



CITY OF NEWBURYPORT  
CONSERVATION COMMISSION  
60 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-465-4462

**Substantial Improvement Determination Form**

This form and all attachments should be emailed in .pdf format to the Conservation Administrator at [igodtfredsen@cityofnewburyport.com](mailto:igodtfredsen@cityofnewburyport.com) with two paper copies delivered to the Planning Office at City Hall.

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
  - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
  - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

*\*note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.

Project Address: 11 Flora Street, Newburyport

Property Owner or Applicant: Michael & Michelle Ywoc

Name of Certified Appraiser/Contractor: Gregory C. Stoy

Phone number: 781-661-4014

Email address: gstoy@amconsults.com

Project Title/Description: 11 Flora Street

Title and Date of Proposed Project Plans and Specifications used to determine values:

Two valuation reports done January 26, 2022

Signature of Certified Appraiser/Builder:

[Handwritten Signature]

Date: March 17, 2022