again.

I respectfully request that the Planning Board finally vote on this issue at the meeting tomorrow night, and that they reject the bank's proposal .

Be well,
Valerie Natoli
19 Otis Place

March 14, 2021

Dear Members of the Planning Board,

The National Park Service bulletins, which must be consulted under the DOD ordinance (“bulletins and other official guidance promulgated by the National Park Service”) emphasize the importance of considering “the overall volume,” and “increase in total volume,” defining volume as the sum total of a building’s three-dimensional qualities of size, scale, and massing. [See, for example, NPS Bulletin titled “New Additions to Historic Buildings,” section “Size, scale, and massing of the new addition”: “The size, scale, and massing of a new addition all pertain to the addition’s overall volume and three-dimensional qualities.”] The Standards and NPS bulletins refer constantly to height, scale, and massing comparisons, so I cannot agree with the applicant’s assertion that “a comparison of volume, old to new...is misplaced under the Standards.”

The applicant’s consultant provides photographs of three public libraries that were greatly expanded (Quincy 2001, Needham 2006, Milton 2009) as evidence that additions to an historic structure can be substantially larger than the original structure. Indeed, if the ISF sat on a large lot like the Needham Public Library does --in between a lake, a vast park, and athletic fields, and surrounded by highway -- the conversation would be very different, because there would be no need to also protect an historic neighborhood. Likewise for the Milton Public Library, which expanded into woodlands along a section of Route 28 where the oldest house was built in 1956. Nor is the State/Prospect/Otis Street setting anything like the setting of the Thomas Crane Public Library in Quincy, which sits on a 2.3 acre tract of land that includes a large public park, parking lot, and highway, and where all of the properties in the closest residential neighborhood were built between 1915-1945, with the exception of two heavily-altered older houses.

I respectfully suggest that the applicant’s consultant’s reference to those sites and projects cannot be seriously entertained as an argument in favor of the appropriateness of the proposed addition at the State/Prospect/Otis site. [See images below.] At that site, the overall volume of the new construction must sit harmoniously within the context of a densely-settled historic neighborhood. As the first major DOD construction project to be reviewed under the U.S. Secretary of the Interior’s Standards and the expository NPS bulletins, the IFS project will be a bellwether, and such construction projects should be approved only if they can be made coherent with the scale of the historic streetscapes.

Sincerely,

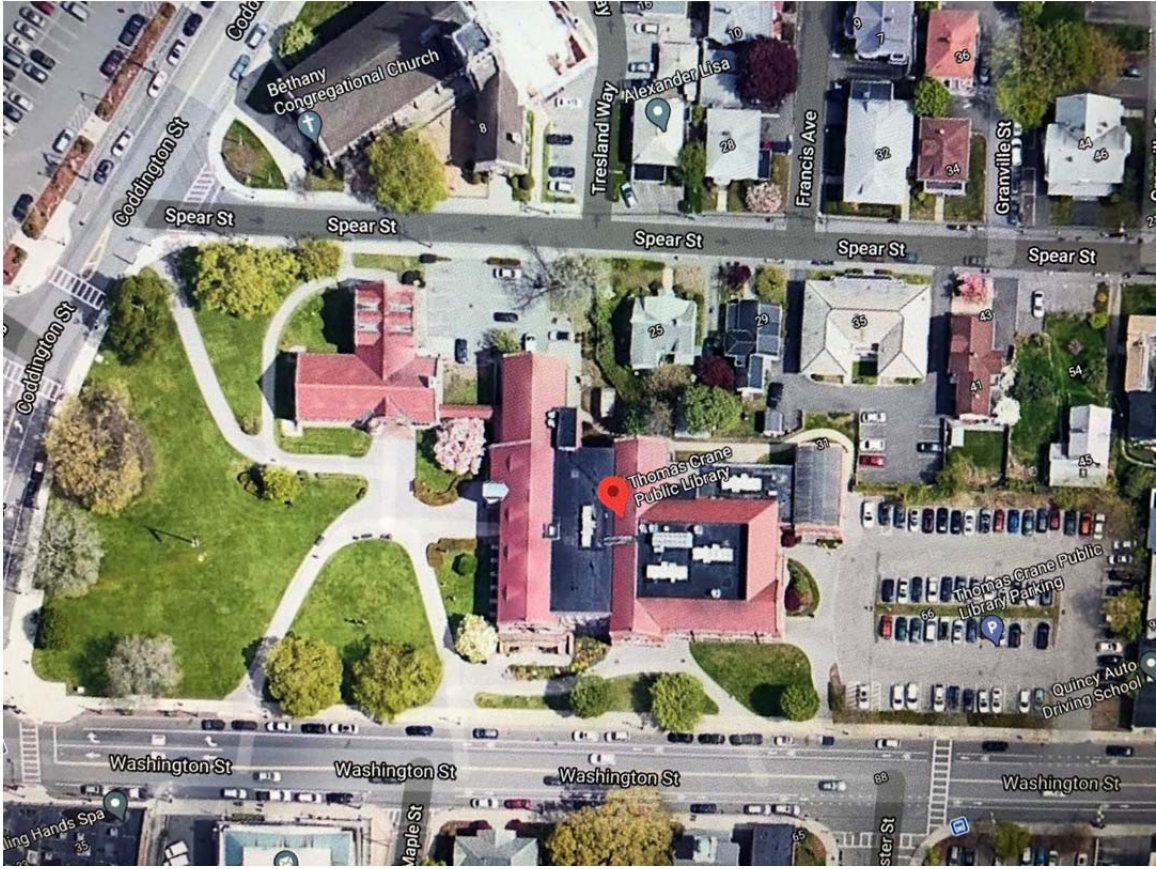
Patricia Peknik



A.) Milton Public Library lot and context



B.) Needham Public Library lot and context



C.) Quincy Public Library

Dianne Boisvert

From: Carol Piper <crppr@yahoo.com>
Sent: March 16, 2021 6:01 PM
To: Dianne Boisvert
Subject: [Ext]IFS New Proposal

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To The Planning Board

My name is Carol Piper - 12 Otis

I have looked through the new drawings and can't really see any changes to make the building smaller. I refer to drawings on pages 34 and 35 - the building dwarfs the whole neighborhood. I really do not see any major changes, except for a door on Prospect St. and some new window panes, This has been going on for 14 months and the bank has done nothing to scale down the size.

It is still too large for this small quaint neighborhood.

Thank you - Carol Piper

LETTER TO PLANNING GROUP – MARCH 10th

It has now been 14 months since IFS first proposed this enormous building project. Neighborhood residents have never opposed the bank's ability or desire to grow. Residents simply wanted to understand the proposal and insure that it was not detrimental to the historic community. We want IFS to be successful, but not at the expense of the South End residential neighborhood.

Early on it was clear that the building was simply too big for the location. Residents wanted to understand the "Why?" What was the space to be used for? The answer we received first was "in order to build a corporate museum for their 200 years of artifacts." Then the reason was "in order to expand the gym and provide room for 7 more employees." Finally, it was also "to provide parking for all State Street employees downtown."

The Planning Board, the Historical Commission and South End Residents all provided feedback that the height, size, mass, scale and footprint were all too large. Each group provided that feedback during each meeting and to each of the different proposals. Each proposal made changes but had little effect on overall size. It was clear that IFS did not feel the input was valid or cared little about the impact on neighbors.

The members of the Planning Group, members of the Historical Commission and South End Neighbors offered suggestions to the bank on modifying the building or building in another location. IFS each time refused to consider other options. It is clear that to IFS, this is their property and their right to build whatever they want, despite the impact on neighbors and the city.

We respectfully ask: Is there no other solution to finding space for 7 more IFS corporate employees? And in this current environment of working remotely is the only option that these additional 7 employees must be on this plot of land?

Perhaps it is useful to summarize many of those other options / suggestions and ask the bank if any are viable.

Option 1 – Put the building on State Street where it is similar to other large brick structures.

Option 2 – Get parking relief from City Guidelines and reduce the building to a 1 story, 14-16 foot high structure.

Option 3. Split the parking. Put ½ of the parking underground in the front parking area on State Street and lower the building in the current surface employee parking to the smaller 1 story building incorporating ½ the parking underground with offices on ground level.

Option 4. Expand the current IFS Commercial Loan Building on State & Prospect street. Currently the top of that building is a design feature, not usable space. Construct a 2nd floor there to house the 7 additional employees. This would allow the building to be up to the maximum 40ft city height guideline. This may also be the most economical solution.

Option 5. Build elsewhere. At another current IFS location. In the Newburyport Industrial Park. In some other building downtown Newburyport.

In summary, after 14 months of reviewing IFS proposals without the applicant seriously considering the feedback and input of all other parties, the Planning Board should deny IFS the special permit and refuse to consider any new proposals on that part of the property.

Thank you,

Peter Mackin
13 Prospect Street.

Dianne Boisvert

From: Bernard Savoie <benphoto2@me.com>
Sent: March 16, 2021 7:01 PM
To: Dianne Boisvert
Subject: [Ext]IFS ADDITION

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I've been a resident in Newburryport for 12 years now and live at 17 Prospect St. This project that IFS keeps proposing is just to huge for our neighborhood.

The idea that they need to disrupt the neighborhood for the sake of putting up a heritage museum is not in keeping with the spirit of a corporation being of service to its community.

Yes IFS has helped the community flourish just as the community has helped IFS become successful. It's a symbiotic relationship.

Ben Savoie
17 Prospect St.

Sent from my iPhone

Dianne Boisvert

From: ESTHER SAYER <emsayer@comcast.net>
Sent: March 16, 2021 9:19 PM
To: Dianne Boisvert
Subject: [Ext]Support for Institution for Savings

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To Members of the Planning Board;

I am emailing today to show my support for the expansion of the IFS bank.

Personally I've been in downtown Newburyport since 1981, as an employee and then an employer.

I've seen many changes as you can imagine, in order to grow we need to change and adapt.

The IFS has contributed to so many businesses ,individuals ,charitable organizations ,the historic commission and the list goes on in this community.

They're also looking to employ more people which also has the trickle down effect to other businesses. In order to grow things change.

In this past year of Covid fear and the unknown have we not learned anything? We have an institution that has been supporting us for over 200 years, is it not our turn to support them?

Thank you, I hope you approve this expansion.

Sincerely,
Esther M. Sayer