

Dianne Boisvert

Subject: FW: The Landing Condominium Trust- 262 Merrimac Street
Attachments: 1935 THE LANDING PLANT LIST.xlsx; 1935 THE LANDING.pdf; 1935 THE LANDING PLAN.pdf

-----Original Message-----

From: Cameron Kitsakos [mailto:CAK@geminiproperty.net]
Sent: Friday, April 10, 2020 9:46 PM
To: Katelyn E. Sullivan
Subject: [Ext]RE: [Ext]RE: [Ext]FW: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

external e-mail use caution opening

Thank you so much

Attached are the proposed plans. The work will be completed through Cole Landscaping if approval

Summary:

These plans were provided by a professional landscape architect & designer, after two seasons of monitoring the growth of a few invasive species originally installed. The rosa rugosa bushes have expanded too wide to sustainably maintain the previously approved plan for these buildings. Their "runners" (underground vines that branch outwards) have begun to suffocate the neighboring shrubs. It's suspected that these shrubs could grow too large to accommodate for the other shrubs on site and thus have been selective to be removed. Suitable species will be installed that will complement the existing landscape beds, the shrubs that will remain and promote a varying blooming cycles resulting in year round flowering of different shrubs. This will add curb appeal, reduce the cost to maintain the property, and ensure all of the shrubs on site experience an equal opportunity to succeed. I suspect that if this plan is not approved and several rose rugosa bushes are not removed, the other shrubs will likely fail within the coming years.

Please let me know if there is anything further needed

Thank you,

Cameron Kitsakos | Gemini Property Management | Office 978.346.8900 | cak@geminiproperty.net

-----Original Message-----

From: Katelyn E. Sullivan <KESullivan@CityofNewburyport.com>
Sent: Friday, April 10, 2020 9:20 PM
To: Cameron Kitsakos <CAK@geminiproperty.net>
Subject: RE: [Ext]RE: [Ext]FW: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

Hi Cameron-

This would be considered a minor modification which would just need a simple vote. Would you send me the plans and a request to be placed on the Planning Board agenda with a brief summary? Our boards are meeting online.

Katelyn

-----Original Message-----

From: Cameron Kitsakos [mailto:CAK@geminiproperty.net]

Sent: Tuesday, April 07, 2020 1:50 PM

To: Katelyn E. Sullivan

Subject: [Ext]RE: [Ext]FW: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

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Thank you Katelyn,

Could you let me know what the process entails? Will it require a meeting & vote or is the planning Board operating via remotely?

Sincerely,

Cameron Kitsakos | Gemini Property Management | Office 978.346.8900 x103 | cak@geminiproperty.net

-----Original Message-----

From: Katelyn E. Sullivan <KESullivan@CityofNewburyport.com>

Sent: Tuesday, April 7, 2020 1:28 PM

To: Cameron Kitsakos <CAK@geminiproperty.net>

Subject: RE: [Ext]FW: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

Hi Cameron-

Yes, I have reached out to our zoning enforcement officer and she feels that this will need a minor modification vote by our Planning Board.

Katelyn

From: Cameron Kitsakos [CAK@geminiproperty.net]

Sent: Tuesday, April 07, 2020 1:06 PM

To: Katelyn E. Sullivan

Subject: [Ext]FW: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

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Hi Katelyn,

Just checking in on this project

Has there been any review/ progress made?

Sincerely,

Cameron

-----Original Message-----

From: Cameron Kitsakos

Sent: Thursday, March 26, 2020 12:20 PM

To: 'Katelyn E. Sullivan' <KESullivan@CityofNewburyport.com>

Subject: RE: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

Hi Katelyn,

Please find the proposed plan attached, along with the plant list and pictures

Kind Regards,

Cameron Kitsakos | Gemini Property Management | Office 978.346.8900 x103 | cak@geminiproperty.net

-----Original Message-----

From: Katelyn E. Sullivan <KESullivan@CityofNewburyport.com>

Sent: Wednesday, March 25, 2020 3:28 PM

To: Cameron Kitsakos <CAK@geminiproperty.net>

Subject: RE: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

Can you send us an updated landscaping plan/planting schedule please?

-----Original Message-----

From: cmsmailer@civicplus.com [mailto:cmsmailer@civicplus.com]

Sent: Wednesday, March 25, 2020 1:34 PM

To: Katelyn E. Sullivan

Subject: [Ext][Newburyport MA] The Landing Condominium Trust (Sent by Cameron Kitsakos, cak@geminiproperty.net)

external e-mail use caution opening

Hello kesullivan,

Cameron Kitsakos (cak@geminiproperty.net) has sent you a message via your contact form (<https://www.cityofnewburyport.com/user/3863/contact>) at Newburyport MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.cityofnewburyport.com/user/3863/edit>.

Message:

Hi Katelyn,

I'm hoping to reach you to discuss the Landing Condominiums and open dialogue regarding a landscape plan we have discussed. I work with Gemini Property Management, the Management firm for the Association, but also with the Developer, First Republic Corp. of America while there are still units unsold

Portions of the landscaping for 262 Merrimac St. include shrubs that are invasive. Over the past few years they have grown to overwhelm neighboring shrubs, which will likely suffocate them with "runners" and general sideways growth. We have work with a landscape architect to develop a new proposed plan in hopes of removing some of the invasive species (specifically noting the Rosa Regosa), and replace them with a more sustainable substitute of a similar species.

If you wouldn't mind, could you reach out to me via email or by phone to discuss how to submit a request to the Historical Commission? I have a plan that can be forwarded in PDF form for review if necessary and am happy to discuss any of this further with the appropriate party

My email is CAK@geminiproperty.net and my office number is 978 346 8900

I look forward to your response

Be well,

Cameron Kitsakos, Gemini Property Management