

**City of Newburyport Planning Board**  
**Application for a SPECIAL PERMIT**

The undersigned hereby submits an application for:

- Special Permit
- Special Permit amendment

Petitioner: Plum Island LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC

Address: 30 Green Street, Newburyport

Phone: 978-463-7700

Email: lisa@mtclawyers.com

Owner: Plum Island LLC

Address: 28 Plum Island Blvd., Newbury 01951

Phone: \_\_\_\_\_

Site Address: 77 and 79 Parker Street

Assessor's Map and Lot(s): 78-2, 78-3, 78-7 Zoning District: I1B

Book and Page #: 36010/0174 34029/0300 or Certificate of Title: \_\_\_\_\_

**Ordinance section where relief is being requested:**


- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Table of Permitted Uses (V-D) | <input type="checkbox"/> Courts and Lanes (XXIII)                    |
| <input type="checkbox"/> One residential structure per lot (VI.C) | <input type="checkbox"/> Waterfront West Overlay District (XXIV)     |
| <input type="checkbox"/> Open Space Residential Development (XIV) | <input type="checkbox"/> Towle Complex Redev. Overlay District (XXV) |
| <input type="checkbox"/> Water Resource Protection District (XIX) | <input type="checkbox"/> Other _____                                 |
| <input type="checkbox"/> Federal Street Overlay District (XXII)   |  |

**Describe the Special Permit request:**

Special Permit for Professional Office use on a portion of the Property.

**Petitioner and Landowner signature(s):**

Every application for a Special Permit shall be made on this form, which is the official form of the Planning Board. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in the Planning Board dismissing the application as incomplete.

Signature of petitioner/owner: 

Print name(s) here: David A. Course

**City of Newburyport Planning Board**  
**Application for SITE PLAN REVIEW**

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Applicant: Plum Island LLC  
Address: c/o Lisa Mead, Mead, Talerman & Costa, LLC  
30 Green Street, Newburyport  
Phone: 978-463-7700  
Email: lisa@mtclawyers.com

Property Address: 77 and 79 Parker Street

Assessor's Map and Lot(s): 78-2, 78-3, 78-7 Zoning District: I1B

Book and Page(s) or Cert.#: 36010/0174 34029/0300

Type of Project:  Major  Minor

Brief description of request: Major Site Plan Review for proposed light industrial building, function hall, professional office and related parking.

Engineer: Millennium

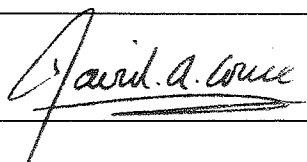
Address: 62 Elm Street  
Salisbury, MA 01952

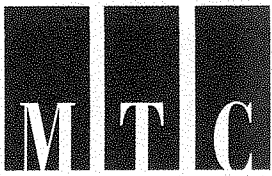
Phone: 978-463-8980

Owner: Plum Island LLC

Address: 28 Plum Island Blvd.  
Newbury, MA 01951

Phone:

Owner's Signature: 



Mead, Talerman & Costa, LLC  
Attorneys at Law

30 Green Street  
Newburyport, MA 01950

Phone 978.463.7700  
Fax 978.463.7747

www.mtclawyers.com

January 9, 2019

By Hand

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

Re: Site Plan Review and Special Permit for Use;  
79 and 77 Parker Street<sup>1</sup>, Newburyport, MA (the "Property");  
Assessor's Map: 78 Lots 2, 3 and 7

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, this firm represents Plum Island LLC the owner of 79 and 77 Parker Street (the "Petitioner"), relative to the construction of a light manufacturing facility with ancillary / related restaurant and entertainment use (Brewery with Tap Room with Professional office) in the new light industrial building. In the exiting residential structure with proposed addition - professional office space and meeting space. In the new barn building a function hall and entertainment space all located in the I1B zoning District. The Property currently includes a house and barn. The barn, later built, will be removed and a new structure built. The house will be renovated as noted on the plans and a light manufacturing facility with ancillary restaurant use will be added. Parking to support the proposed uses exist on 79 Parker Street and in addition the adjacent 77 Parker Street.

In addition to the foregoing structures, supporting improvements for the proposed re-use of the Property include:

- Landscaping and pedestrian facilities to support the proposed buildings and use.
- New municipal water and sewer services capable of supporting the proposed use. Private utilities will also be upgraded (electric and communications).
- A Stormwater Management System, in accordance with state and local regulations, will be constructed to address increased imperious surface and erosion / sedimentation control.
- Parking accommodations at 79 Parker Street, as well as, parking accommodations at 79A and 77 Parker Street to meet parking requirements.

*Millis Office*

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

<sup>1</sup> Please note, 79 Parker Street is made up of two parcels, parcel 3 and 7 on Map 78.

## I OVERVIEW

### Project Lot – 79 Parker Street (Primary)

This corner lot is approximately 4.0 acres in area and is located in the Newburyport Industrial Park. The lot is located at the southeast corner of the Mulliken Way – Graf Road – Parker Street signalized intersection. An expanded Right-of-Way exists between the project lot and intersection containing limited landscaping and a sign identifying The Lord Timothy Dexter Industrial Green. No zoning overlay districts are present on the project lot, although surrounding bordering vegetated wetlands (Buffer Zones) and a perennial stream (Riverfront Area) limit the amount and location of disturbance associated with expanded use and development.

Vehicular access at **79 Parker Street** is provided by two gravel driveway openings on Parker Street, one each side of the intersection, that result in a circular driveway expending to the existing buildings. A gravel parking area sits in back of the existing structure providing access to garage and barn.

Topography on the project lot is relatively flat near the existing structures with grades ranging from elevation 9 near wetland resource areas to elevation 20 near the structures. Gradual slopes from the highpoint area extend to the resource areas.

Bordering vegetated wetlands are present along the easterly and westerly property lines. An isolated wetland (1,340 sf +/-) is located on the southern property line. A perennial stream is present along the easterly property line within the bordering vegetated wetlands. Flood zone AE extends into the project lot along the referenced easterly wetland resource area – perennial stream.

The existing landscaping on the lot, for the most part, includes mature trees and vegetated screening.

Given the lots location within the industrial park, existing municipal and private utilities provide sufficient capacity to support the current use and proposed improvements. Currently, utility services to the project lot are sized to handle residential flows.

### Project Lots – 79A Parker Street and 77 Parker Street (Secondary)

These lots abut one another with lot 79A bordering the primary project lot.

**79A Parker Street** is an undeveloped lot, approximately 1.57 Acres in area, with wetland resource areas present throughout. This lot is also zoned I-1B (Industrial). Two fingerlike projections of wetland resource areas extend into the lot with a perennial stream located within the westerly fingerlike projection. Similar to the primary project lot, this lot is relatively flat with elevations ranging from elevation 8 to elevation 13. No trees are located on this lot with vegetation consisting of grassed field.

**77 Parker Street** is approximately 1.93 acres in area and is also zoned I-1B (Industrial). Current use on the lot includes a service garage for a landscape company, a service garage for a newspaper delivery company and an aboveground storage (AST) tank farm and yard space for an environmental service contractor. Two buildings are present with one servicing the landscape company and the second the newspaper delivery company. Several ASTs containing petroleum products are present with fencing enclosing the active tanks. Various tenant vehicles and equipment are stored throughout the property. The front portion of the site includes a large paved area providing vehicle access and parking for the landscape company and newspaper

delivery company. Wetland resource areas are present along the lots southerly property line and include bordering vegetated wetlands and a perennial stream.

Topography on this lot is relatively flat with slopes located along the westerly and southerly property lines extending to the resource areas. Grades range from 8 to 16.

Municipal and private utilities service the current use.

The Petitioner has been granted the necessary dimensional and use variances to proceed with the proposed plans including a variance to provide parking on the adjacent 77 Parker Street, for the proposed uses on the Property. Additionally, the Petitioner has been granted a Special Permit for accessory retail in the Light Industrial Building.

The Petitioner requires a Special Permit from the Planning Board for professional office use in the I1B zoning district which is to be located in the renovated home on the Property. Further the Petitioner requires major Site Plan Review for the project.

The farmhouse, essentially in the middle of the industrial park, was historically the last residential use of the property. The residential use ceased a few years ago, but of course, the historic farmhouse structure remains. The Petitioner intends to keep the historic house with some modifications previously approved by the Historic Commission. The Petitioner plans to remove the dilapidated barn and construct a new barn in order to keep the historic setting of the “farm house and barn” on the front of the Property. However, in order to reactivate this site, given the surrounding wetlands, and preservation of the house, some creative planning has emerged. The current proposal includes the relocation of the Newburyport Brewing Company (“NBC”) from its existing location on New Pasture Road, to this larger new structure. Consistent with the brewery model, the NBC will be opening a tap room/restaurant in approximately 3,500 square feet of the light industrial building. This use is consistent with another local brewery tap room located in the industrial park.

As part of redevelopment of the Property, the Petitioner is seeking to add an amenity much needed in the business/industrial park, that is meeting space and function hall availability. The existing historic house with addition will provide professional offices, requiring a special permit from the Planning Board, while the barn area will provide a space to host meetings and other private functions and events. This type of swing space is sorely lacking in the City. The location provides ample parking and is located on a major roadway, not in the more congested downtown area.

Specifically, the Proposed professional office space will occupy the existing farmhouse with modifications to the structure previously approved by the Historic Commission. Renovations to the existing two-story structure will result in building footprint of 3,840 sf.

The function hall and entertainment space will be located in a newly built structure with exterior construction resembling a barn. The existing non-historic barn will be razed to make room for the new function hall. The hall will also include a kitchen for the purpose of a caterer storing and preparing to serve food. The function hall will have a 2,000-sf building footprint and will be limited to 100 seats/patrons.

A second new building will be constructed that will house a brewery, related taproom and accessory retail. The proposed building footprint is 13,200 square feet of which 3,500 will be the taproom, 250 will be the accessory retail and the remainder will be light industrial. The tap room will be limited to a maximum of 175 seats. It is expected

the Newburyport Brewing Company will relocate from its current location (New Pasture Road) to this proposed development.

The parking for the site will be accommodated mostly on the 79 Parker Street property (74-spaces) with some additional parking located at 79A Parker and 77 Parker Street (38 spaces). The Zoning Board has conditioned the project on either the construction of a walk-way through the Property or the construction of a sidewalk along Parker Street in order to access the additional parking. This exceeds the total of 97 spaces that are required under the current ordinance.

The Petitioner has previously met with the Conservation Commission to introduce the concept of the development and simultaneously herewith has submitted a formal Notice of Intent with the Conservation Commission. In addition to the Zoning Board approvals noted above, the Petitioner has received approval from the Newburyport Historic Commission to demolish a non-historic portion of the historic farmhouse and construct the contrasting addition as presented in the plans attached.

## II Special Permit

The Petitioner requires a Special Permit for the **Professional Office** in the I1B (Use 416). The proposal is to construct professional office space in the renovated farm house. Given the unique nature of the structure in the industrial park, an effort has been made to preserve the building but revitalize it consistent with other allowed uses in the area.

The Professional Office use is permitted in the I1B district by Special Permit. Referencing Section X-H (7) of the NZO, I note the following, required “general conditions” for the issuance of a special permit for an accessory use together with an explanation of the Petitioner’s compliance with each such requirement:

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances [as] requiring a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned.

As noted above, the Property is located in an I1B zoning distraction where a professional office use is allowed by special permit.

2. The requested use is essential and/or desirable to the public convenience or welfare.

The use of professional office is allowed by special permit in the I1B district and therefore, by its very nature, has been determined by the City to be desirable. Here, the professional offices will be located in the existing farm house and will be a natural adaptive reuse of that building. Other than office space, the farm house does not lend itself to the uses allowed by right in the industrial park and it is desirable to reuse the existing historic structure in a meaningful way.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The addition of professional offices use on this site will have a negligible impact on traffic and will not impair pedestrian safety. There are proposed to be 7 offices along with complimentary meeting rooms

in the renovated farm house. The required parking includes 22 spaces all accommodated on site. Additionally, the office use will more than likely occur at off-setting hours to the other uses taking place on the Property. As you can see from the attached Traffic Memorandum, the proposed office use is likely to generate 6 trips in the peak morning and 6 trips in the evening peak hour.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

The addition of the professional offices will have a nominal, if at all, impact on the water and sewer system. The existing home includes 4 bedrooms and therefore is calculated to use 440 gpd of sewer and water. The farmhouse will no longer have bedrooms and the calculation for office use will be 481 gpd, a nominal increase. There will also be no additional stormwater and if there were any, it is all being handled on site and not by the city storm drain system. There will be little to no impact at all as a result of the professional office use.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for professional office in the Ordinance for the district.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The professional office use is entirely consistent with the district. There are a smattering of similar uses in the general vicinity, namely further east on Parker Street. The city took note of the need and appropriateness of the professional office use in the I1B as a part of the rezoning of the district several years ago. The professional office use is consistent with the character of the district.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As noted above, there are several professional office uses on Parker Street to the east. However, mostly the area is light industrial. Therefore, the proposed use will not result in an excess of the use in the neighborhood.

8. The proposed use is in harmony with the purpose and intent of this ordinance.

Once again, the accessory use is allowed by special permit in the I1B District. The Property has more than sufficient area, the use is located within the existing primary use of light industrial building and was clearly allowed in order to advance the business in the industrial park.

9. The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

The accessory use will not be conducted in a manner which is injurious or otherwise dangerous to the area.

### III. Site Plan Review

Under Section XV-C of the Ordinance, site plan review is required site plan review shall be required for any structure intended for residential use which includes five (5) or more residential units on one property. Major site plan review is mandated where a project consists of construction of 1,000 square feet of more of gross floor area and more than 10 parking spaced. Accordingly, this project is subject to major site plan review.

#### A. Submission Requirements Under Section XV-E(a)

As per Section XV-E(a) of the Ordinance, the following information is provided, all as shown on the Plans included herewith:

1. Location and boundaries. The location and boundaries of the Property and adjacent roadways, to the extent feasible, are shown on the Plans.
2. Structures. The proposed structures are shown on the Plans. Additionally, architectural drawings have been provided.
3. Signage. Signage is as shown on the plans.
4. Landscaping. The Landscape Plan is provided.
5. Traffic. Traffic patterns, site access and circulation within the site are all shown on Site Plans. A traffic Memorandum is provided.
6. Parking. The locations of parking spaces, entrances and exits are all shown on the Site Plans.
7. Public access. The proposed development is a private development and as a result there is no public access throughout the site but for the drives and public roads as shown.
8. Lighting. Lighting is shown on the Site Plans, described in detail and cut sheets are provided. Additionally, a photometric plan is provided.
9. Topography. Both existing and proposed topography of the site, with contours, are shown on the Site Plans.
10. Water and waste disposal, drainage and other utilities. The locations of water and sewer systems, other utilities and connections thereto are shown on the Site Plans.

#### B. Narrative Submittals Under Section XV-E(b)

As required by Section XV-E(b) of the Ordinance, the following narrative submittals are provided to assist with the Board's review of the Project:



1. Surface and groundwater pollution. The Storm Water Report prepared by Fieldstone Land Consultants, PLLC is provided and is attached hereto. (the “Storm water Report”).

2. Soils. Please see Storm Water Report.

3. Environmental and community impact analysis. The Petitioner requests a Waiver from a full Environmental and Community impact analysis. However, the Petitioner provides that there will be constructed a light industrial building which will be the only additional structure on the lot. The existing barn will be removed and a new one constructed in its stead. The existing farmhouse structure will be renovated and the addition removed and replaced.

Given the size and number of wetland resource areas on the Property, the Petitioner has met preliminarily with the Conservation Commission and has simultaneously herewith filed a Notice of Intent. While the Petitioner’s proposal does not actually alter any resource areas, it is located within the 100-foot buffer zone. Nonetheless, the Petitioner will be working with the Conservation Commission to address any impacts on the resource areas.

### **Stormwater Management**

In order to address stormwater management standards, the applicant proposes to install 2 constructed wetlands to provide storage and treatment of stormwater runoff. The constructed wetlands include forebays, storage basins, vegetation to promote treatment, and outlet control structures regulating outflow.

No infiltration is proposed for the development given soil conditions and the presence of a high groundwater table.

A review of the 10 stormwater management standards indicates all standards are met, with the exception of Standard No. 3, annual loss of annual recharge (infiltration). Reference is made to the attached Stormwater Management report detailing the proposed design and conformance to municipal and state standards.

### **Utilities**

In order to address the increase in use at 79 Parker Street all utilities currently serving the site will need to be replaced. The following provides a brief review of utility upgrades.

*Water* – A new 6-inch ductile iron water main, approximately 360 LF in length, will extend from the municipal main located in the Parker Street ROW to the proposed buildings. A hydrant will be installed at the terminus of the 6-inch main. A 1-inch water service will be installed from the new 6-inch main to the renovated office building. The function hall will also have a 1-inch service extending from the 6-inch main as well as a 6-inch fire service. The brewery building will have 2 services, one for fire suppression (6 inch) and the second for domestic use (1 inch).

*Wastewater* – A new 8-inch diameter sewer main with 2 manholes will be installed to accept flows from the 3 proposed buildings. Services from the 3 buildings to the 8-inch main will be 6-inches in diameter.

*Private Utilities* – Currently, electrical and communication services access the property by overhead wires. Proposed improvements will include the installation of underground service for both electrical and communication supply. The applicant proposes to install a new gas service to the development via gas mains within the Parker Street ROW.

## Community Benefits

In addition to the retention and renovation of the historic farm house and the preserving of the historic setting with the reconstruction of the barn, the entry to the industrial site will be improved with a use appropriate light industrial building. The proposed relocation of the Newburyport Brewing Company to this new location allows for the preservation of recognized brandname manufacturing concern in the City of Newburyport; it allows for the preservation and creation of jobs which would otherwise be moved elsewhere as the company grows; it provides an opportunity to relocate manufacturing operations currently sourced out-of-state, and it provides a new premises for the City, namely a function facility, which the City currently lacks. Importantly, on the basis of the structure's square footage alone, the construction of the light industrial building, function facility and office space will add another estimated \$20,000 in annual real estate tax revenue for the City. This estimate does not include personal property tax revenue. And, as with most commercial operations, the impact on the City services will be negligible given that there will be no increase pressure on our school system.

Given the foregoing, the environmental impacts and community impacts are a net positive for the City.

4. Traffic impacts. The Petitioner has provided a traffic memorandum from MDM Consulting. The Petitioner engaged MDM Transportation Consultants, Inc., to review existing and proposed traffic conditions for the subject lot. A memorandum, attached to this narrative, provides a detailed review of current and expected traffic conditions. The memorandum concludes the following:

In summary, based on industry-standard trip rates, the proposed development with simultaneous use of the on-site facilities is estimated to generate approximately 14 vehicle trips during the weekday morning peak hour (11 entering and 3 exiting), 119 vehicle trips during the weekday evening peak hour (62 entering and 57 exiting), and 144 vehicle trips during the Saturday midday peak hour (76 entering and 68 exiting). Traffic increases for the proposed project likely represent a modest change in area roadway volumes along Parker Street and Graf Road. Furthermore, MDM notes that the brewery use is expected to generate trips outside the core hours of the industrial area with the majority of its trips occurring on evenings and weekend periods.

The Petitioner seeks a waiver from filing a full traffic report.

5. Architectural style. The renderings and plans are attached. As you can see, the historic residential structure remains and is renovated. Both the renovations to the home along with the addition and the placement of the barn have been previously approved by the Historic Commission. The light industrial building is consistent with other industrial buildings in the area. The materials and colors are set forth on the plans.

6. Other permits required. In addition to site plan approval and the special permit for Professional Office, the Petitioner, as previously noted has received dimensional and use variance to allow the proposal before this Board, the Zoning Board also issued a Special Permit for accessor retail. The proposal will require an Order of Conditions from the Conservation Commission.

## C. Criteria for Site Plan Review

Pursuant to Section XV-G of the Ordinance, I address each of the criteria for site plan review as follows:

1. Community character. The Property is located in the I-1-B district and is adjacent to other light manufacturing buildings. However, uniquely, the Property includes the last-used residential structure in the industrial

park and is reminiscent of the farming area which once occurred in the larger area in general. The addition of a brewery is consistent with the community character as is the preservation of the farm house. The marrying of the multiple uses on site in order to preserve the historic setting is entirely consistent with the community character. Importantly, the provision of additional office space and the brewery with related tap room allows the industrial park to stay vibrant and current in terms of competitive economic development activities.

2. Traffic, parking and public access. Traffic impacts, or the absence thereof, are referenced above and set forth in the Traffic Memorandum. As noted therein the impacts from the development would be a modest and can amply be served by the roadways surrounding the site. Additionally, the proposal provides more than the required parking. The access to the adjacent parking must be provided either via a walkway through the site or by a new sidewalk on Parker Street. Appropriate access has additionally been provided for emergency vehicles in the form of a paved fire lane just north of the proposed function hall. Comments from safety officials, provided at the project TRC meeting, indicated the need to improve emergency access to the function hall. Emergency vehicle access to the remaining buildings will occur via the primary parking lot.

3. Health. The Project will have no negative effect on the public health or safety.

4. Public services and utilities. Both the public water and sewer are provided at the site. The initial Technical Review Committee meeting did not reveal any concern for water or sewer capacity. A more detailed description of the utilities is set forth above. Preliminary discussions with DPS officials indicate the existing municipal infrastructure will handle the expected increase in water and wastewater use associated with the project.

5. Land use planning. The proposal is sensitive to the surrounding area and its historic setting as well as expanding on the underlying purposes and uses of the industrial park. The adaptive reuse of the site is encouraged in the 2017 Master Plan through Goal ED-6 – Ensure that the supply and character of commercial space can adapt to a changing economy. Here, not only is the historic setting preserved, the light industrial building with the related tap room is reflective of the changing economy. Additionally, the adaptive reuse of the farm house as professional office space is consistent with the amendment to the zoning in the I-1-B district as well as the complimentary uses further to the east on Parker Street.

6. Open space and environmental protection. The proposal is set on 79 Parker Street which includes approximately 4 acres. Given the various wetland resource areas, the majority of the uplands is occupied by the existing house and barn. The remaining uplands will include the onsite parking and light industrial building. The lot will include approximately 60% open space. Further, in order to provide the required parking, the adjacent properties are included, but only in part. Again, the partial use is in direct relationship to the wetland resource areas on the Property. All efforts have been made to meet the Conservation Commission performance standards and that permitting will parallel this process.

## **D. Development and Performance Standards**

Pursuant to Section XV-H of the Ordinance, I address each of the required development and performance standards, to the extent the same are applicable, as follows:

1. Pedestrian and vehicular access and traffic impacts. Pedestrian and vehicular access, circulation on-site and traffic impacts are all addressed within the Traffic Memorandum, the foregoing narrative and are shown on the plans. The parking layout is consistent with the requirements of the NZO and is also shown on the plan.

2. Site plan and architectural design. The Project has been designed to be sensitive to the historic setting and is consistent with other light industrial buildings in the Lord Timothy Dexter Industrial Park. The renderings provide a view of various aspects of the development at buildout.

3. Lighting. The lighting is commercial grade lighting and is as shown on the Site Plans. The photometric plan shows the low impact of the necessary lighting. The lighting will be dark sky compliant.

4. Landscaping. Landscaping is an integral part of the Project's design. The landscape plan is sympathetic to the prominent wetlands resource areas, the landmark status of the area and the mix of uses on site. All landscaping will be properly maintained by the Petitioner.

5. Storm water runoff. The project complies with the City of Newburyport Storm Water Guidelines.

6. Water quality. The Project does not result in any negative impact on the quality of groundwater.

7. Wetlands. The Project must apply for an Order of Conditions with which it will comply.

8. Erosion control. Erosion control measures are shown on the Site Plans.

9. Environmental performance standards. The Project complies with the performance standards set forth in Section XI of the Ordinance, governing fire and explosive hazards, radioactivity, smoke, air pollution, wastes, vibration, noise, odors and glare.

10. Utilities. Public utilities are provided to the site and will be utilized. All standards and requirements of the City of Newburyport Water and Sewer Departments will be followed. All new locations and connections are represented on the Site Plans

#### IV CONCLUSION

The Petitioner requests that the Board grant a Special Permit for professional offices in the renovated farm house and approve the Major Site Plan Review Application. For ease of reference and to better understand the constraints under which the Zoning Board has allowed this to proceed, I have attached the Zoning Board conditions to which they appended to each approval.

Respectfully submitted,  
Plum Island LLC  
by its Attorney



Lisa L. Mead

cc: Client

### 79 PARKER ST

**Location** 79 PARKER ST

**MBLU** 78/ 7/ / /

**Owner** PLUM ISLAND LLC

**Assessment** \$63,100

**PID** 5673

**Building Count** 1

**Assessing Distr...**

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$63,100	\$63,100

**Owner of Record**

**Owner** PLUM ISLAND LLC

**Sale Price** \$750,000

**Co-Owner**

**Certificate**

**Address** 28 PLUM ISLAND BLVD  
NEWBURY, MA 01951

**Book & Page** 36010/0174

**Sale Date** 07/11/2017

**Instrument** 1V

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLUM ISLAND LLC	\$750,000		36010/0174	1V	07/11/2017
GEM REALTY INC	\$50,000		16989/0426	00	03/23/2001
N A I D	\$0				

**Building Information**

**Building 1 : Section 1**

**Year Built:**

**Living Area:** 0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	

Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//default.j>)

**Building Layout**

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

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

<  >

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 4410  
**Description** IND LD PO  
**Zone** I1

**Land Line Valuation**

**Size (Acres)** 1.57  
**Depth** 0  
**Assessed Value** \$63,100

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$60,100	\$60,100

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### 79 PARKER ST

**Location** 79 PARKER ST

**MBLU** 78/ 3/ / /

**Owner** PLUM ISLAND LLC

**Assessment** \$859,000

**PID** 5669

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$558,500	\$300,500	\$859,000

**Owner of Record**

**Owner** PLUM ISLAND LLC

**Sale Price** \$750,000

**Co-Owner**

**Certificate**

**Address** 28 PLUM ISLAND BLVD  
NEWBURY, MA 01951

**Book & Page** 36010/0174

**Sale Date** 07/11/2017

**Instrument** 1V

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLUM ISLAND LLC	\$750,000		36010/0174	1V	07/11/2017
GEM REALTY INC	\$450,000		16759/0244	00	12/20/2000
BOTHWELL MARION J J/T	\$0		06455/0454		03/31/1978

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1850

**Living Area:** 2,633

**Building Photo**

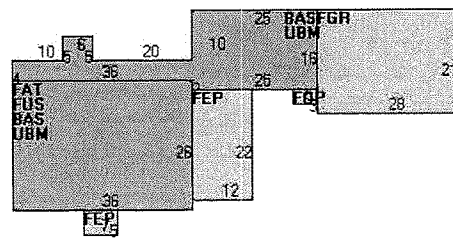
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average



(http://images.vgsi.com/photos/NewburyportMAPPhotos//\01\00\27\90.jpg)

**Building Layout**



(http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,510	1,510
FUS	Upper Story, Finished	936	936
FAT	Attic	936	187
FEP	Porch, Enclosed	299	0
FGR	Garage, Attached	588	0
FOP	Porch, Open	15	0
UBM	Basement, Unfinished	1,510	0
		5,794	2,633

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1 UNITS	\$3,300	1

**Land**

**Land Use**

**Land Line Valuation**



**Use Code** 1010  
**Description** SINGLE FAM  
**Zone** I1

**Size (Acres)** 4.00  
**Depth** 0  
**Assessed Value** \$300,500

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			1440 S.F.	\$10,400	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$519,600	\$288,700	\$808,300

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### 77 PARKER ST

**Location** 77 PARKER ST

**MBLU** 78/ 2/ / /

**Owner** PLUM ISLAND LLC

**Assessment** \$423,100

**PID** 5668

**Building Count** 2

**Assessing Distr...**

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$137,700	\$285,400	\$423,100

**Owner of Record**

**Owner** PLUM ISLAND LLC

**Sale Price** \$435,000

**Co-Owner**

**Certificate**

**Address** 28 PLUM ISLAND BLVD  
NEWBURY, MA 01951

**Book & Page** 34029/0300

**Sale Date** 05/04/2015

**Instrument** 1S

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLUM ISLAND LLC	\$435,000		34029/0300	1S	05/04/2015
PEOPLES COMPREHENSIVE MTG LLC	\$0		34029/0289	1L	05/04/2015
PEOPLES COMPREHENSIVE MTG LLC	\$0		30630/0599	1Q	09/01/2011
GERMINARA ROBERT A TRUSTEE	\$0		14926/0466	1F	07/01/1998
BARCELLONA DAWN M TRS	\$104,700		14536/0286	00	01/14/1998

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1940  
**Living Area:** 2,091

**Building Photo**

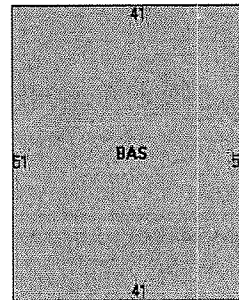
Building Attributes	
Field	Description
STYLE	Service Shop
MODEL	Industrial
Stories:	1
Occupancy	1

Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	IND WHSES
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	4010
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\90\14.jpg>)

**Building Layout**



(<http://images.vgsi.com/photos/NewburyportMAPotos//Sketc>)

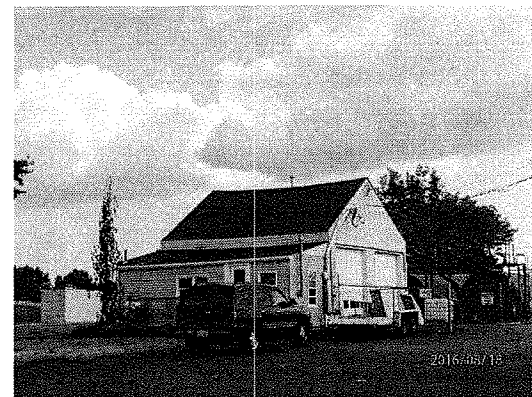
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,091	2,091
		2,091	2,091

**Building 2 : Section 1**

**Year Built:** 1940  
**Living Area:** 1,014

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Garage/Office
MODEL	Industrial
Stories:	1
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood

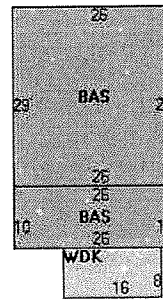
**Building Photo**



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\90\15.jpg>)

Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Bldg Use	IND WHSES
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	4010
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	LIGHT
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	LIGHT
Wall Height	12
% Comn Wall	0

**Building Layout**



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches/>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,014	1,014
WDK	Deck, Wood	128	0
		1,142	1,014

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 4010  
**Description** IND WHSES  
**Zone** I1

**Land Line Valuation**

**Size (Acres)** 1.93  
**Depth** 0  
**Assessed Value** \$285,400

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			4534 S.F.	\$2,600	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
	CLF			1	\$1,200	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
PMP1	PUMP-SING HSE			2 UNITS	\$4,400	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
TNK5	ELEVATED TANK			10000 GALS	\$2,000	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2

TNK5	ELEVATED TANK			10000 GALS	\$2,000	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
TNK5	ELEVATED TANK			10000 GALS	\$2,000	1
TNK5	ELEVATED TANK			10000 GALS	\$10,000	2
SGN2	DOUBLE SIDED			36 S.F.&HGT	\$1,200	1
TNK5	ELEVATED TANK			3000 GALS	\$3,000	2

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$149,100	\$271,900	\$421,000

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## MEMORANDUM

**DATE:** June 26, 2018

**TO:** Lisa Mead, Esquire  
Mead, Talerman & Costa, LLC  
30 Green Street  
Newburyport, Massachusetts, 01950

**FROM:** Daniel J. Mills, P.E., PTOE – Principal  
Daniel A. Dumais, P.E. – Senior Project Manager

**RE:** **Proposed Newburyport Brewery Relocation & Expansion**  
79 Parker Street – Newburyport, MA

---

MDM Transportation Consultants, Inc. (MDM) has prepared this preliminary traffic assessment (TA) for the proposed Newburyport Brewery development to be located at 79 Parker Street in Newburyport, Massachusetts. The project location and surrounding roadway network is shown in **Figure 1**. This memorandum describes the potential trip generation characteristics of the proposed site use based on site programming and industry standard trip rates.

### Project Description

The Site consists of approximately 4± acres of land located along Parker Street in Newburyport, MA. The Site currently includes a single family farm house and a barn structure. Under the proposed site programming approximately 23,400± sf of building area will be provided including 6,450± sf of office space (farmhouse renovation/addition), 2,500± sf of function space (new barn) and a 14,450 sf brewery consisting of 3,500± sf tasting room/restaurant (168 seats) and 10,950± sf of manufacturing, package, storage and mechanical space. The proposed access/egress will be via two full access driveways; one along both sections of Parker Street. Proposed parking supply includes approximately 77± surface spaces. A preliminary site plan prepared by Winter Holben is presented in **Figure 2**.

### Trip Generation

The trip generation estimates for the proposed Site are provided for the weekday morning, weekday evening, and Saturday midday periods, which correspond to the critical analysis periods for the proposed uses and the area roadway network. The methodology utilized to estimate the future trip-generation characteristics of the proposed development are summarized

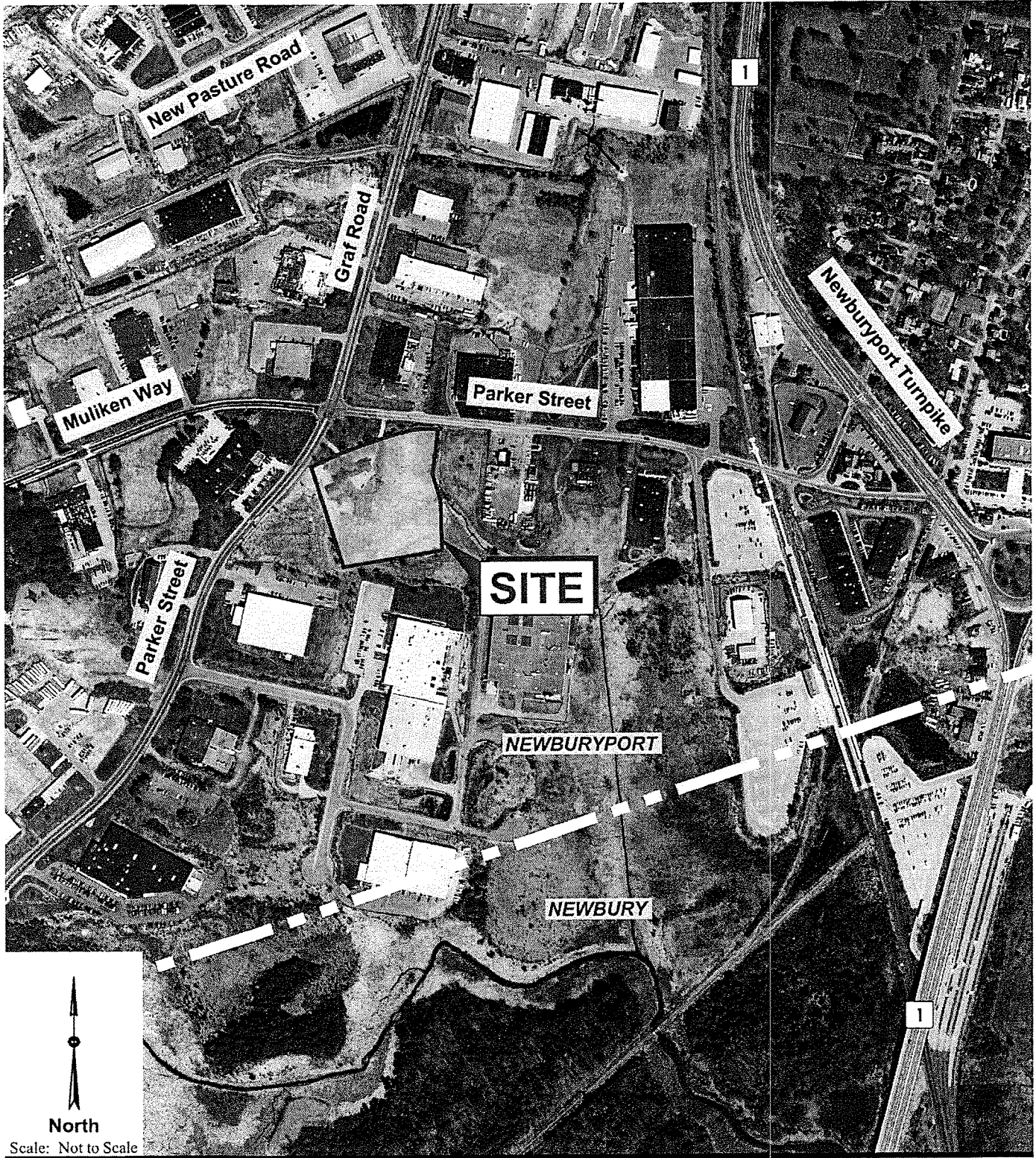
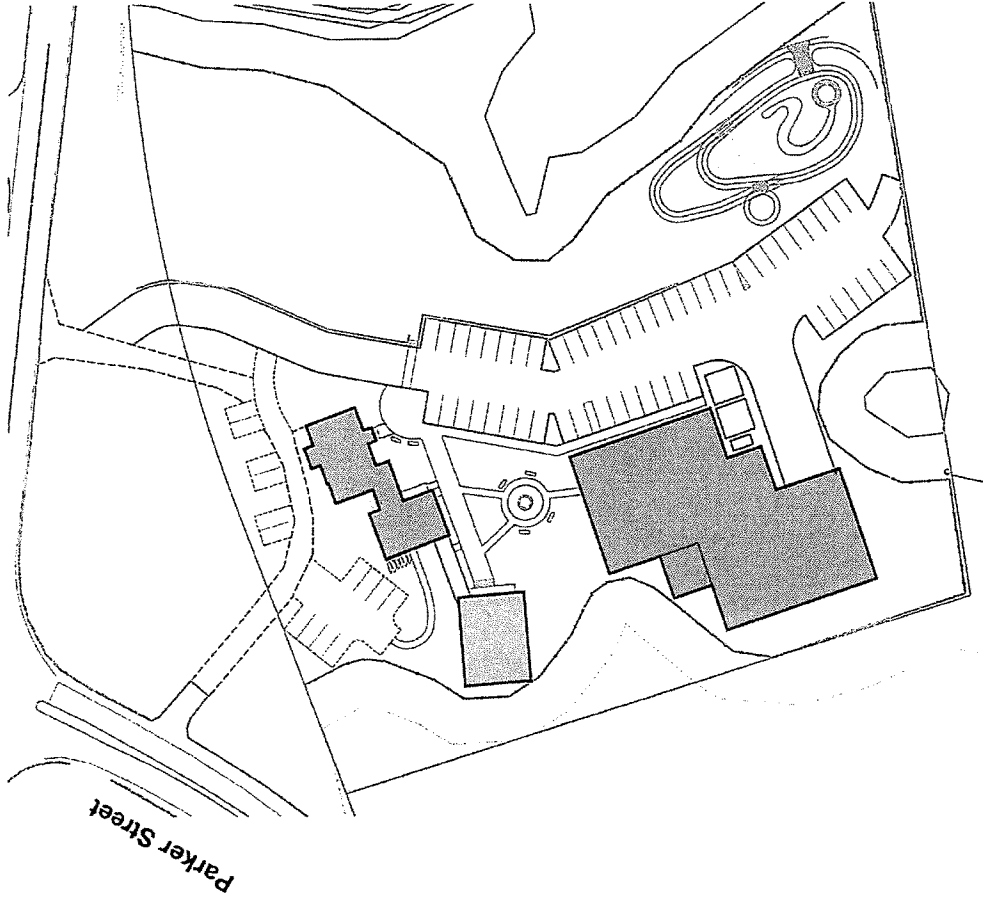



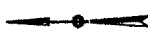


Figure 1

Parker Street



-  **FARMHOUSE RENO/ADDITION**  
BUILDING FOOTPRINT: 3,840 SF  
BUILDING AREA: 6,406 SF  
FARMHOUSE HEIGHT: 26'-6"  
ADDITION HEIGHT: 26'-11"
-  **BARN / FUNCTION SPACE**  
BUILDING FOOTPRINT: 2,000 SF  
BUILDING AREA: 2,500 SF  
BUILDING HEIGHT: 30'-7"
-  **BREWERY**  
BUILDING FOOTPRINT: 13,200 SF  
BUILDING AREA: 14,450 SF  
BUILDING HEIGHT: 29'-0"

  
North  
Scale: Not to Scale

Site PlanSource: Winter Holben

Figure 2

**MDM** TRANSPORTATION CONSULTANTS, INC.  
Planners & Engineers

Preliminary Site Plan



below. In accordance with EEA/MassDOT guidelines, the traffic generated by the proposed development was estimated using trip rates published in ITE's *Trip Generation* for the Land Use Codes (LUC's) based on Manufacturing (LUC 140), General Office (LUC 710), and High-Turnover (Sit-Down) Restaurant (LUC 932) uses. Other LUCs for the Brewery component were also examined including Fast Casual Restaurant (LUC 930), Winery (LUC 970), and Drinking Place (LUC 925). However, these LUCs were determined to not be the best fit uses for this project. Projected site trip generation for the proposed development is summarized in Table 1 for simultaneous use of the on-site facilities. Trip generation calculations are provided in the Attachments.

**TABLE 1  
TRIP-GENERATION SUMMARY – ITE BASIS**

Peak Hour/Direction	Brewery		Farmhouse (Office <sup>3</sup> )	Barn (Function Space <sup>4</sup> )	Total
	Restaurant <sup>1</sup>	Manufacturing <sup>2</sup>			
Weekday Morning Peak Hour:					
Entering	NEGL.	5	6	NEGL.	11
Exiting	<u>NEGL.</u>	<u>2</u>	<u>1</u>	<u>NEGL.</u>	<u>3</u>
Total	NEGL.	7	7	NEGL.	14
Weekday Evening Peak Hour:					
Entering	40	2	1	19	62
Exiting	<u>31</u>	<u>5</u>	<u>6</u>	<u>15</u>	<u>57</u>
Total	71	7	7	34	119
Saturday Midday Peak Hour:					
Entering	47	5	2	22	76
Exiting	<u>42</u>	<u>5</u>	<u>1</u>	<u>20</u>	<u>68</u>
Total	89	10	3	42	144

Source: ITE *Trip Generation*, 10<sup>th</sup> Edition; 2017.

<sup>1</sup>ITE LUC 932 High-Turnover (Sit-Down) Restaurant trip rates applied to 168 Seats and assumed to be closed during the weekday morning peak hour.

<sup>2</sup>ITE LUC 140 Manufacturing trip rates applied to 10,950± gsf

<sup>3</sup>ITE LUC 710 Office rates applied to 6,450± gsf.

<sup>4</sup>ITE LUC 932 High-Turnover (Sit-Down) Restaurant trip rates applied to 80 Seats which is assumed to be the average occupancy for a function for planning purposes.

Based on industry-standard trip rates, the proposed development is estimated to generate approximately 14 vehicle trips during the weekday morning peak hour (11 entering and 3 exiting), 119 vehicle trips during the weekday evening peak hour (62 entering and 57 exiting), and 144 vehicle trips during the Saturday midday peak hour (76 entering and 68 exiting).

## Conclusions

In summary, based on industry-standard trip rates, the proposed development with simultaneous use of the on-site facilities is estimated to generate approximately 14 vehicle trips during the weekday morning peak hour (11 entering and 3 exiting), 119 vehicle trips during the weekday evening peak hour (62 entering and 57 exiting), and 144 vehicle trips during the Saturday midday peak hour (76 entering and 68 exiting). Traffic increases for the proposed project likely represent a modest change in area roadway volumes along Parker Street and Graf Street. Furthermore, MDM notes that the Brewery use is expected to generate trips outside the core hours of the Industrial area with the majority of its trips occurring on evenings and weekend periods.

## **ATTACHMENTS**

Institute of Transportation Engineers (ITE) 10th Edition  
Land Use Code (LUC) 932 - High Turnover (Sit-Down) Restaurant

Average Vehicle Trips Ends vs: Seats  
Independent Variable (X): 168

AVERAGE WEEKDAY DAILY

$T = 4.37 * (X)$   
 $T = 4.37 * 168$   
 $T = 734.16$   
 $T = 734$  vehicle trips  
with 50% ( 367 vpd) entering and 50% ( 367 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 0.48 * (X)$   
 $T = 0.48 * 168$   
 $T = 80.64$   
 $T = 81$  vehicle trips  
with 52% ( 42 vph) entering and 48% ( 39 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 0.42 * (X)$   
 $T = 0.42 * 168$   
 $T = 70.56$   
 $T = 71$  vehicle trips  
with 57% ( 40 vph) entering and 43% ( 31 vph) exiting.

SATURDAY DAILY (caution - small sample size)

$T = 5.6 * (X)$   
 $T = 5.6 * 168$   
 $T = 940.80$   
 $T = 940$  vehicle trips  
with 50% ( 470 vpd) entering and 50% ( 470 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 0.53 * (X)$   
 $T = 0.53 * 168$   
 $T = 89.04$   
 $T = 89$  vehicle trips  
with 53% ( 47 vph) entering and 47% ( 42 vph) exiting.

**Institute of Transportation Engineers (ITE) 10th Edition**  
**Land Use Code (LUC) 140 - Manufacturing**

Average Vehicle Trips Ends vs: 1000 Sq. Feet Gross Floor Area  
Independent Variable (X): 10.95

**AVERAGE WEEKDAY DAILY**

$T = 3.16 * (X)$  160.04  
 $T = 3.16 * 10.95$  160.04  
 $T = 194.64$   
 $T = 194$  vehicle trips  
with 50% ( 97 vpd) entering and 50% ( 97 vpd) exiting.

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 0.62 * (X)$   
 $T = 0.62 * 10.95$   
 $T = 6.79$   
 $T = 7$  vehicle trips  
with 77% ( 5 vph) entering and 23% ( 2 vph) exiting.

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 0.67 * (X)$   
 $T = 0.67 * 10.95$   
 $T = 7.34$   
 $T = 7$  vehicle trips  
with 31% ( 2 vph) entering and 69% ( 5 vph) exiting.

**SATURDAY DAILY**

$T = 6.42 * (X)$  (Small Sample Size - Use with Caution)  
 $T = 6.42 * 10.95$   
 $T = 70.30$   
 $T = 70$  vehicle trips  
with 50% ( 35 vpd) entering and 50% ( 35 vpd) exiting.

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

$T = 0.94 * (X)$  (Small Sample Size - Use with Caution)  
 $T = 0.94 * 10.95$   
 $T = 10.29$   
 $T = 10$  vehicle trips  
with 100% ( 10 vph) entering and exiting

**Institute of Transportation Engineers (ITE) 10th Edition  
Land Use Code (LUC) 710 - General Office Building**

Average Vehicle Trips Ends vs: 1000 Sq. Feet Gross Floor Area  
Independent Variable (X): 6.45

**AVERAGE WEEKDAY DAILY**

$$T = 9.74 * (X)$$

$$T = 9.74 * 6.45$$

$$T = 62.82$$

T = 62 vehicle trips

with 50% ( 31 vpd) entering and 50% ( 31 vpd) exiting.

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$$T = 1.16 * (X)$$

$$T = 1.16 * 6.45$$

$$T = 7.48$$

T = 7 vehicle trips

with 86% ( 6 vph) entering and 14% ( 1 vph) exiting.

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$$T = 1.15 * (X)$$

$$T = 1.15 * 6.45$$

$$T = 7.42$$

T = 7 vehicle trips

with 16% ( 1 vph) entering and 84% ( 6 vph) exiting.

**SATURDAY DAILY**

$$T = 2.21 * (X)$$

$$T = 2.21 * 6.45$$

$$T = 14.25$$

T = 14 vehicle trips

with 50% ( 7 vpd) entering and 50% ( 7 vpd) exiting.

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

$$T = 0.53 * (X)$$

$$T = 0.53 * 6.45$$

$$T = 3.42$$

T = 3 vehicle trips

with 54% ( 2 vph) entering and 46% ( 1 vph) exiting.

Institute of Transportation Engineers (ITE) 10th Edition  
Land Use Code (LUC) 932 - High Turnover (Sit-Down) Restaurant

Average Vehicle Trips Ends vs: Seats  
Independent Variable (X): 80

AVERAGE WEEKDAY DAILY

$T = 4.37 * (X)$   
 $T = 4.37 * 80$   
 $T = 349.60$   
 $T = 350$  vehicle trips  
with 50% ( 175 vpd) entering and 50% ( 175 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 0.48 * (X)$   
 $T = 0.48 * 80$   
 $T = 38.40$   
 $T = 38$  vehicle trips  
with 52% ( 20 vph) entering and 48% ( 18 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 0.42 * (X)$   
 $T = 0.42 * 80$   
 $T = 33.60$   
 $T = 34$  vehicle trips  
with 57% ( 19 vph) entering and 43% ( 15 vph) exiting.

SATURDAY DAILY (caution - small sample size)

$T = 5.6 * (X)$   
 $T = 5.6 * 80$   
 $T = 448.00$   
 $T = 448$  vehicle trips  
with 50% ( 224 vpd) entering and 50% ( 224 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 0.53 * (X)$   
 $T = 0.53 * 80$   
 $T = 42.40$   
 $T = 42$  vehicle trips  
with 53% ( 22 vph) entering and 47% ( 20 vph) exiting.