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June 28, 2021

Newburyport Planning Board  
60 Pleasant Street  
Newburyport, MA 01950  
Attn: Bonnie Sontag, Chair

**RE: Minor Site Plan Review  
86-88 Prospect Street  
Supplemental Information**

Dear Chairman Sontag and Members of the Board,

The undersigned represents Blake Wilcox, owner of the property at 86-88 Prospect Street. Please recall, my client has filed with the Board for a Minor Site Plan Review in support of his proposed redevelopment of an existing 5-Unit building at 86-88 Prospect Street, including the addition of a three-car garage with driveway access off of Parsons Street. In filing the Minor Site Plan Review application, a request was made for a number of waivers from the required "Materials for Review". Please accept this letter as supplemental information regarding the requested waivers and the justifications therefore:

Please note the following with respect to the proposed redevelopment:

The property is and will continue to be a five-unit multi-family residence. Therefore, no change to the use is proposed.

The existing Lot is pre-existing, non-conforming as to Area (11,223 s.f. provided, 24,000 s.f. required), Front Setback (20' required, 1.2' provided) and as to the Rear Setback (10' required, 8.5' provided). The proposed addition and garage will not add any new non-conformities; however, the additions and alterations will affect an area exceeding 500 s.f. and the non-conforming Front Setback is being extended by addition (infill) of the existing structure, therefore requiring a Special Permit from the Zoning Board.

Overall the proposed redevelopment constitutes a small-scale development in that a 24.75' x 25.75', two story addition and a stand-alone, one-story, three car garage are proposed to be added to the site. No significant changes to the existing structure itself are proposed. The proposed additions will not have a significant impact either within the site or in relation to adjacent properties and streets. There will be no impact on existing pedestrian and vehicular traffic patterns, no changes in public services and infrastructure, no impacts to environmental or historic resources or abutting properties. The proposed addition will not result in the completed

structure being detrimental to the neighborhood. The addition and the garage are certainly in keeping with many of the surrounding homes, especially those recently re-developed or improved upon. Moreover, the proposed construction is to be conducted with top-quality, energy efficient materials and methods, minimizing environmental impacts and assuring the longevity of the structure. Aesthetically, the proposed structure has been professionally designed and is arguably an improvement on the existing structure. This will enhance the value of the building and that of neighboring homes. Lastly, the proposed project will provide an increase in available parking on site, reducing the need for on street parking, which will benefit the neighborhood.

In light of the minor nature of the proposed redevelopment, the Applicant is respectfully seeking, pursuant to Section XV-F of the City of Newburyport Zoning Ordinances, a waiver of the following required materials. A detailed justification for each of the specific waivers is included.

a.4 – Landscape plan by Registered Landscape Architect.

Very little of the site landscaping will be modified. Proposed landscaping is shown on the Site Plan prepared by a Professional Engineer.

a.5 – Traffic

The proposed addition will not increase the number of units in the building and so should have little to no impact on the existing pedestrian and vehicular traffic patterns.

a.8 – Lighting

Elevation plans have been submitted providing the scope of the proposed exterior lights. All lighting is proposed to be wall mounted residential fixtures. There is no other “site” lighting proposed

b.2 – Soils (Narrative)

Although one small drywell is proposed, there is significant historic knowledge regarding the soils in this part of the city. They are commonly known to be gravel, well drained and there is a significant offset to ground water.

b.3 – Environmental and Community Impact Report

The de minimis nature of the proposed development will result in little if any impacts to the environment or the community at large. It is proposed to add a small addition and garage to the existing site which meet all building and environmental codes and all dimensional requirements.

b.4 – Traffic Impacts

See above.

b.5.iv - Signs

No signs are proposed.

b.5.v- Massing relationship of other building

Elevation plans of the existing building and of the final building design have been provided, as well as pictures of the site. Both the proposed addition and garage meet all dimensional and setback requirements and so should not be detrimental in respect to their massing and scaling or impacts on other buildings.

b.5.vi- Renderings or Model's

Elevation plans of the existing building and of the final building design have been provided, as well as pictures of the site. Both the proposed addition and garage meet all dimensional and setback requirements and so should not be detrimental in respect to their massing and scaling or impacts on other buildings.

b.5.vii- Cross-Sections of building

Elevation plans of the existing building and of the final building design have been provided, as well as pictures of the site. Both the proposed addition and garage meet all dimensional and setback requirements and so should not be detrimental in respect to their massing and scaling or impacts on other buildings.

b.5.viii- Product literature of proposed light fixtures

Currently the proposal is to utilize standard, shielded, downward directed residential wall mounted fixtures. Specific product literature will be provided as soon as the specific fixtures are identified.

XV-D Peer Review.

Given the small scale and simplistic nature of the proposed development, a waiver of the peer review is respectfully requested.

Please Note, that electronic copies of all materials will be forwarded to the Board by email under separate cover. Additionally, copies are being filed with the City of Newburyport's Clerk's office.

Thank you for your time and consideration. Please do not hesitate to contact me should you have any question or need any additional information regarding this application.

Sincerely,

Douglas C. Deschenes