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Attorneys at Law

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April 10, 2018

RECEIVED
APR 11 2018
Newburyport Planning Dept.

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

RE: Evergreen Commons Minor Modification / House Elevations

Dear Chair and Members of the Board;

Reference is made to the above-captioned matter. In that connection, pursuant to Special Condition 4 of the Water Resource Protection District Special Permit and Special Condition 8 of the Subdivision Approval, the Applicant is requesting a minor modification to the subdivision approval relative to the approved elevations of some of the proposed homes. As you are aware, page A-1 of the approved plan set shows the front elevations including two car garages. There have been requests by several potential buyers for a three-car garage choice. As a result, I have attached the proposed design revisions for your consideration.

In support hereof, I have also provided the following:

1. Approved Site Plan which show upon which lots a three-car garage will be appropriate.
2. Letter from the Civil Engineer stating the change in the foot print size and its overall impact on the development. You will note, given the limited number of available lots, the impact will be diminimus.

I would request that this matter be placed on your April 18th agenda for a discussion of same. I thank you in advance for your time and consideration.

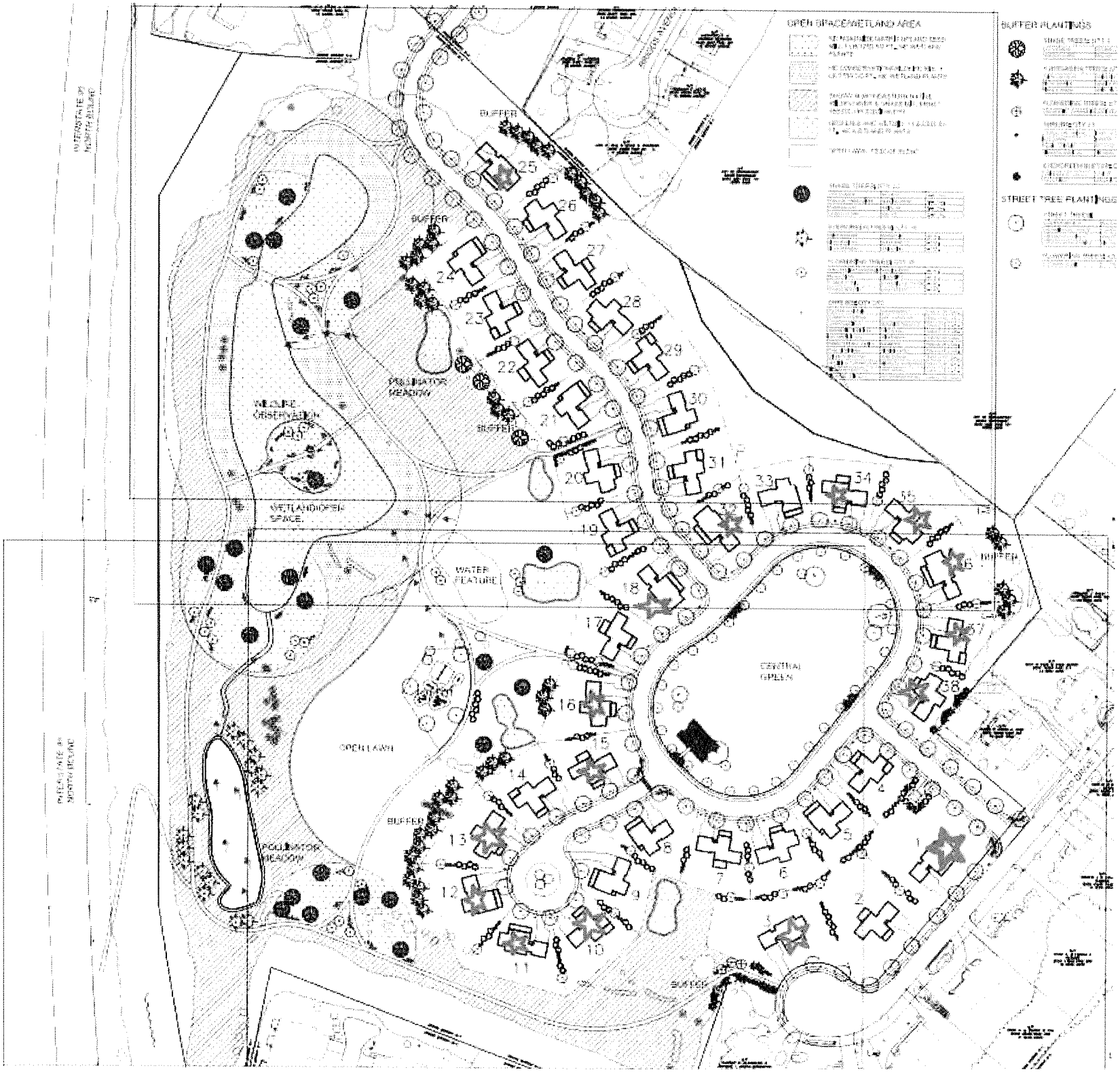
Respectfully submitted
Evergreen Commons LLC
By It's attorney

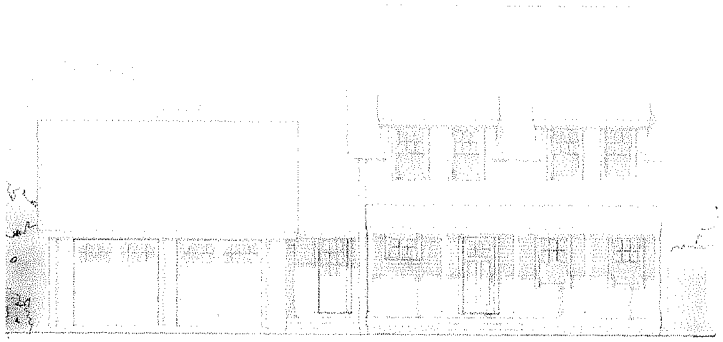
Lisa Mead /pmw

Lisa L. Mead

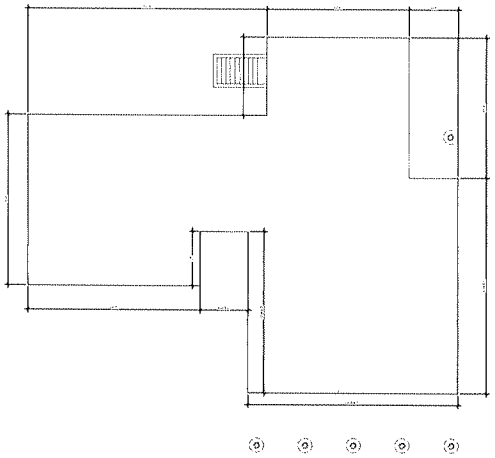
cc: Client

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


OPEN SPACE/WETLAND AREA
BUFFER PLANTINGS
STREET TREE PLANTINGS
BUFFER
POLLINATOR MEADOW
WILDLIFE OBSERVATION
WETLAND/OPEN SPACE
WATER FEATURE
CENTRAL GREEN
OPEN LAWN
INTERSTATE 35 NORTHBOUND
INTERSTATE 35 SOUTHBOUND

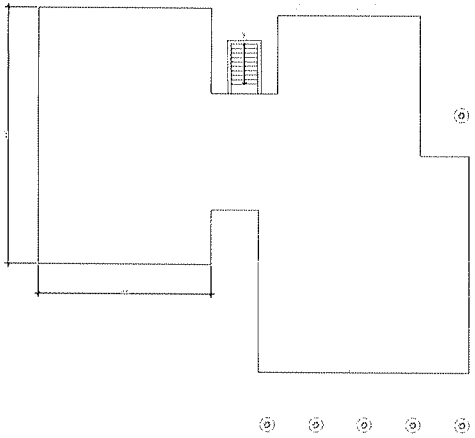


1 APPROVED ELEVATION



2 APPROVED FOOTPRINT
SCALE: 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 1
SCALE: 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 1
SCALE: 1/8" = 1'-0"

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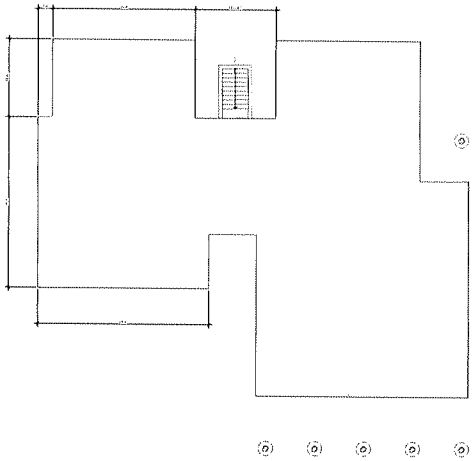
TYPE A
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

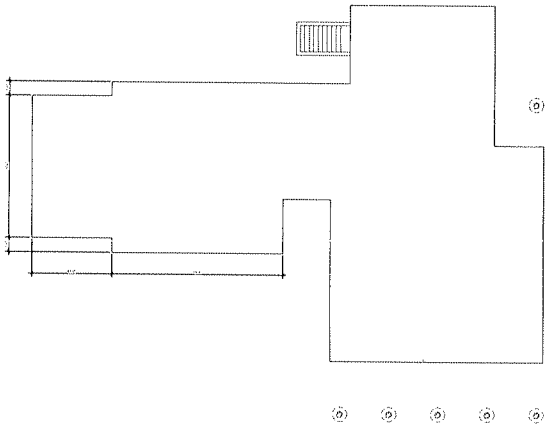
A1

1 PROPOSED ELEVATION - OPTION 2
SCALE 3/16" = 1'-0"



2 PROPOSED FOOTPRINT - OPTION 2
SCALE 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 3
SCALE 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 3
SCALE 1/8" = 1'-0"

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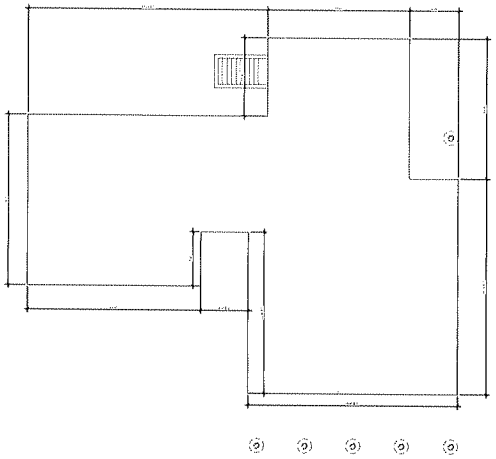
TYPE A
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

A 2

1 PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"



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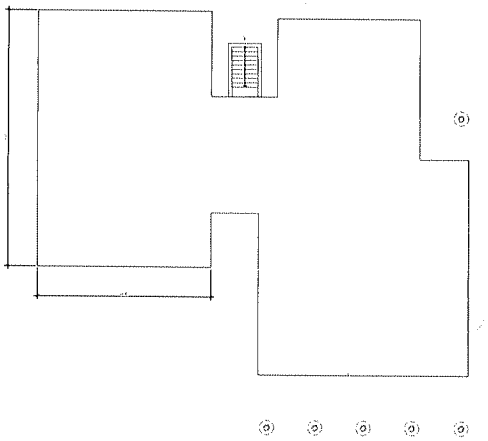

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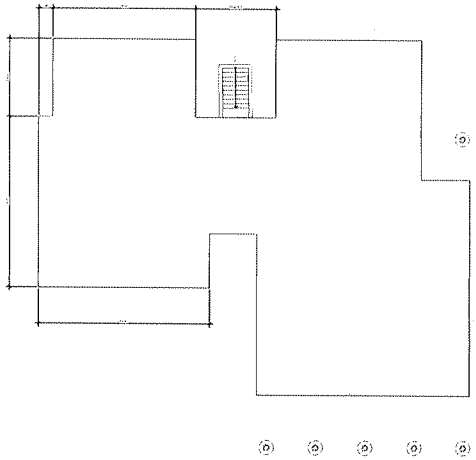
TYPE A - BONUS ROOM OPTION
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

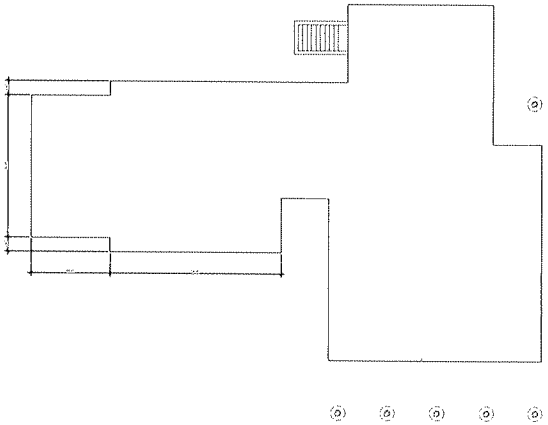
A 3

1 PROPOSED ELEVATION - OPTION 2
SCALE: 3/16" = 1'-0"



2 PROPOSED FOOTPRINT - OPTION 2
SCALE: 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 3
SCALE: 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 3
SCALE: 1/8" = 1'-0"

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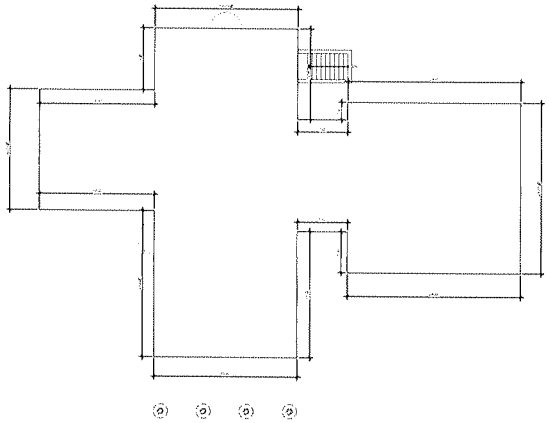
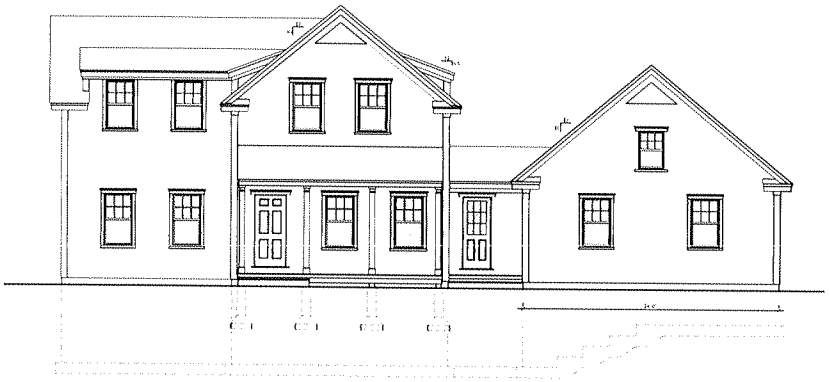
TYPE A- BONUS ROOM OPTION
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

A 4

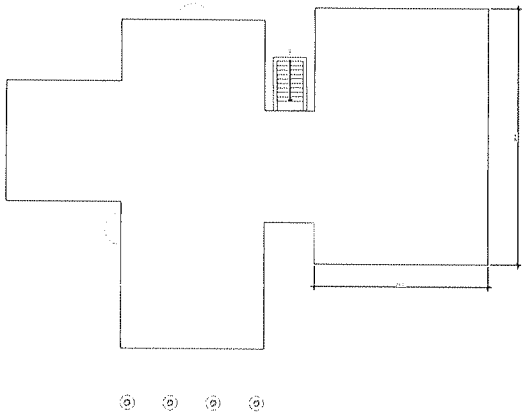
1 APPROVED ELEVATION



2 APPROVED FOOTPRINT
SCALE 1/8" = 1'-0"



3 PROPOSED ELEVATION - OPTION 1
SCALE 3/16" = 1'-0"



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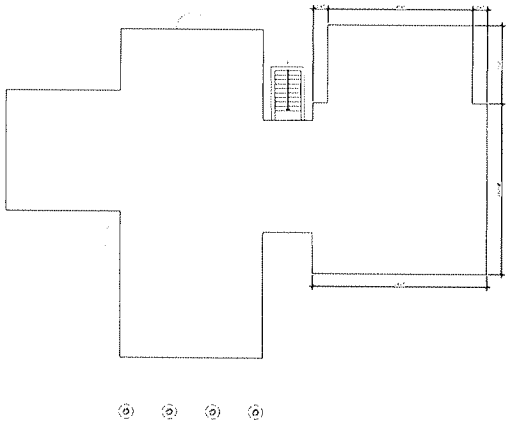
THE 'BEACON' - TYPE B
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

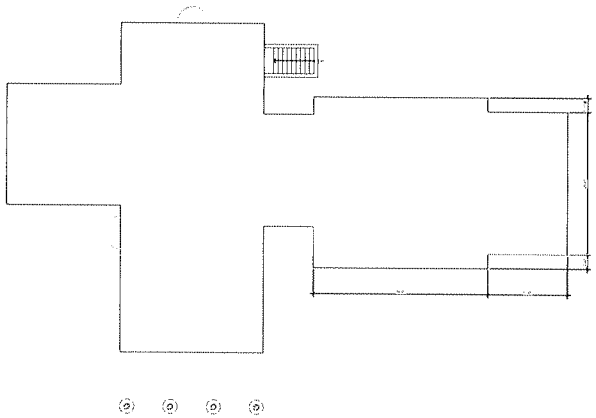
B 1

1 PROPOSED ELEVATION - OPTION 2
SCALE 3/16" = 1'-0"



2 PROPOSED FOOTPRINT - OPTION 2
SCALE 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 3
SCALE 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 3
SCALE 1/8" = 1'-0"

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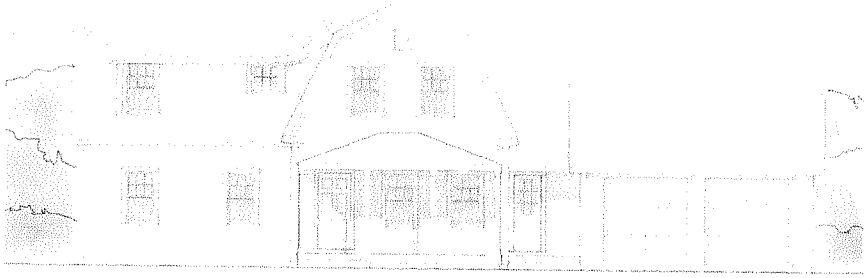
THE 'BEACON' - TYPE B
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

B 2



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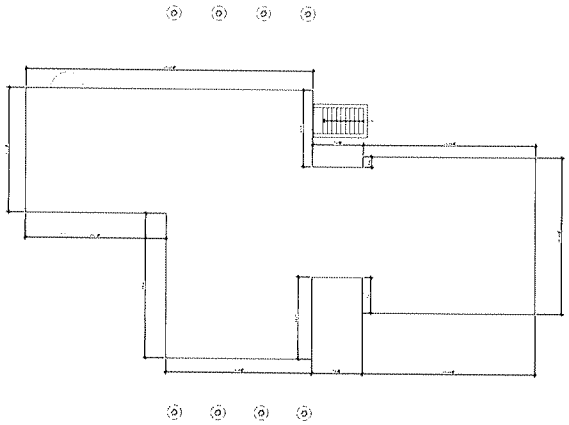
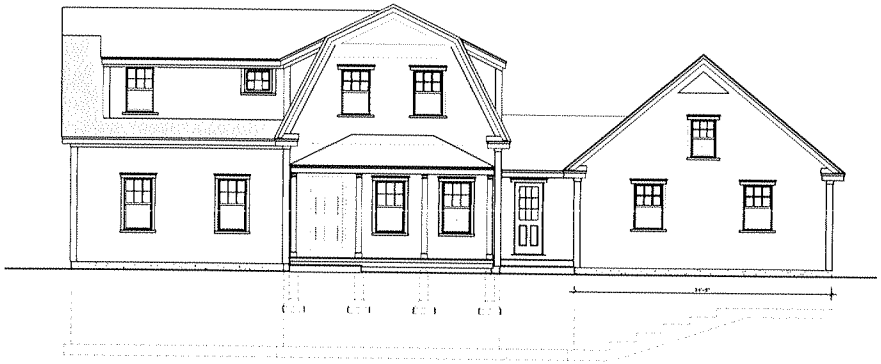
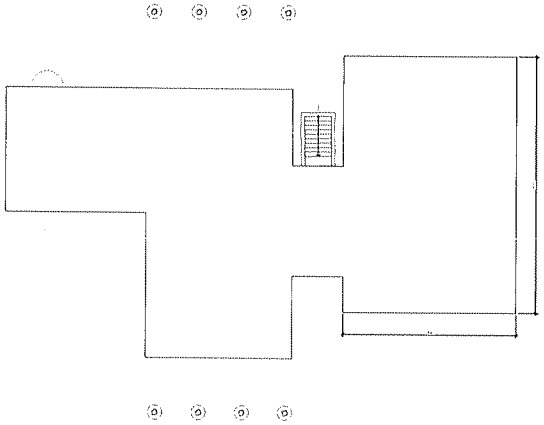


2 APPROVED FOOTPRINT
SCALE 1/8" = 1'-0"



3 PROPOSED ELEVATION - OPTION 1
SCALE 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 1
SCALE 1/8" = 1'-0"

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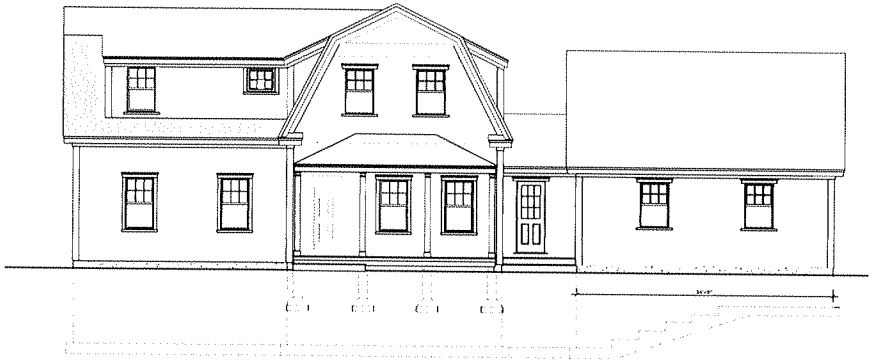
TYPE C
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

C1



1 PROPOSED ELEVATION - OPTION 2
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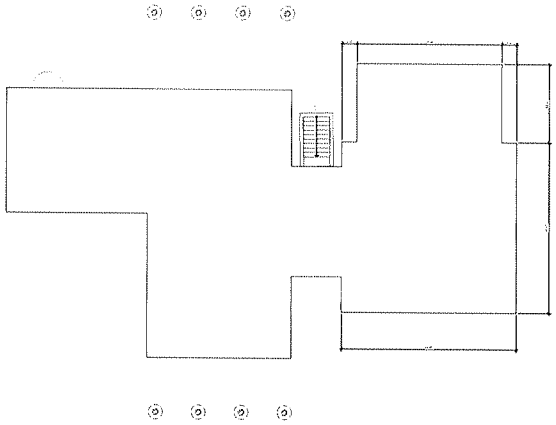

2 PROPOSED FOOTPRINT - OPTION 2
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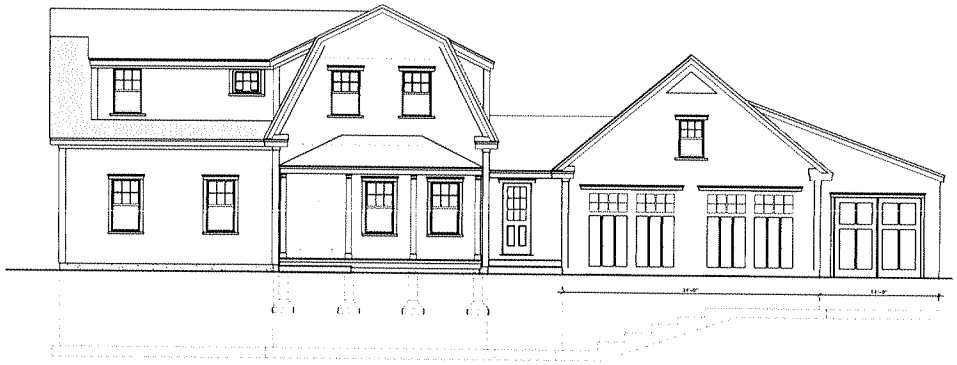
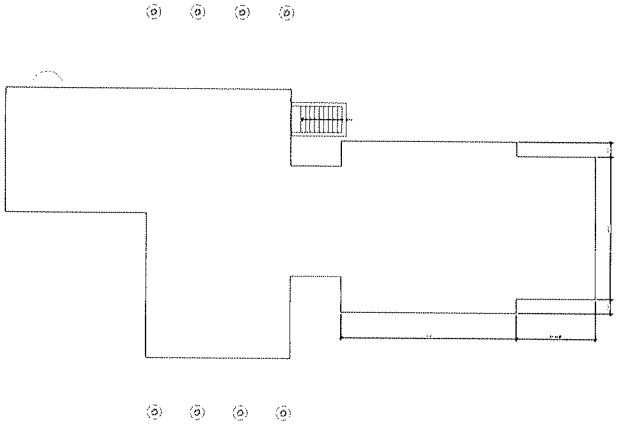


3 PROPOSED ELEVATION - OPTION 3
SCALE 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 3
SCALE 1/8" = 1'-0"

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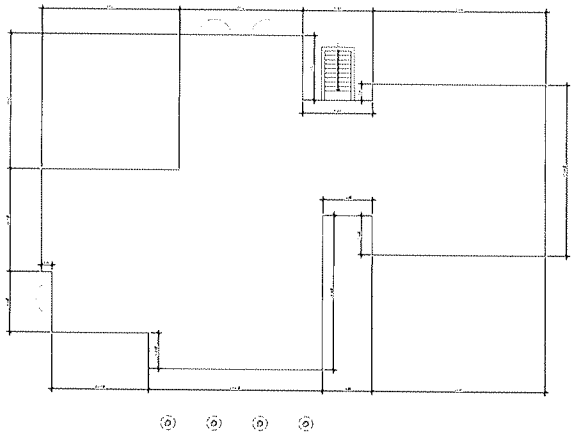
TYPE C
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

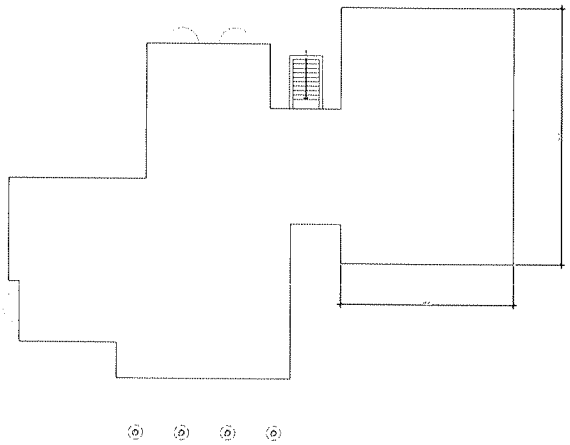
C 2

1 APPROVED ELEVATION



2 APPROVED FOOTPRINT
SCALE 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 1
SCALE: 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 1
SCALE 1/8" = 1'-0"

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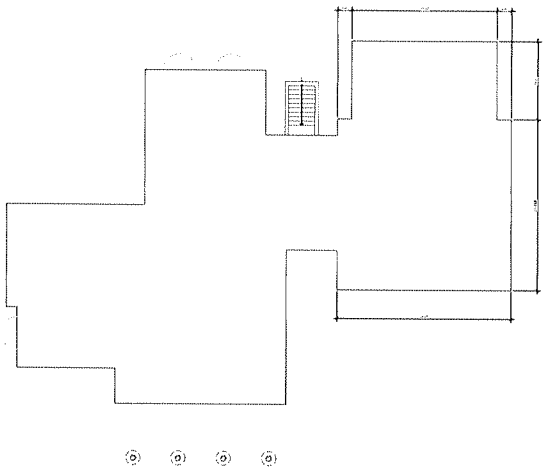
TYPE D
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

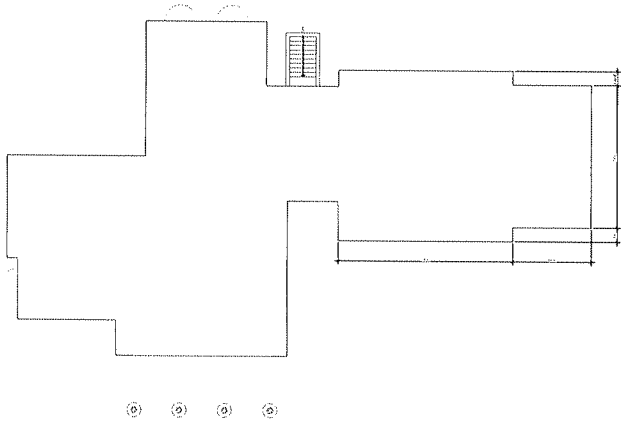
D 1

1 PROPOSED ELEVATION - OPTION 2
SCALE: 3/16" = 1'-0"



2 PROPOSED FOOTPRINT - OPTION 2
SCALE: 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 3
SCALE: 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 3
SCALE: 1/8" = 1'-0"

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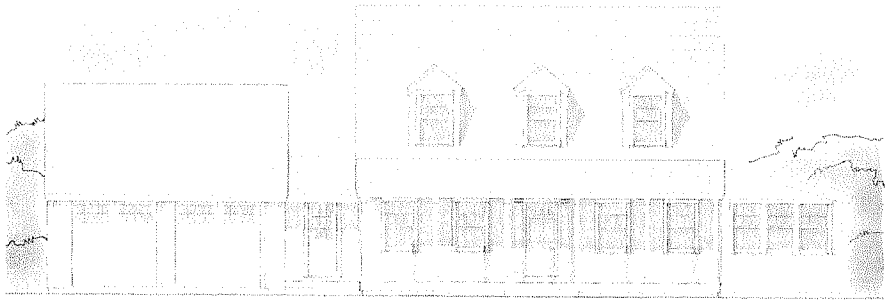
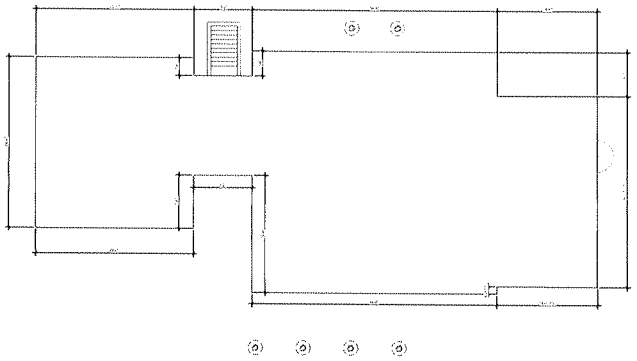
TYPE D
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

D 2

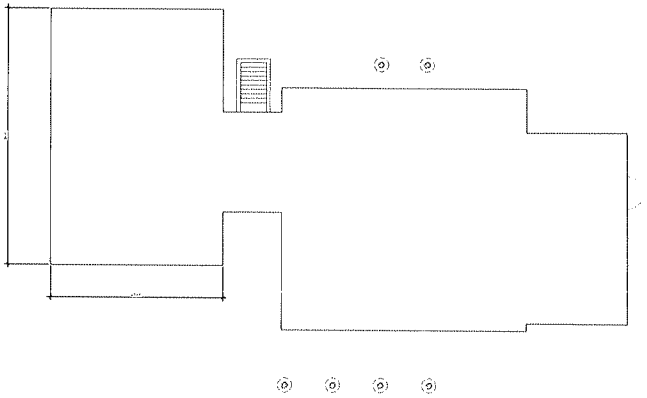


1 APPROVED ELEVATION



2 APPROVED FOOTPRINT
SCALE 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 1
SCALE: 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 1
SCALE: 1/8" = 1'-0"

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Proposed New Residences at:

The PORT PLACE DEVELOPMENT

Newburyport, Massachusetts

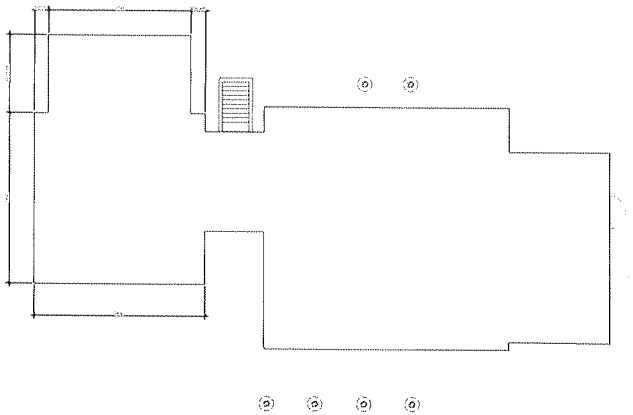
MARK	DATE	REVISIONS

Print Date: 04.11.18

TYPE E
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

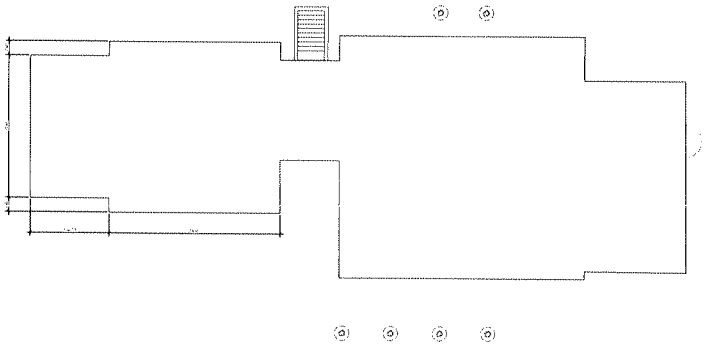
E 1

1 PROPOSED ELEVATION - OPTION 2
SCALE 3/16" = 1'-0"



2 PROPOSED FOOTPRINT - OPTION 2
SCALE 1/8" = 1'-0"

3 PROPOSED ELEVATION - OPTION 3
SCALE 3/16" = 1'-0"



4 PROPOSED FOOTPRINT - OPTION 3
SCALE 1/8" = 1'-0"

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TYPE E
PROPOSED ELEVATIONS & FOUNDATION FOOTPRINTS

E 2

The Morin-Cameron GROUP, INC.

April 11, 2018

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

RE: Evergreen Commons Minor Modification / House Elevations

Dear Chair and Members of the Board:

I have evaluated the impact of the proposed design change on the proposed stormwater systems. There is a total maximum number of 15 lots able to accommodate the change to 3-car garage options. If all 15 lots were to be modified to the 3-car garage design, there would be a total increase of 4,230 square feet of impervious roof surface. The total impervious surface associated with the proposed development is 215,521 square feet. This is only a 2% increase of impervious surface if all 15 garages are converted to the 3-car option. This change does not impact the water quality where the roof area is considered clean runoff not requiring Total Suspended Solids treatment. Additionally, the maximum potential 2% pervious surface increase will have a negligible impact regarding the proposed condition ILSF elevation measuring less than a 0.01' change in elevation.

If you have any additional questions, please do not hesitate to contact me at (978) 884-6850.

Sincerely,
THE MORIN-CAMERON GROUP, INC.

Stephen B Sawyer

Stephen B. Sawyer, PE