

Proposed Zoning Amendment

Continued Newburyport Planning Board-Joint Public Hearing with the Planning & Development Committee and Committee of the Whole

November 3, 2021



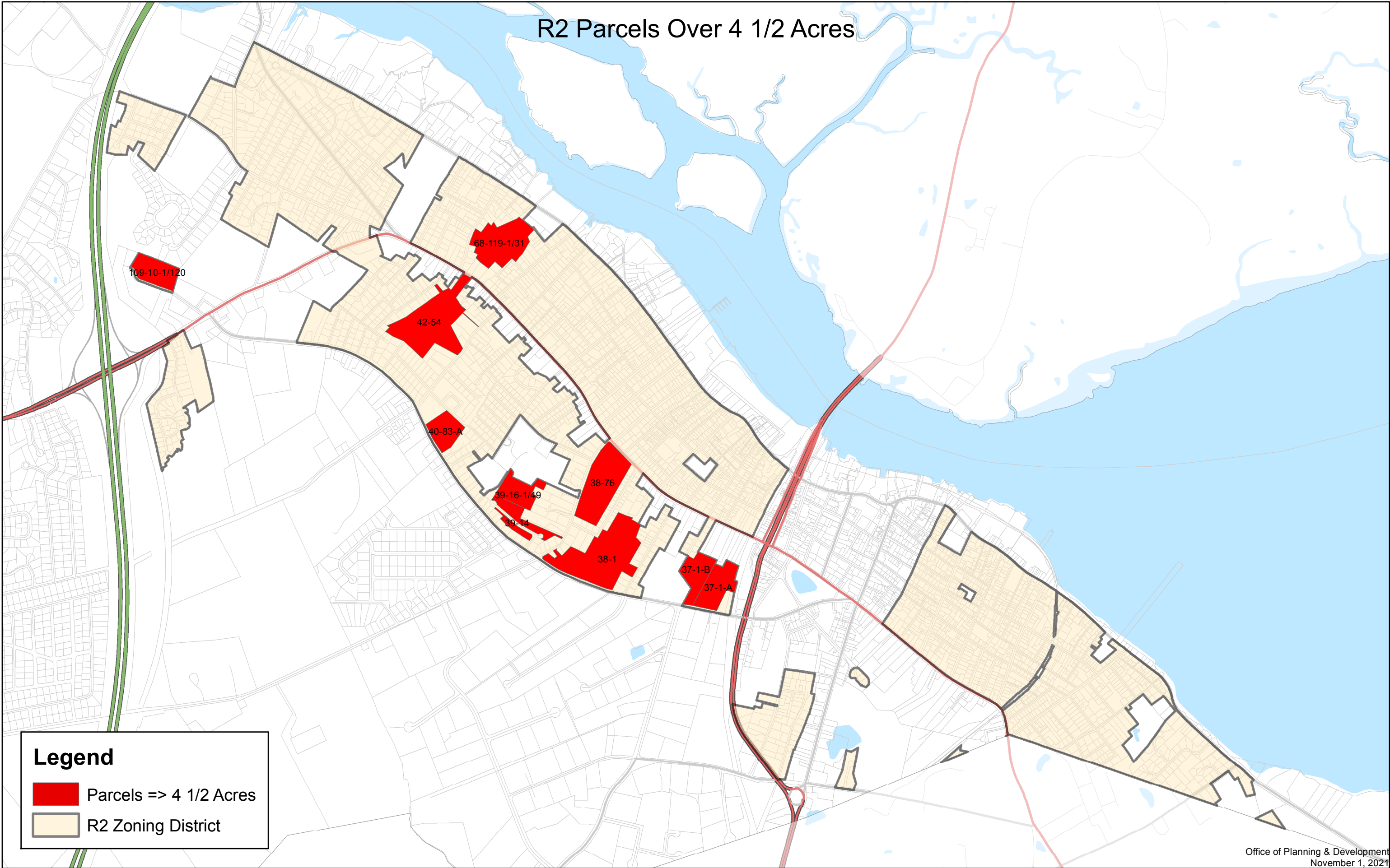
M T C
Mead, Talerman & Costa, LLC
Attorneys at Law

Existing Conditions at Tennis Club

Existing Conditions:

- 6 courts (Use – maximum of 6 individuals per court plus professional at clinics)
- 3,000 square feet of airconditioned area including lounge area and locker rooms
- 82 parking spaces
- Lot Coverage at 18.9% (217,800 square foot/5 Acre Lot Area and Building Footprint of 41,280 square feet)

R2 Parcels Over 4 1/2 Acres



Legend

- Parcels => 4 1/2 Acres
- R2 Zoning District

Potential Development Goals

Potential Development Goals:

30% total lot coverage allows from 12% more expansion, i.e. roughly the size of two tennis courts.

Square Feet	Lot Coverage	Additional Area Under Roof
41,280	18.9%	Existing
43,560	20%	2,280
54,450	25%	13,170
65,540	30%	24,260

Possible Uses Affecting Lot Coverage

Possible Uses:

- 108 x 82 foot pool (8,856 square feet)
- Smaller Kiddie Pool
- 1,500 square foot locker room
- 1,500 square feet for snack bar
- 1,000 square feet storage for equipment, electrical equipment, supplies etc.

Parking Standards

Parking Standards:

Reviewed from across the Commonwealth and Country and took Tennis Club's experience into consideration.

- For tennis – based upon spaces per court and other airconditioned areas
- For outdoor pools – based upon surface area of pool.
 - Example: United Land Development Code uses 1 per 300 sq ft of surface area of pool and airconditioned area.
 - IBC standard is a combination of uses as 1 per 300 square feet of places of assembly.

Potential Limitations:

- Limited number of people can use a tennis court at any given time
- Travel to a swimming pool is usually by groups, families, in one car

178 low street Zoom to a town



Available Data Layers

Search data layers

- 2013-2014 Color Orthos (USGS)
- 2011-2012 Digital Globe Imagery
- 2008/2009 Color Orthos (USGS)
- 2005 Color Orthos
- 2005 Color Orthos Download Links
- 2001 Color Orthos**
- 2001 Color Orthos Download Links
- 1994 Coastal Color Orthos Download Links
- 1990s Black and White Orthos
- 1990s Black and White Orthos Download Links
- USGS Topographic Maps
- Wind Speed

Active Data Layers

Check all | Uncheck all | Remove all

- 2001 Color Orthos
- 1990s Black and White Orthos Download Links
- 1994 Coastal Color Orthos Download Links
- 1990s Black and White Orthos

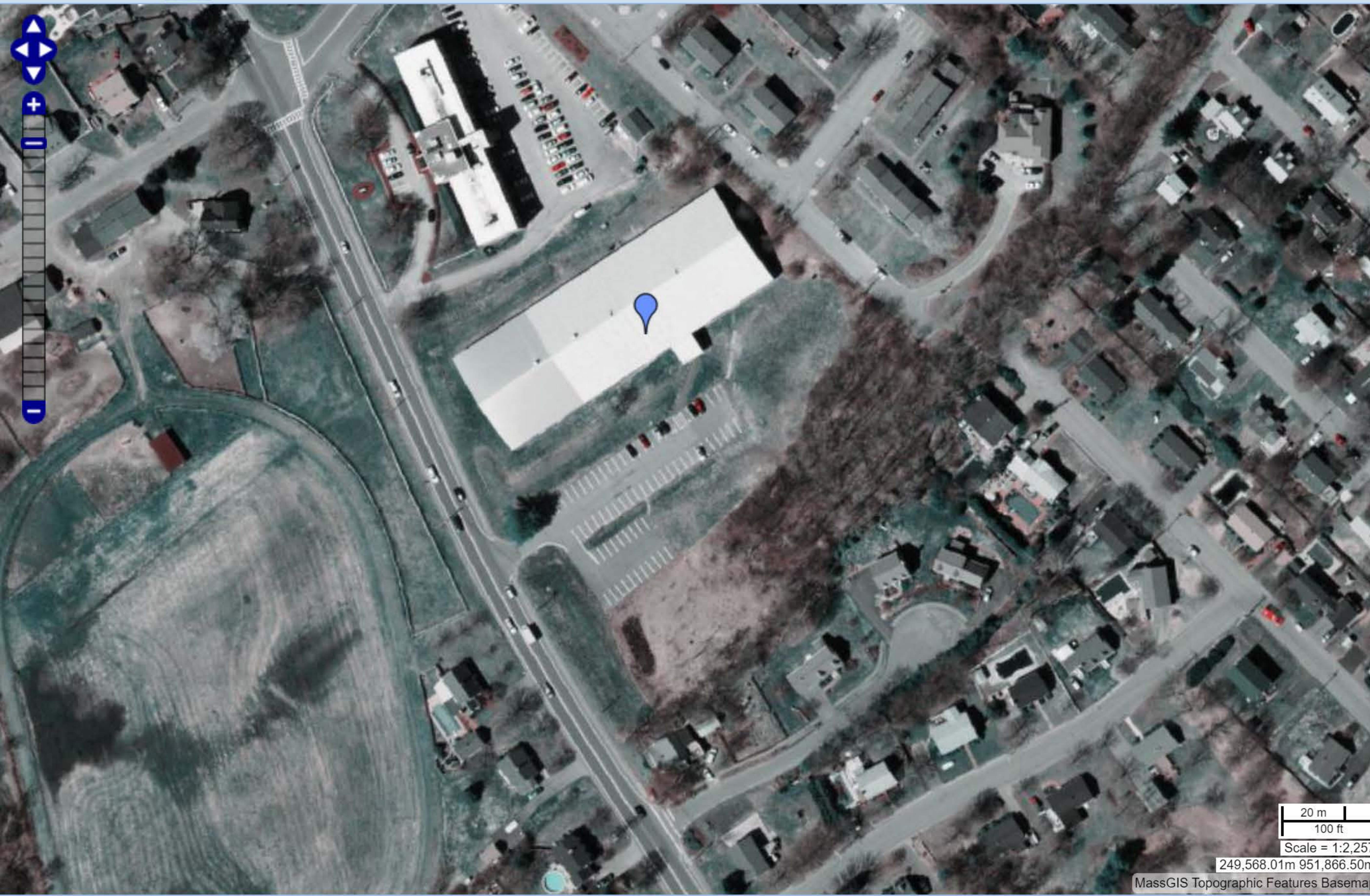
Legend

- 1990s Black and White Orthos Download Links
- 1994 Coastal Color Orthos Download Links
- 2005 Color Orthos Download Links
- Tax Parcels for Query

2001 Image

Basemaps

178 low street Zoom to a town



Available Data Layers

Search data layers

- Environmental Monitoring (testing/monitoring sites)
- Images
 - Elevation with Shaded Relief
 - Impervious Surface
 - Aerial Photos (Ortho Imagery)
 - 2015 WorldView Orthoimagery
 - 2019 Color Orthos (USGS)
 - 2013-2014 Color Orthos (USGS)
 - 2011-2012 Digital Globe Imagery
 - 2008/2009 Color Orthos (USGS)
 - 2005 Color Orthos
 - 2005 Color Orthos Download Links

Active Data Layers

Check all | Uncheck all | Remove all

- 2008/2009 Color Orthos (USGS)
- 2005 Color Orthos
- 2015 WorldView Orthoimagery
- 2013-2014 Color Orthos (USGS)
- 2019 Color Orthos (USGS)

Legend

Tax Parcels for Query

2005 Image

0 m Basemaps

Newburyport MIMAP

Merrimack Valley Planning Commission (2021)

Parcels (1)

☆ Parcel ID: 40-83-A

Owner: UPPER LOW STREET LLC T/C
 Co-Owner: GARY B GASTMAN & LAURA J
 GOLDBERG TRS
 Street Address: 178 LOW ST



2014 Image

Displaying 1 - 1 (Total: 1)

◀ Page 1 of 1 ▶

Pictometry

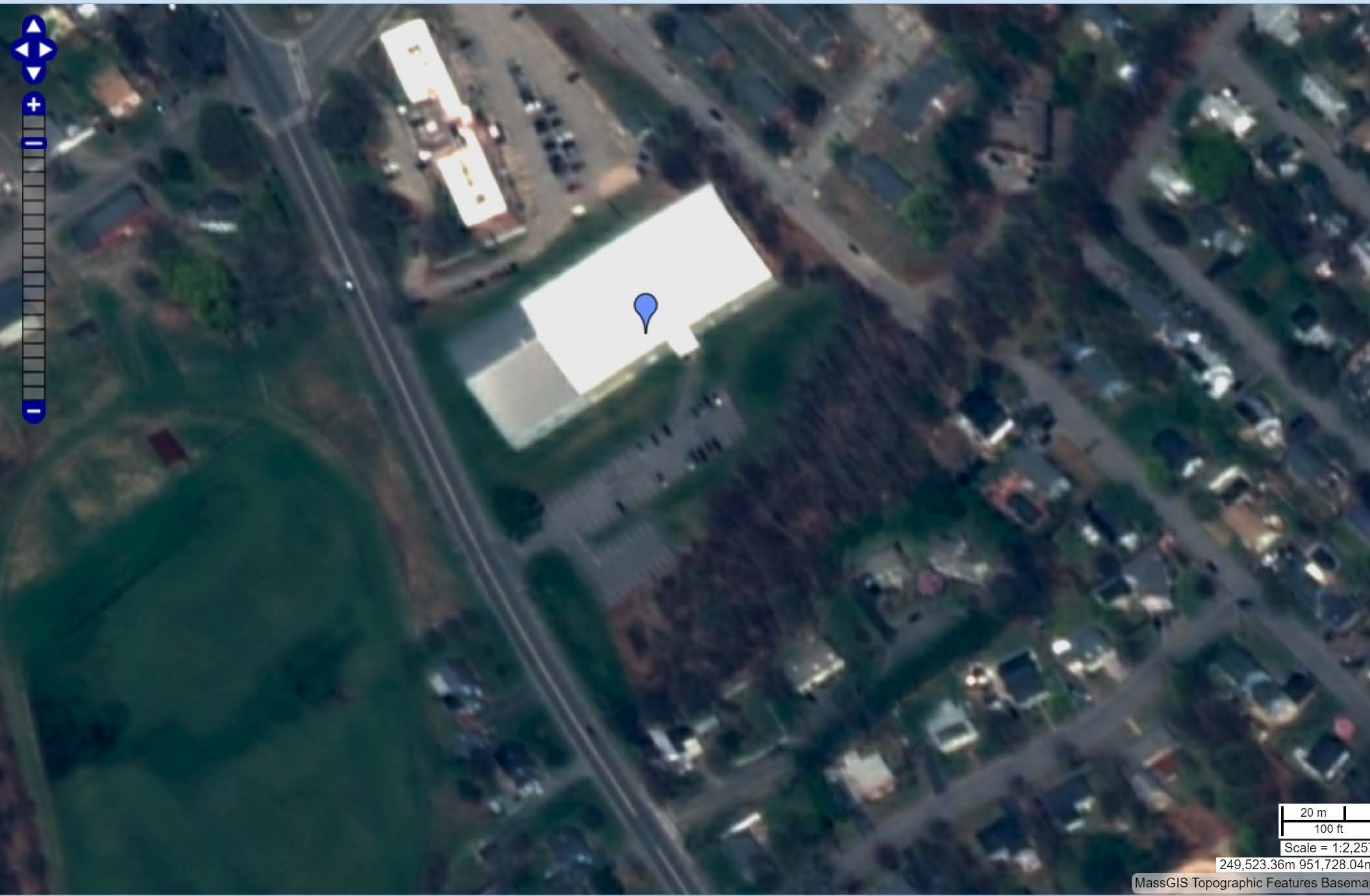
2014 2020

2014

1:500

100ft

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Available Data Layers

Search data layers

- Conservation / Recreation
- Cultural Resources
- Environmental Monitoring (testing/monitoring sites)
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 - Impervious Surface
 - Aerial Photos (Ortho Imagery)
 - 2015 WorldView Orthoimagery
 - 2019 Color Orthos (USGS)
 - 2013-2014 Color Orthos (USGS)
 - 2011-2012 Digital Globe Imagery
 - 2008/2009 Color Orthos (USGS)

Active Data Layers

Check all | Uncheck all | Remove all

- 2015 WorldView Orthoimagery
- 2013-2014 Color Orthos (USGS)
- 2019 Color Orthos (USGS)
- Tax Parcels for Query
- Detailed Features

Legend

Tax Parcels for Query

2015 Image

20 m | 100 ft
Scale = 1:2,257
249,523.36m 951,728.04m
MassGIS Topographic Features Basemap

0 m Basemaps

Parcels (1)

☆ Parcel ID: 40-83-A

Owner: UPPER LOW STREET LLC T/C
Co-Owner: GARY B GASTMAN & LAURA J GOLDBERG TRS
Street Address: 178 LOW ST



2017 Image

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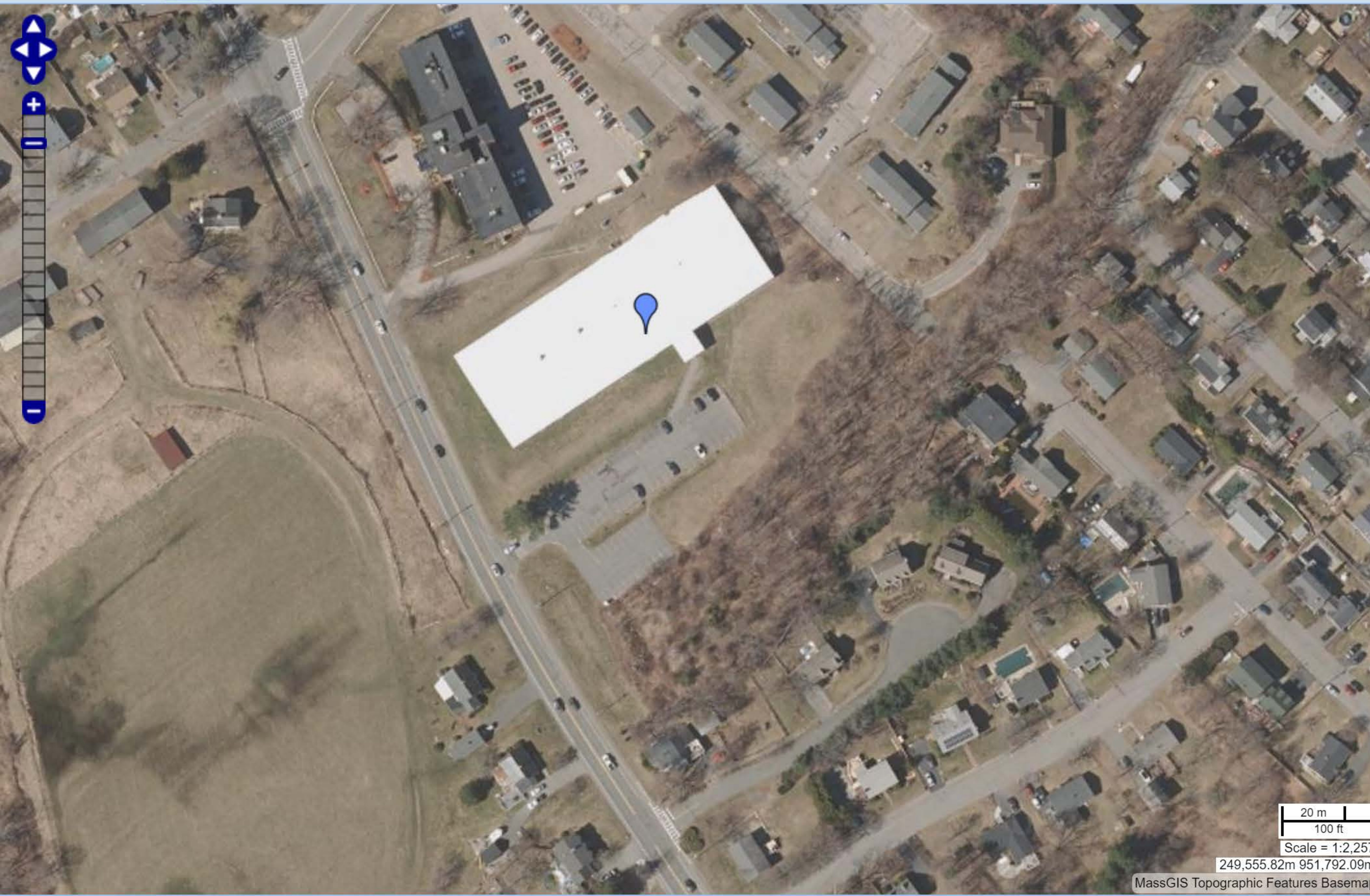
Navigation controls: Page 1 of 1

Pictometry timeline: 2014 to 2020, with 2017 selected.

Scale bar: 100ft

OLIVER: MassGIS's Online Mapping Tool

178 low street Zoom to a town



Available Data Layers

Search data layers

- Conservation / Recreation
- Cultural Resources
- Environmental Monitoring (testing/monitoring sites)
- Images
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 - 2015 WorldView Orthoimagery
 - 2019 Color Orthos (USGS)
 - 2013-2014 Color Orthos (USGS)
 - 2011-2012 Digital Globe Imagery
 - 2008/2009 Color Orthos (USGS)

Active Data Layers

Check all | Uncheck all | Remove all

- 2019 Color Orthos (USGS)
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures

Legend

Tax Parcels for Query

2019 Image

20 m | 100 ft
Scale = 1:2,257
249,555.82m 951,792.09m
MassGIS Topographic Features Basemap

maps.massgis.state.ma.us/map_ol/oliver.php# Basemaps

Newburyport MIMAP

Merrimack Valley Planning Commission (2021)

← Parcels (1) [Menu Icon]

☆ Parcel ID: 40-83-A > [More Icon]

Owner: UPPER LOW STREET LLC T/C
Co-Owner: GARY B GASTMAN & LAURA J GOLDBERG TRS
Street Address: 178 LOW ST



2020 Image

Displaying 1 - 1 (Total: 1)

◀◀ Page 1 of 1 ▶▶

Home Help Layers [Magnifying Glass Icon] Parcels (1)

Pictometry [Timeline Slider]

2014 ————— 2020

2020

[Map Icon] [Scale Icon] 100ft