

Dianne Boisvert

From: Alex <9G@mvkf.com>
Sent: June 03, 2020 5:36 PM
To: Dianne Boisvert; Katelyn E. Sullivan; Andrew Port
Subject: [Ext]I AM OPPOSED TO THE INST FOR SVGS PLAN FOR EXPANSION

external e-mail use caution opening

To:

Bonnie Sontag, Planning Board Chair

Office of Planning and Development

Glen Richards

Newburyport Historical Commission

Andrew Port

Planning Director

Reference: Public Hearing for Special Permit(s) made by the Institution for Savings in Newburyport for property located at 93 State Street/ Assessor's Map and parcel 14-40. 1. Site Plan Review (2020-SPR-02), 2. ITIF Special Permit (2020-SP-01), 3. DOD Special Permit (2020-SP-09)

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

At 9-11 Garden Street, I am one of three residents who share a property line with the Institution For Savings and wish to loudly declare my opposition to the expansion plan presented to you by the bank.

While the bank has done many good works for the city of Newburyport and surrounding area, they are ignoring us, their neighbors (& customers) in designing such a massive buildout in such a tight, historic area and should consider moving their expansion plan to the Industrial Park or other location.

Further, the bank is ignoring your own wisdom and guidance in suggesting that they meet with their neighbors on Garden St, Otis St, Prospect St, State St, and the neighborhoods nearby.

Although we feel that coming to the table with their neighbors, those who would be PROFOUNDLY AFFECTED by the plan, might resolve this matter more quickly and with less pain and suffering around it, the bank has continued their wall of silence towards us and continue doing the same thing over and over, expecting a different result.

Rather than collaborate with us, they purport to be listening and adapting their plans to what they interpret as our needs and concerns. I grant them the benefit of the doubt, and hope they believe they really are listening and not simply strategizing a way to force their way on us--however, every expansion plan they have put forth for our neighborhood illustrates the opposite.

And the voice of our historic neighborhood is heard through the many emails you have received and letters to the editor, as well as our presence in great numbers at City Hall meetings on the matter, all of which clearly illustrate that the bank is NOT listening to us.

Because of the seriousness of this matter, and the intense opposition no one can ignore, I ask that you deny any permits at this time, especially where some of us do not have the command of the digital world that would make a ZOOM meeting possible for us all.

As we are entitled to the benefits of due process, I ask that you reschedule this hearing/meeting until a time that we can meet again in public.

Accessibility is the key to a democratic process, but a digital meeting (audio-only) deprives some of us of that accessibility and a decision that affects so many of us so permanently should not be determined under such discriminatory conditions.

I, for one, have an older computer and could not get it to work with Zoom, so will be UNABLE to attend the meeting this evening.

So please vote against the plans and permits as currently set forth for the expansion of the Institution For Savings on State Street.

I would appreciate it if you would confirm that you received this writing and have entered it into the public record.

Thank you respectfully,

Alex Adrian
9-11 Garden Street
Newburyport, MA 01950

Dianne Boisvert

From: Cederholm, Tara <tcederholm@thecrosbyco.com>
Sent: June 03, 2020 5:25 PM
To: Dianne Boisvert
Subject: [Ext]Institute for Savings building proposal

external e-mail use caution opening

Dear Members of the Newburyport Planning board,

I am writing to express my concern for the proposal for the new addition to the Institute for Savings at the corner of Prospect Street and Otis Place. As a resident of Fruit Street, this proposed construction is right in our neighborhood. The current, revised proposal for the new building is too large. It fills out the entire site to the edges of the property. It is too tall, higher than the neighboring buildings. It will significantly adversely affect the neighbors on that street, blocking sunlight and creating a tunnel like aspect to the street.

Of particular concern is the location of the HVAC equipment and the noise that it may generate. The renderings show some of that equipment to be on the ground at back of the building, but also seems to indicate roof top units. The noise of constant machinery will be very disruptive to what is essentially a residential area.

While the revised renderings are improved over the first ones in terms of the style of the buildings, they are still not in keeping with the neighborhood. Instead it appears to be a simple modern box, overlaid with brick and sandstone in an attempt at architectural sympathy. One, that in my opinion, is not successful.

I urge you to deny this proposal and request that the Institute for Savings reduce both the scale and scope of their project. It should be a building that compliments and blends more fully with the local architecture. The Institute should work with neighbors to find a solution that satisfies all parties.

Respectfully,

Tara Cederholm
20 Fruit Street

Tara Cederholm
The Crosby Company
26 Lowell Road
Salem, NH 03079
Phone 603 681-4255
Fax 603 681-4265

tcederholm@thecrosbyco.com

Dianne Boisvert

From: Denald "Nell" Doonan <nell26pt2@aol.com>
Sent: June 11, 2020 4:46 PM
To: Dianne Boisvert
Subject: [Ext]RE: Letter of Support

external e-mail use caution opening

To: The City of Newburyport, Massachusetts
Planning Board Dept.
Attn: Board Chair, Bonnie Sontag

Dear Ms. Sontag,

I hope this note finds you well.

I write to you today as someone who strongly supports the proposed expansion plans submitted to your Board by the Institution for Savings (IFS).

We now live in an age where good neighbors and healthy business's are more important than ever, and each affects the greater good of the community as a whole.

The Institution for Savings has fulfilled those criteria for the past 200 years, a tough act for the rest of us to follow, and it continues to support the citizens of Newburyport far more than any other business has contributed to the City.

An aspect of Newburyport's unique charm is based on the historic and close proximity of residential and commercially zoned property.

When each area is inevitably faced with renovation, each area has an opportunity to incorporate the needs of the other thru the planning process, and everyone must be treated with respect. Double standards are simply not acceptable in today's world.

The IFS has proven itself a good and tasteful neighbor with each and every building project it has undertaken in the last decade, and this renovation is no different. The recently revised plans reflect a similar pattern already existing in Newburyport at the James Steam Mill, Prince Place and the Medical Building on Forrester Street.

In my experience with the Institution for Savings I have always found the Trustees, the Officers, and the staff (who also volunteer their own time to support events in all the communities they serve), to have the utmost respect for all people, not just depositors.

If I did not truly believe in the vision and mission statement of the IFS, "to remain true to our vision to positively affect the lives of every person, business and organization within the communities we serve", I would not allow my name to be associated with it.

The revised plans represent the sincerity by which the IFS operates and I hope the Planning Board sees fit to approve the project without delay.

Thank you very much,
Mrs. Denald Ellen Doonan
Ipswich, MA
IFS Corporator and Business Owner.
978-502-5510

Dianne Boisvert

From: Kerri Perry <perry.kerri@gmail.com>
Sent: June 11, 2020 5:21 PM
To: Dianne Boisvert
Subject: [Ext]Institution for Savings

external e-mail use caution opening

Chair Bonnie Sontag and Newburyport Planning Committee Members,

I write this letter in support of the application made by the Institution for Savings to the City's Planning Office for the main office expansion project. As a depositor and a Corporator, I stand firmly by Bank leadership who have set forth a plan that addresses issues raised by the neighbors and community members, while maintaining the integrity of the historical nature of the building and the neighborhood. The plans to expand the State Street property have been developed through a thoughtful and intentional process that will improve bank access, while respecting the historical importance of the building and the concerns of the abutting neighbors.

The 1871 building is a cornerstone of Newburyport. It has withstood centuries of change, recessions, market gains, generations of depositors, and tremendous community building that witnessed many projects funded with the support of the Institution for Savings. Throughout, the values and mission of the Bank have remained constant. Institution for Savings seeks to *positively affect the lives of every person, business and organization within the community we serve*. This mission is stalwart. Whether a staff member is assisting a depositor, a Trustee or a Corporator is reviewing a grant to a non-profit, Bank leadership is working to develop a community project, or the Institution for Savings is investing in a location to improve access and better serve the community, this vision never wavers.

In my experience, nothing done at the Bank is by whim. Decisions such as the one at issue are the end result of a thoughtful and deliberative process that takes into account the interests of depositors, the City, and the community at large. I am proud to be a member of the community served by the Institution for Savings and proud to support this latest project undertaken by the Bank in our great city.

Thank you.

Kerri Sheeran Perry

**MACLEAN HOLLOWAY
DOHERTY & SHEEHAN, P.C.**
ATTORNEYS AT LAW

8 ESSEX CENTER DRIVE, PEABODY, MA 01960
TEL: (978) 774-7123 FAX (978) 774-7164
www.mhdpc.com

WILLIAM H. SHEEHAN
Direct Dial: (978) 774-7123
Email: wsheehan@mhdpc.com

RECEIVED

JUN 15 2020

Newburyport Planning Dept.

May 28, 2020

Newburyport Planning Board
Attn: Bonnie Sontag, Chair
60 Pleasant Street
P.O. Box 550
Newburyport, MA 01950

RE: 81-93 State Street, Newburyport, MA

Dear Chair and Members of the Board:

This office is counsel to Steven Charette and Renee Charette of 16 Prospect Street, Newburyport, Massachusetts and Thomas Secino and Colleen Turner Secino of 15 Otis Place, Unit 1, Newburyport, Massachusetts in connection with their opposition to the applications of the Institution for Savings (“IFS”) for a Downtown Overlay District Special Permit and Major Site Plan Review to enlarge substantially the bank. I am restricting my comments at this time to the issue of off-street parking requirements.

Section VII of the Newburyport Zoning Ordinances (“Ordinance”) governs parking. The provisions of Section VII most pertinent to the proposed expansion of the IFS at its campus at 81-93 State Street are discussed below. The reference to the IFS campus is based, among others, on IFS’ historic use of meeting the parking requirement for its loan center at 81 State Street in 1998, in part, by using the outdoor lot at 93 State Street (See Exhibit A attached which contains notes in the City’s building jacket for 81 State Street); the two buildings being directly across Prospect Street from one another; IFS’ combined use of both buildings to meet the various business needs of its customers (See photos attached as Exhibit B); and the commonsensical notion that Section VII contemplates IFS meeting the parking needs of its employees, customers and visitors to IFS, whether they are going to 81 State Street, 93 State Street, or both.

Section VII-B sets forth a table of parking requirements for each of a variety of uses. Section VII-A states that “[I]n the event a proposed development includes more than one use, the parking requirement shall be the sum total of the requirements for the individual uses.” IFS has labeled itself a “retail services” use, Use No. 404, which requires “3 [spaces] per 1,000 square feet of gross floor area (GFA).” The Ordinance at Section II-B.19 provides the following definition of “Floor area, total”:

The sum of the gross horizontal areas of the floor or floors of a building which are enclosed and useable for occupancy or the conduct of business and shall be measured between the inside face of exterior walls, or from the centerline of walls separating two (2) uses, but garage space, accessory building space, or cellar space is excluded except if these areas are utilized by the use occupying or conducted within the lot and/or building.

IFS is making an additional use of the building at 93 State Street, denominated in the Ordinance as “Retail/service kiosk/automated teller machine,” Use No. 414. Such a use requires “2 [spaces] per staff and/or teller machine.” Presently IFS has one automated teller machine.

The answers to the following fact questions must be determined by the Board: How many square feet of gross floor area is now occupied by IFS at 93 State Street? How many square feet of gross floor area is to be occupied by IFS in the proposed addition? How many square feet of gross floor area is now occupied by IFS at 81 State Street?

IFS has consistently stated that it presently occupies 12,560 square feet of gross floor area at 93 State Street, but we have seen no documents establishing same.

IFS most recently contends that its proposed addition has a gross floor area of 7,288 square feet, but the on-line plans do not show how that number was derived. In a February 13, 2020, letter of IFS’ counsel to the Board, the bank suggested that the proposed addition included 7,437 square feet, but that number excluded certain areas which, according to the aforesaid definition, must be included. Attached to that letter are portions of plans of the then proposed addition showing enclosed gross floor area on the first floor of 1,471 square feet (1,028 + 120 + 137 + 186) and enclosed gross floor area on the second floor of 7,175 square feet for a total gross floor area of 8,646 square feet. (See Exhibit C attached).

IFS has provided no calculation of gross floor area of 81 State Street, presumably because it is hoping that the Board will ignore the historical and present linking of the two buildings for business and parking purposes. Attached as Exhibit D is the assessor’s card for 81 State Street showing what appears to be gross floor area of 8,650 (5,166 + 1,162 + 2,322).

Subject to the Board’s confirmation, the gross floor areas are summarized as follows:

93 State Street (existing)	12,560
93 State Street (proposed) ¹	<u>8,497</u>
Subtotal	21,057
81 State Street	<u>8,650</u>
	29,707

¹ 8,646-149 (area of reduction per IFS’ counsel’s May 20, 2020, letter) = 8,497.

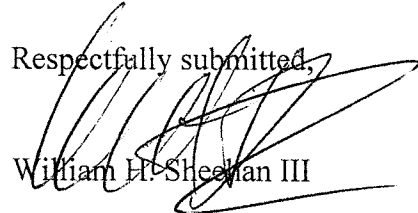
The total spaces required by the Ordinance for the retail services use are ninety (90), plus two (2) for the automated teller machine use, for a total of ninety-two (92). IFS is proposing fifty-nine spaces at 93 State Street, substantially fewer than required. 81 State Street lacks the area to contribute more than, perhaps, a couple of spaces.

Even without considering 81 State Street, IFS fails to meet the parking requirements of sixty-six (66) spaces [66 spaces for gross floor area between 21,000 and 22,000 square feet at 3 spaces per 1,000 square feet] plus two (2) spaces for a total of sixty-eight (68) spaces.

Where, as here, IFS has failed to satisfy the off-street parking requirements of the Ordinance, the Board should, and must, deny IFS' applications for Major Site Plan Review ("Unless a variance is granted to the ZBA pertaining to the requirements of Section VII, proposed projects or uses must comply with the parking and off-street loading requirements in Section VII." Ordinance, Section XV-H.a.8) and Downtown Overlay District Special Permit.

Thank you for your consideration.

Respectfully submitted,



William H. Sheehan III

WHS/kjs

cc: Steven Charette
Renee Charette
Thomas Secino
Colleen Turner Secino
Lisa L. Mead, Esq.

Exhibit A

The Institution for Savings In Newburyport and its Vicinity
Loan Center
81 State Street (Boxer Building)
Initial Zoning Ordinance Review
February 11, 1998

The property is located in Zone **Business 2**.
According to the Assessors Map the area of the property is **8088 Square Feet**.
The lot is approximately **66' wide** with **68'** of frontage and is between **115' & 132.5'** deep.

Use Regulation (V-D Table of use regulations pg. 1619)

Allowed uses: Retail, Business professional uses
Proposed use: Retail, Business
Former use: Retail

Conclusion: There is basically no change in the proposed use. The propose use conforms with the zoning ordinance.

Dimensional Controls (VI-A Table of Dimensional Requirements pg. 1620)

For **Retail Use #40** in B-2 Zone

Minimum Lot area: 5000SF
Street Frontage: 50'
Building Height: 40'
% of Lot Coverage: 100%
Open Space: NA
Front/Rear/Side-
Yard Setbacks: -0- feet

For **Business Use #45** in B-2 Zone

Minimum Lot area: 5000SF
Street Frontage: 50'
Building Height: 40'
% of Lot Coverage: 50%
Open Space: NA
Front/Rear/Side-
Yard Setbacks: -0- feet

Actual condition:

Lot area: 8088SF > 5000SF
Street Frontage: 68' > 50'
Proposed Building
Maximum Height: 33' < 40'
% of Lot Coverage: 67%

Open Space: NA
Front/Rear/Side-
Yard Setbacks: -0- feet

Conclusion:

- Because there is basically no change in the proposed use within the currently existing building, and
- because there is basically no change in the building footprint and in the building envelope, and
- because the building conforms to the requirements of Retail Use #40,
- therefore the building envelope and footprint as shown in the schematic plans dated 2/6/98 conform the zoning ordinance.

Parking Requirements:

- Because the building precedes the current zoning ordinance it is classified a preexisting non-conforming use, and
- because the bank currently provides appropriate parking on their lot across Prospect Street or in additional leased or rented spaces nearby, and
- because the use of the building remains basically the same,
- We conclude that the parking provided by the bank is adequate for the renovated building.

EXHIBIT
B



INSTITUTION FOR SAVINGS
LENDING OFFICE

ATM and Tellers
located at
Main Office
→

INSTITUTION FOR SAVINGS
LENDING OFFICE

ATM and Tellers
located at
Main Office
→

Building Signs:
Address: 1000 N. 10th St.
Phone: 800.848.8888
Fax: 800.848.8888
Website: www.ifsavings.com
Hours: Mon-Fri 9am-5pm, Sat 10am-4pm, Sun 12pm-4pm
Branch: Main Office

INSTITUTION FOR SAVINGS
LENDING OFFICE

ATM and Tellers
located at
Main Office
→

EXHIBIT C

RECEIVED

FEB 13 2020



Mead, Talerman & Costa, LLC
Attorneys at Law

February 13, 2020

By Hand

Newburyport Planning Dept.

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

Jennifer Blanchet
Zoning Administrator
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, Massachusetts 01950

Bonnie Sontag, Chair
Planning Board
City of Newburyport
City Hall
60 Pleasant Street
Newburyport MA 01950

Re: Withdrawal of Shared Parking Special Permit;
93 State Street, Newburyport, MA (the "Property")
Assessor's Map: 14 Lot: 40 and 39

Dear Ms. Blanchet and Chair Sontag and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm submitted an application to the Planning Board for a Shared Parking Special Permit for Parking on behalf of the Institution for Savings in Newburyport (the "Applicant"). Since that time the Applicant has revised its plans to reduce the size of the proposed building.

As you know, at the presently existing 12,560 square footage of useable floor area, the Applicant is required to have 38 parking spaces; the existing condition on the Property is 36 parking spaces, two spaces short of the requirement.

The revised proposed addition includes 7,437 square feet which requires an additional 23 spaces. However, because of the construction, the bank is losing 8 of the existing spaces. As a result, there is a shortage of 31 spaces. Please see attached schematics.

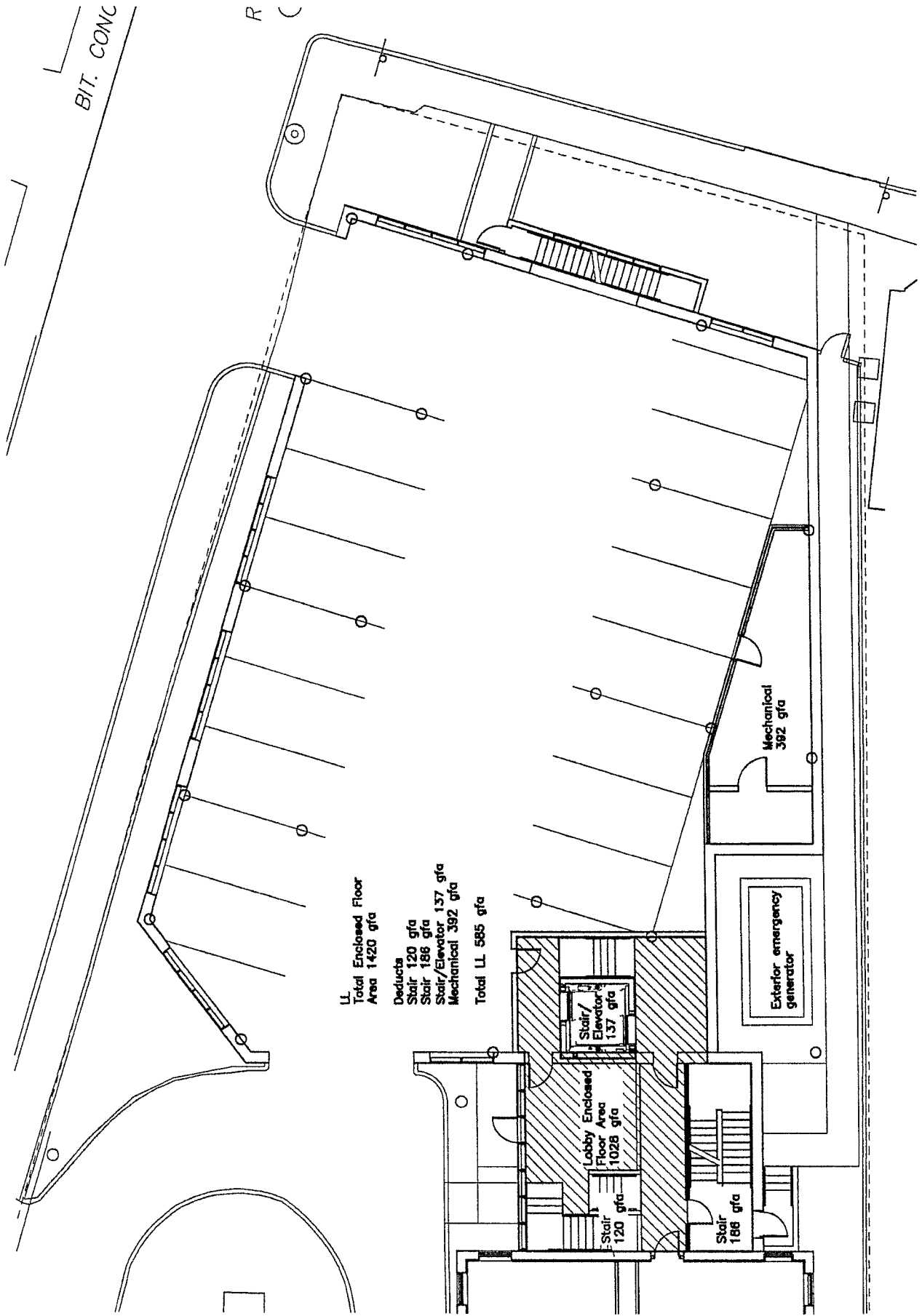
While the Applicant will continue to be required to obtain the ITIF special permit it will not be required to obtain a shared parking special permit.

Respectfully submitted
Institution for Savings in Newburyport
~~By its Attorney~~

Lisa L. Mead

Attachment
cc: client

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400



BIT. COA

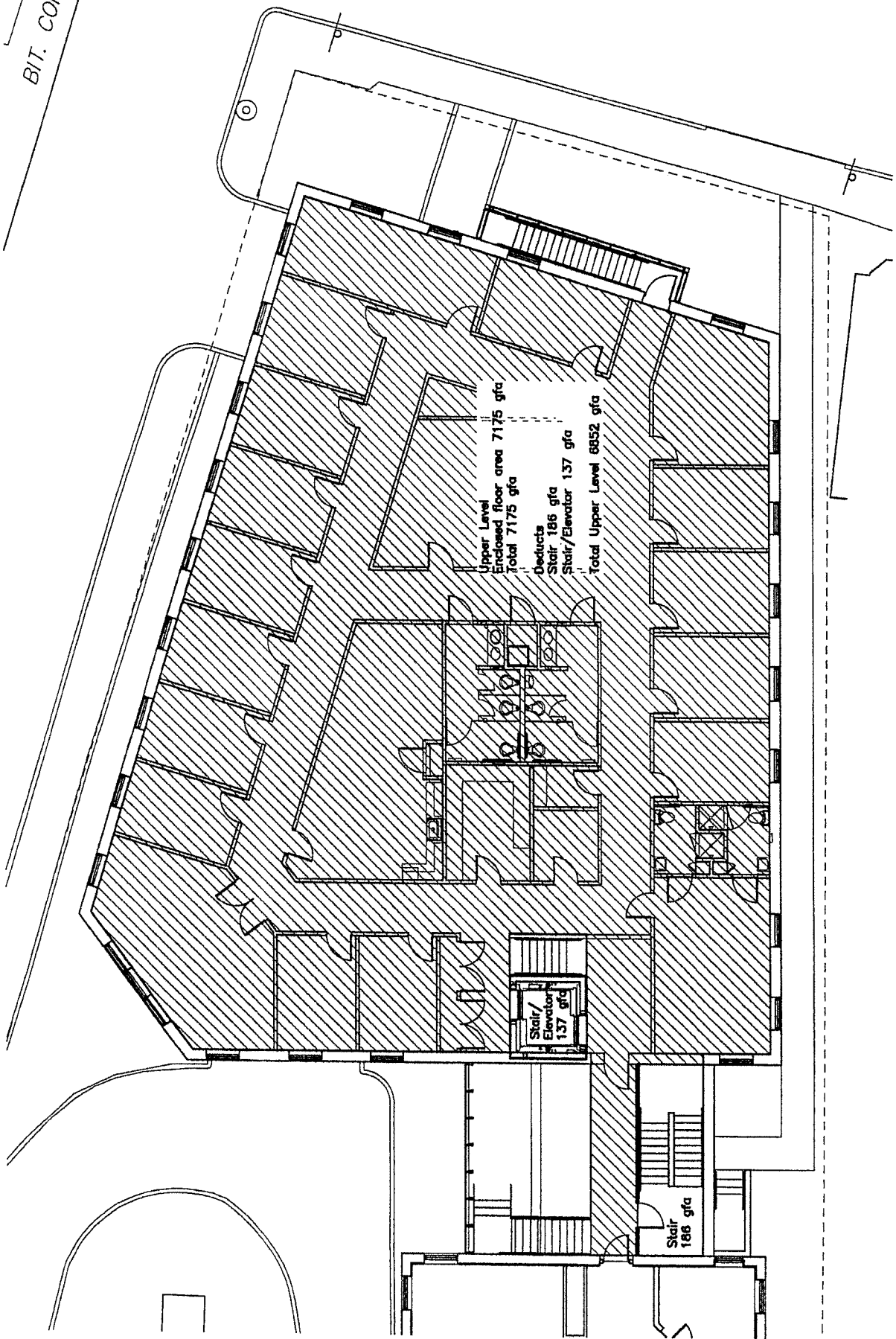


EXHIBIT D

81 STATE ST

Location 81 STATE ST

MBLU 5/ 1/ / /

Owner INSTITUTION FOR SAVINGS

Assessment \$1,462,600

PID 149

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$764,900	\$697,700	\$1,462,600

Owner of Record

Owner INSTITUTION FOR SAVINGS
Co-Owner
Address 93 STATE STREET
 NEWBURYPORT, MA 01950

Sale Price \$750,000
Certificate
Book & Page 14418/0047
Sale Date 11/07/1997
Instrument 1L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
INSTITUTION FOR SAVINGS	\$750,000		14418/0047	1L	11/07/1997
BOXER STEPHEN P	\$1		10862/0295	1A	07/09/1991
BOXER STEPHEN P	\$1		07420/0047	1A	05/31/1984
BOXER FURNITURE STORE INC	\$0		06627/0504		08/31/1979

Building Information

Building 1 : Section 1

Year Built: 1941
Living Area: 5,166

Building Photo

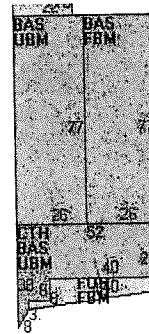
Building Attributes	
Field	Description
STYLE	Finan Inst.
MODEL	Commercial
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip

Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	BANK BLDG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	3410
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	0



(http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\23\41.jpg)

Building Layout



(http://images.vgsi.com/photos/NewburyportMAPhotos//Sketcher

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	5,166	5,166	
CTH	Cathedral Ceiling	1,162	0	
FBM	Basement, Finished	2,322	0	
FOP	Porch, Open	320	0	
PTO	Patio	352	0	
UBM	Basement, Unfinished	3,164	0	
		12,486	5,166	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	10000 S.F.	\$15,100	1

Land

Land Use

Use Code 3410

Land Line Valuation

Size (Acres) 0.19

Description BANK BLDG

Depth 0
Assessed Value \$697,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$759,100	\$697,700	\$1,456,800

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

Dianne Boisvert

From: Mark W. Griffin <mark@finnic.com>
Sent: June 29, 2020 9:50 PM
To: Dianne Boisvert
Subject: [Ext]July 1 Planning Board Meeting

external e-mail use caution opening

Chair Sontag and members of the board:

I live at 4 Otis Place and I directly abut the proposed project. I have opposed the project based on many reasons but specifically on its size and proximity and incompatibility to the residential neighborhood where I reside. I am writing now to let you know that I wholly support the advisory reports of the Newburyport Historical Commission. In February the NHC submitted a report which called the proposal a “a looming, monolithic giant that is clearly not subordinate to the existing building, even if one includes the 1980 addition.”

I believe this is accurate and that the proposal and its various iterations have always suffered from the underlying flaw that it is too big and in the wrong location. The most recent NHC report underscores the issue of the project’s untenable size. As the current report states:

“ It is clear that a majority of the commission (actually five of the six in attendance) has concluded that these plans do little to address the single biggest objection stated in February, that the way in which the overall mass and/or volume of the proposed addition is expressed would result in a structure that does not harmonize well with its immediate setting”

Such comments rightfully require the applicant to go back to the drawing board and reconsider its entire design and size parameters. Since compatibility with the residential neighborhood is clearly an issue in the NHC report the applicant should then consider the comments of most of the residential neighbors. They have all recommended the bank consider constructing its expansion along State Street – a natural expansion of the bank’s campus and the commercial district. I concur with these recommendations and urge the Planning Board to engage the applicant to reduce the size of the project and locate it along State Street where it is wholly compatible with the surrounding buildings.

If the applicant is unwilling or unable to do so, the board has the discretion to deny the DOD Special Permit application and should do so.

Mark W. Griffin, Esq.
Finneran & Nicholson, P.C.
30 Green Street
Newburyport, MA 01950
Tel 978-462-1514 ext.134
Fax 978-465-2584
mark@finnic.com

Dianne Boisvert

From: Claire Papanastasiou <claire.p.claire@gmail.com>
Sent: June 29, 2020 9:04 AM
To: Dianne Boisvert
Cc: Andrew Port
Subject: [Ext]Opposition to IFS Expansion

external e-mail use caution opening

Dear Chair Sontag:

As an abutter opposed to the Institution for Savings' proposed 16,000-square-foot, 2-story addition in downtown Newburyport, I am writing to request that the Board require that individuals providing public comments at the July 1 hearing must note their affiliation to the IFS and its project.

Specifically, and in the interest of transparency and fairness, abutters to the proposed expansion, like me, would identify themselves as such and those affiliated with the IFS, such as trustees, corporators or employees, would do the same. It is also my hope that Planning Board members would proportionately weigh the impact of such a significant project on those who reside physically close to the proposed new expansion and those who live in Newburyport. Abutters and Newburyport residents will be more affected day-to-day than a bank trustee who lives in Ipswich and calls in to speak in favor of the project.

I am troubled that the meeting's audio-only Zoom will disadvantage abutters and those who oppose the proposed expansion. Specifically, I am concerned that the bank – because of its influence and reputation – will summon its trustees, corporators and others from Newburyport and other nearby cities and towns to dial-in to voice their support of the project without disclosing their direct affiliation. A harbinger to the bank's approach was an onslaught of letters to the editor in the Daily News heralding the IFS and its community contributions and reputation by trustees and corporators, some of whom neglected to disclose their affiliation with the bank.

I note this because more than 100 people dialed-in for the June 3 Planning Board Zoom meeting, forcing its continuance to July 1. It was the bank's attorney, Lisa Mead, who raised the issue of callers being unable to dial-in, which to me indicates that the bank likely lined-up its supporters to voice their support. In fairness, we abutters have galvanized support in opposition to the expansion, though a core difference is that we're open about our affiliation to the project.

The possibility of a lack of clarity and transparency in the bank's approach of gaining approval of this project is disconcerting and poses a threat to the fairness of the upcoming hearing. That threat, however, can be averted by a simple ground rule that everyone who comments plays by the same rules: Full disclosure of their affiliation with the bank regardless of where they stand with the proposed expansion.

Thank you Chair Sontag.

Claire Papanastasiou
4 Otis Place
Newburyport, MA 10950

--

Claire Papanastasiou
617.416.3377
claire.p.claire@gmail.com

Dianne Boisvert

From: Stephanie Niketic <niketic@airkiosk.com>
Sent: June 30, 2020 1:46 PM
To: Bonnie Sontag; Andrew Port; Katelyn E. Sullivan; Dianne Boisvert
Subject: [Ext]Planning Board 7-1 Meeting, 93 State Street Hearing
Attachments: MIMAP Zoning.png; Sanborn 1894 Propect-Otis-Garden.png; nwb_ak_reduced.pdf

external e-mail use caution opening
Newburyport Planning Board

Re: IFS 93 State Street Site Plan Review (2020-SPR-02) and DOD Special Permit (2020-SP-09)

Dear Chairwoman Sontag and Planning Board Members:

As the Historical Commission's report says, the applicant's revised plans have not addressed the issues of size, scale, and proportion. I hope you will consider:

Site Plan Review Community Character Criteria

One of the purposes of Site Plan Review is to ensure a smooth transition between industrial, commercial, and residential areas, and to preserve the character of individual city neighborhoods. Among the Community Character criteria is that the proposed development be "appropriate in regards to the size and shape of the buildings or structures both in relation to the land area upon which the building or structure is situated and to the adjacent buildings and structures within the neighborhood."

DOD Criteria

An addition that is "as large or larger than the historic building" does not adhere to the U.S. Secretary of the Interior Standards. The proposed addition is larger than both the historic bank building and its 1980 addition, combined.

The DOD requirement that new construction not be disruptive to the integrity of its setting is not met.

-- The setting includes a historic residential neighborhood, most of which is in an underlying residential district. While there were once buildings on Prospect Street adjacent to the bank, they were all wood-frame dwellings. By 1980, when the Prospect streetscape was documented for Newburyport's 1984 National Register Historic District nomination, all of these buildings were gone (except 14 Prospect Street, a Greek Revival at the corner of Prospect and Otis, now also gone). As long as Prospect Street has been part of a National Register district, this section of the streetscape has been open, and likely so as a result of the bank's actions.

-- The setting for this addition is also State Street, a major historic public way. It has been argued that as set back, the new building will significantly recede from this view. I don't think that will be true. It will be very visible from State Street, and a commercial parking garage door will become part of the facade of an iconic historic property. This is a disruption to the essential form and integrity of the historic building, the lot where it is located, and its setting, which the DOD regulates against.

Regardless of design, I do not think a 16,000-square foot building at this location can meet the purposes of the DOD or Site Plan Review Community Character protection. I hope you will agree.

Thank you,

Stephanie Niketic
93 High Street
Newburyport

Attachments:

- MIMAP zoning screenshot
- 1894 Sanborn Fire Insurance map screenshot
- 1980 MHC Inventory Form G. - Prospect Streetscape

HARRIS ST.

Aug. 1894

NEWBURYPORT MASS.

12

STATE

GARDEN

OTIS

PL.

13

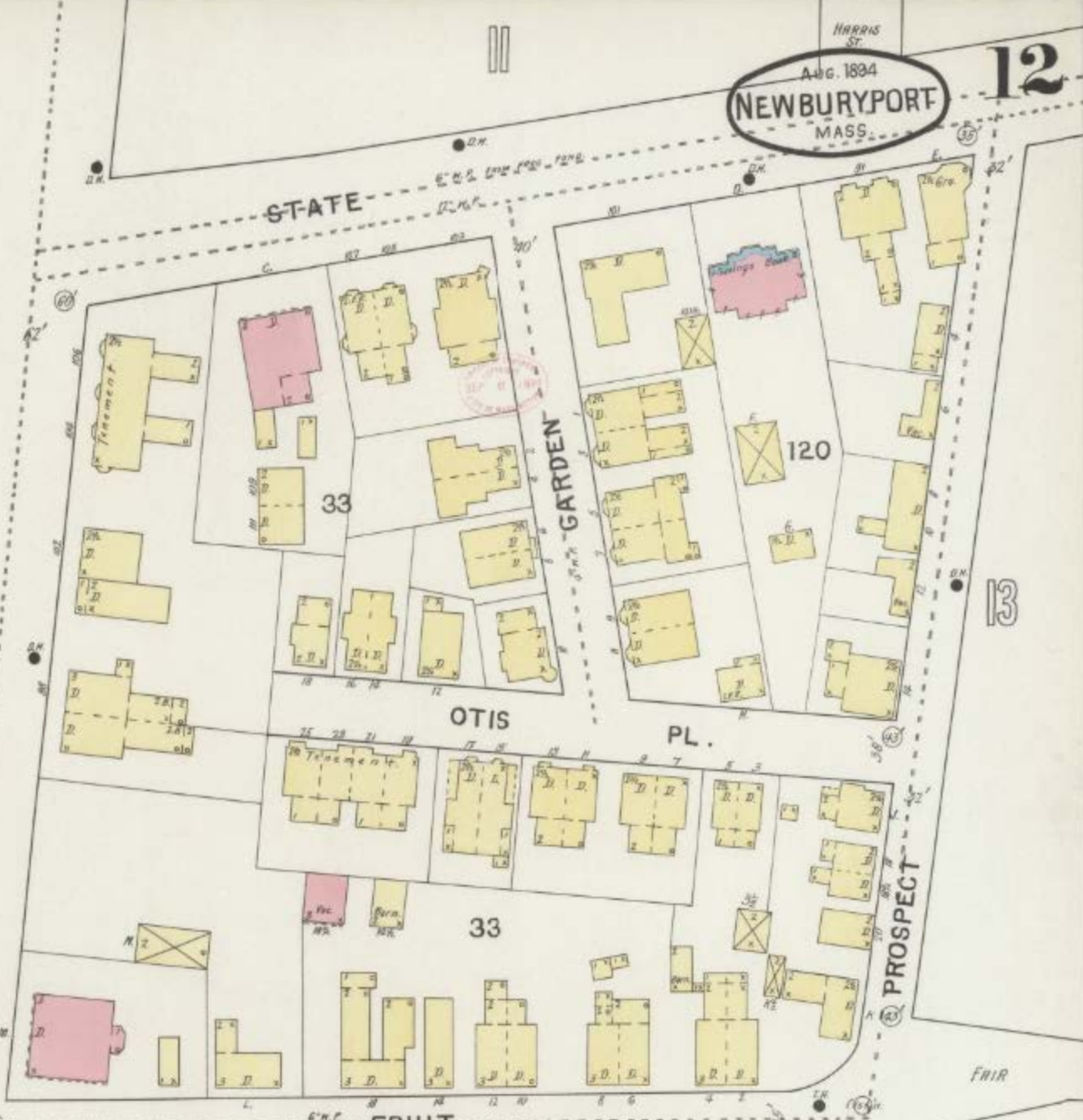
PROSPECT

FRUIT

33

120

33



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: NWB.AK
Historic Name: Prospect Streetscape
Common Name:
Address:
City/Town: Newburyport
Village/Neighborhood:
Local No:
Year Constructed:
Architect(s):
Architectural Style(s):
Use(s):
Significance:
Area(s):
Designation(s):
Building Materials(s):



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, June 20, 2020 at 4:30: PM

FORM G - STREETScape

In area no. <u>L+V+AK</u>	Form no. <u>358</u>
------------------------------	------------------------

2. Photos (black & white, 3x3 or 3x5)
Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

6-7, 6-11
C-16, C-17

1. Town Newburyport
street name Prospect Street
addresses (inclusive) 5-53 Prospect St.
14-50 Prospect St.
present use Residential

3. Description:
general date or period 19th Century

predominant architectural styles Greek Revival, vernacular Victorian.
major intrusions None

4. Map. Draw map of street, clearly showing all buildings; indicate street addresses and approximate date for all buildings; identify intrusions by use or type. Indicate north.



5. Recorded by Mary Jane Stirgwort
Organization Office of Community Development
Date 8-17-80

6. Themes. Check as many as applicable to streetscape

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> X </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community Development	<u> X </u>				

7. Significance. Explain historical and/or architectural significance of streetscape. Include explanation of themes checked.

This section of Prospect Street is a wonderful streetscape consisting of domestic architecture built primarily during the mid-nineteenth century. There are several homes on the street that are earlier. The street exists in total, however, as it appeared in the nineteenth century.

Prospect Street between State Street, formerly Fish Street, and Federal Street, formerly King Street, is adjacent to Market Square, Newburyport's central business district. As one might expect the homes in this area relate to the business, trades, and services essential to the center of Newburyport.

In 1851 Prospect Street was occupied by a variety of skilled craftsmen and shopowners. There were also several house carpenters and an occasional seaman. In 1851 Hezekiah Ripley, a house carpenter, lived at 7 Prospect Street. This house is like several others on the street. It is Greek Revival in form with pitched roof and gable facing the street. The cornice is continuous across the building's facade creating the image of a Greek pediment which is supported by the classically inspired cornerboards. The doorway is also Greek Revival in style flanked by sidelights and pilasters and surmounted by an oblong transom and a Greek entablature.

There are several larger houses on this street which were built during this period. The house at 14 Prospect Street is an excellent example. It too is Greek Revival in style. The architectural detail is simple and the size of the building indicates it may have been used as a boarding house. The three double houses at 11-13, 15-17, 19-21 Prospect Street are similar in proportion though a bit later in style. These buildings were undoubtedly built as speculative housing. This was common in Newburyport during the second half of the nineteenth century. The textile mills established during the 1840's and 1850's had created a need for workers housing. This need was increased still

8. Bibliography and/or references (cont.)

Assessor's Records
 J. J. Currier, History of Newburyport 1764-1905, vols. I and II, reprint, Newburyport 1977.
 1851 Plan of Newburyport, Mass. H. McIntire
 1872 Map of the City of Newburyport, Mass. D. G. Beers and Co.
 1851, 1871 City Directories
 R. Cheney, History of Merrimac River Shipbuilding, Newburyport, 1964.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

NWB:AK

Community: Newburyport	Form No: 358
Property Name: 5-53 Prospect St. 14-50 Prospect St.	

Indicate each item on inventory form which is being continued below.

FORM G - STREETScape (CONTINUED)

further with the growth of the shoe industry during the 1860's and 1870's. The larger dwellings on Prospect Street undoubtedly housed workers from the nearby industrial area on the other side of State Street.

There are several earlier homes on this section of Prospect Street. They include 9, 18-20, 22, and 37 Prospect Street. The houses at 9 and 18-20 appear to date from the late 18th century. They are both simple two story dwellings with pitched roofs. The doorway at 9 Prospect is original consisting of the door itself flanked by Doric pilasters supporting a classical entablature. The original door of 18-20 Prospect was altered when the building was made into a two-family house. In 1851 the owner of 7 Prospect was a ship's cooper, George Fitz. Mrs. Annister Hale owned and occupied 18-20 Prospect Street. Mrs. Hale had a fancy goods store at 27 State Street. Her husband Nathaniel was a seaman.

Two other homes are worthy of note. The first is a simple two story home at 22 Prospect Street. This house has a doorway quite similar to that at 7 Prospect and both may have been built by Hezekiah Ripley, the house carpenter. The second noteworthy home is the most pretentious home included in the streetscape.

The house at 37 Prospect Street is Federal in style. It is three stories in height with hipped roof, exceptional entrance portico and simple classically inspired cornice and window lintels. The original owner of this home is not known. It was owned by the heirs of Enoch Osgood in 1851. Osgood had a shipping company and owned several vessels including the Schooner "George", built by the Woodwells in 1832.

An individual inventory sheet has been filled out on 24 Prospect Street.

Staple to Inventory form at bottom



7-21 Prospect St.



42-50 Prospect St.



7 prospect st. - NWB. 2703



37 Prospect St. - NWB. 2718



MASSACHUSETTS HISTORICAL COMMISSION

80 Boylston Street, Boston, MA 02116
(617) 727-8470



MASSACHUSETTS HISTORICAL COMMISSION

80 Boylston Street, Boston, MA 02116
(617) 727-8470

✓ 2718	37	Enoch Osgood House	1810 F.	*
✓ 2719	38		1850 It.	
✓ 2720	39-41		1825 F.	*
✓ 2721	42		1845 G.R.	*
✓ 2722	43-45	R 1860 Ital		
✓ 2723	44		1850 G.R.	*
✓ 2724	47		1860 It. 2 nd E	Dbl *
2898	49		1860 It. 2 nd E	Dbl
2725	46		1850 G.R.	*
2726	48-48 $\frac{1}{2}$		1850 G.R.	*
2727	50		1860 N.S.	*
2728	51		1860 It.	
2729	55		1825 F	(sc)

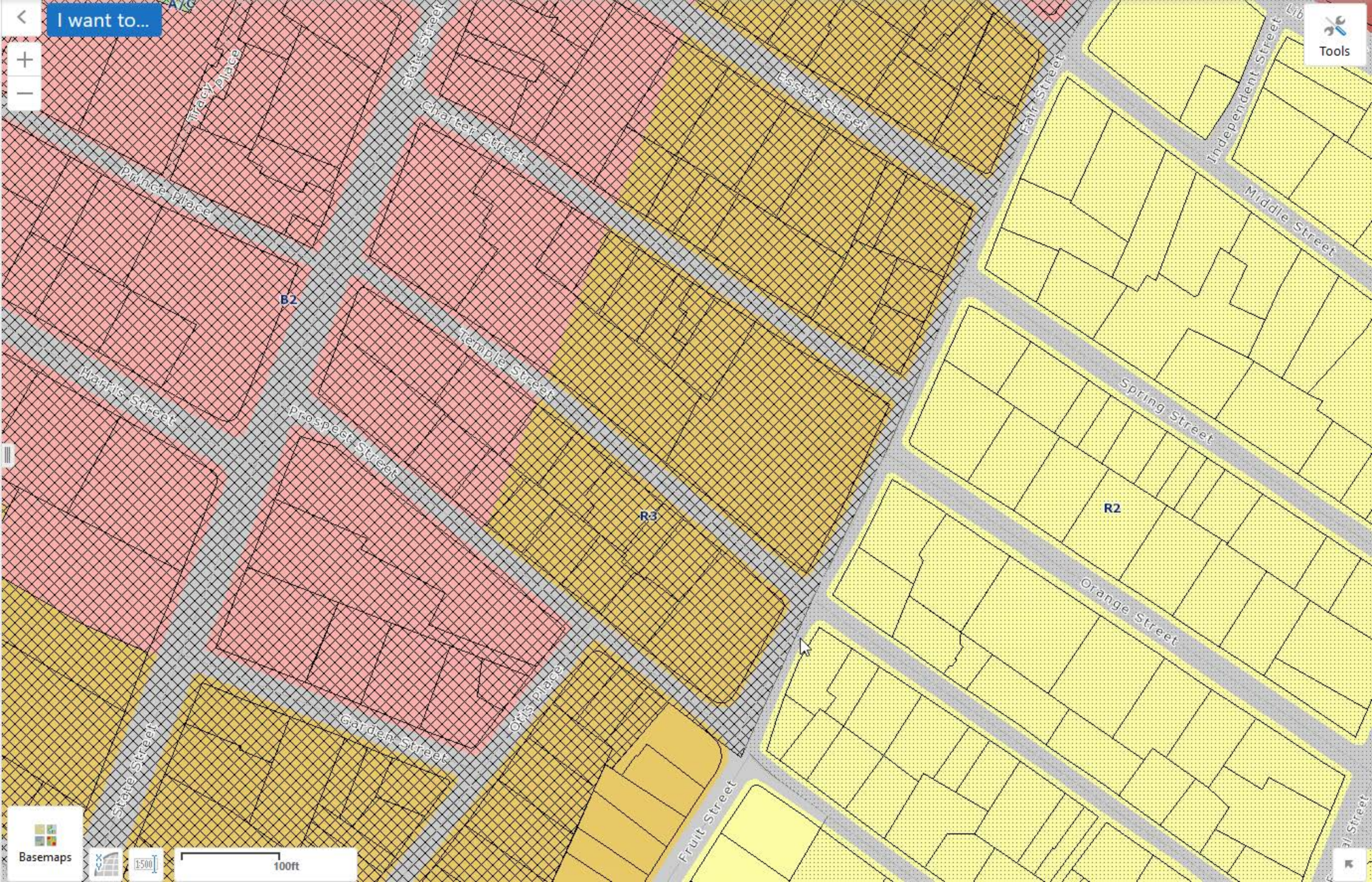
Prospect Street Scope

Area L/V/AK

<u>Inv. #</u>		
358	5 Prospect St.	1845 Greek R.
2703	7 Ripley / Fitz	1845 G.R.
2704	9	1775 F (Dc) *
2705	11-13 Dbl	1875 It * Dbl
2706	15-17 Dbl	1875 It. * Dbl
2707	14	1845 G.R.
2708	16	1870 It.
2709	18-20 (originally 2312) Male, Annister	1800 F sc Dbl
2710	19-21 Dbl	1875 It. * Dbl
2711	22	1800 F. (sc)
2712	25	1960 N.S.
2713	27	1875 It.
2714	29-31	1800 U. ea.
2715	30-32	1855 It. Dbl
2716	34-36	1855 It. Dbl
2717	35	1825 F.



I want to...



John F. Moak

170 Beach Road #26

Salisbury, MA 01952

July 1, 2020

Bonnie Sontag, Chair

Newburyport Planning Board

Newburyport, MA 01950

Subject: Institution for Savings Building Expansion Project

Dear Members of the Planning Board,

I want to disclose that the Institution for Savings has been my major financial institution since moving to Newburyport in 1972 and I am presently an Incorporator. I am pleased to be part of a bank that has strong commitment to excellent service to its customers and the community.

This letter presents my opinion about this project.

The historic downtown of Newburyport vitality has been preserved through a successful coexistence of residents and commercial entities. Each segment of this community is dependent on each other.

I believe the City of Newburyport through its elected officials and Boards and Committees should be supportive of the growth of businesses as they plan for meeting the needs of their customers. That support should involve a study of the plans, how they fit the existing Zoning Ordinances and of course an appreciation for the apprehension of neighbors concerned about change. Working together to finalize a project can be challenging, but a successful completion of business or residential expansion is important to the continued vitality of the downtown.

I was privileged to be part of the Newburyport Public Library Building Committee. We faced what seemed like overwhelming challenges to provide needs of our customers while preserving an historic building, anguishing over massing, concern for the neighborhood, and parking. Easier solutions could have been accomplished by relocating outside the present neighborhood, but we felt the need to maintain this important public service at the present location was essential to accomplishing our mission as a Building Committee.

The Institution for Savings has similar challenges while maintaining an important role in the downtown community. I trust that with their commitment to the community and the work of the City this can be a successful project to allow for expansion of their business facility in Newburyport.

Respectfully yours,

John F. Moak