

6 Perkins Way Newburyport

Newburyport
Zoning Board of Appeals
Meeting
July 13, 2021

Project Summary

6 Perkins Way Newburyport

- Applicant seeking a Special Permit pursuant to the Newburyport Table of Use Regulations, Use #613 Storage/Warehousing.
- This Use Regulation was been recently amended to allow for storage/warehousing. It does not allow retail/public storage.
- Applicant is purchasing a 4,000 square foot unit within the newly constructed industrial building.
- Mr. Wheeler's company, Intelligent Labor and Moving Inc., will use the facility for the temporary storage of items being moved by his company for its clients.
- Proposed use is for the storage of household goods and furniture (seldom office furniture), being temporarily stored while being moved from one location to another.
- There is a significant demand for moving services into and out of Newburyport area.
- There is a need for moving services that provide temporary storage.

Existing Conditions

6 Perkins Way
Newburyport

- Property is located in the I1B District.
- The requested use is proposed in a recently approved and constructed industrial building.
- Utility services are new and were designed to support allowed industrial uses.
- Proposed use, storage/warehousing, is in direct harmony with the purpose of the applicable Ordinance, recently amended by the City Council to specifically allow the use proposed by the Applicant.

Proposed Use

6 Perkins Way Newburyport

- The proposed use can be considered “light” industrial use and require little in terms of water, sewer, electric and other utilities.
- There will be no permanent employees located at the facility. Rather it will be accessed by employees on a job by job basis. Could be 1 - 2 administrative personal and between 2 - 8 “movers” temporarily accessing the site on any particular job. May be a requirement to park 1 - 2 trucks on the site overnight (temporarily) in support of a moving job. The unit has adequate exclusive parking to support any parking needs
- Clients will not access the facility except on rare, pre-approved emergency cases.
- Proposed use will generate much less traffic and little or no pedestrian traffic than typical uses in the Industrial Zone.
- Mr. Wheeler expects between 0 – 18 vehicle trips per day between the hours of 7:00 am and 7:00 pm, most days with little or no traffic.
- There will be no hazardous materials stored in the facility nor will any be used in the operation of the proposed use. The use does not generate or emit any dangerous forms of environmental pollution.
- The use will not impair the integrity or character of the district or adjoining districts nor be detrimental to health or welfare.

6 Perkins Way, Newburyport

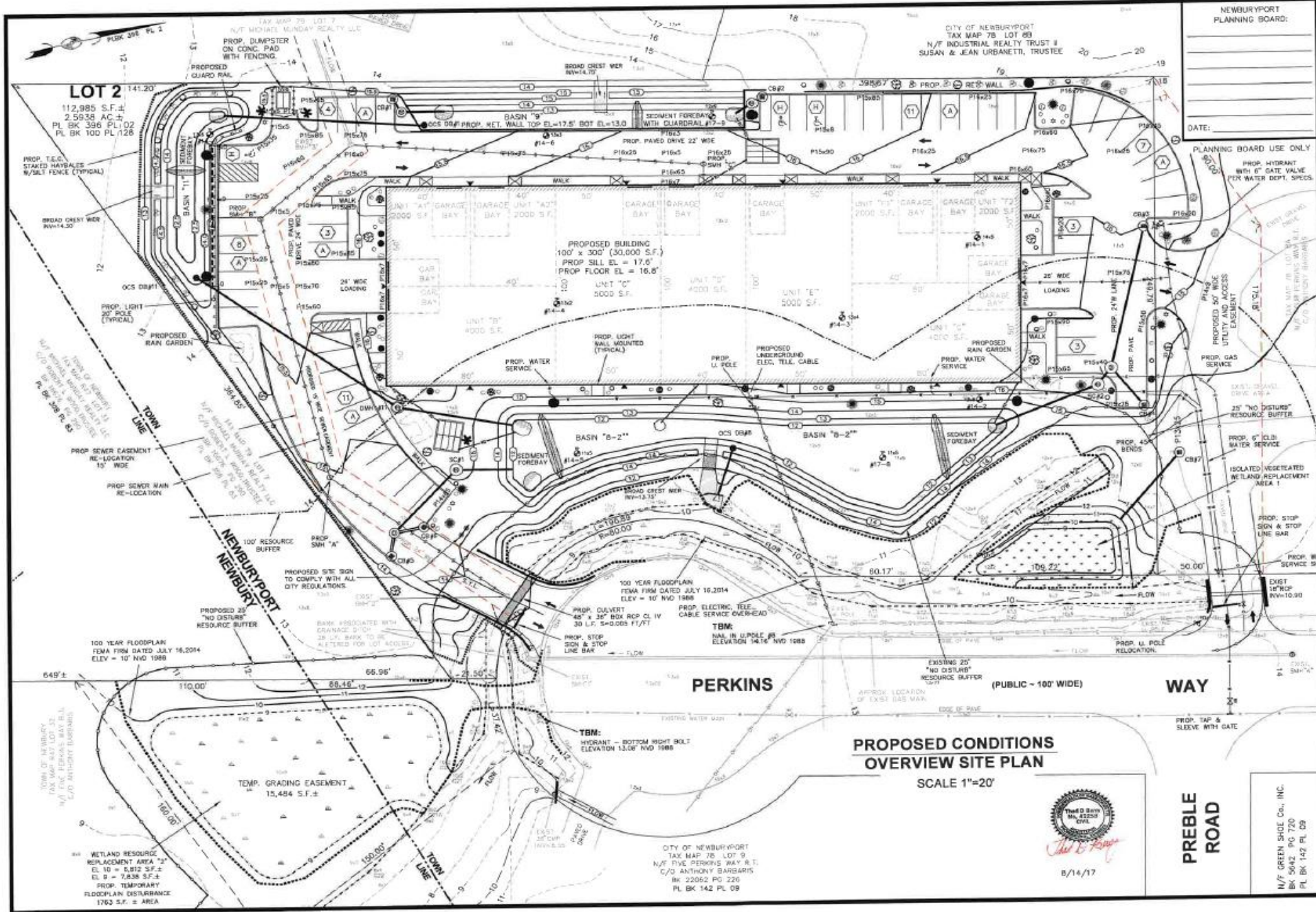
7/8/2021



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Legend					
Municipal Boundary	Road Right of Way	Paved	Unpaved	Interstate	Major Road
				Local Road	Railroad
					Parcels (on aerial)





NEWBURYPORT
PLANNING BOARD:

DATE:

PLANNING BOARD USE ONLY

FOR REGISTRY USE ONLY


SITE PLAN
OF LAND LOCATED IN
NEWBURYPORT
MASSACHUSETTS

PREPARED FOR
OWNER & APPLICANT
SIX PERKINS WAY NOMINEE TRUST
C/O ANTHONY BARBARIS, TRUSTEE
4 PERKINS WAY
NEWBURYPORT, MA 01950

PREPARED BY
WGH LAND SURVEY & DESIGN
83 WEST MAIN STREET
MERRIMAC, MA 01560
TEL: (978) 346-2873
CELL: (978) 257-4576
e-mail: bilight@aol.com

ASSESSOR'S DATA:
NEWBURYPORT: MAP No. 78
LOT No. 8-A-2, 9
NEWBURY: MAP No. 142
LOT No. 32

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.


WILLIAM G. HOLT PLS, RS, SE
8/14/17

GRAPHIC SCALE
1 inch = 20 ft.
(1/4" PER FT.)
0 10 20 40
0 5 10 20
(IN METERS)

PROJECT TITLE:
**#6 PERKINS WAY
OVERVIEW
SITE PLAN**

DRAWN: W.HOLT
DESIGNED: W.HOLT, T. BERRY
CHECKED: W.HOLT, T. BERRY
DATE: 5-MAY-17
CAD FILE: 804/805/AP_SP_SH
JOB No.: D14-015-03_SP

REVISION: BY
8/14/17 REV. COMMENTS WJH

SHEET No. 4 OF 16

**PROPOSED CONDITIONS
OVERVIEW SITE PLAN**
SCALE 1"=20'



**PREBLE
ROAD**

N/F GREEN SHOE CO., INC.
BK 5042, PG 720
PL BK 142 PL 09

CITY OF NEWBURYPORT
TAX MAP 78 LOT 9
N/F FIVE PERKINS WAY R.T.
C/O ANTHONY BARBARIS
BK 22052 PG 226
PL BK 142 PL 09

LOT 2
112,985 S.F. ±
2.5638 AC ±
PL BK 396 PL 02
PL BK 100 PL 128

100 YEAR FLOODPLAIN
FEMA FIRM DATED JULY 16, 2014
ELEV = 10' NVD 1988

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ELEV = 10' NVD 1988

PERKINS

(PUBLIC - 100' WIDE)

WAY

TOWN OF NEWBURYPORT
100' RESOURCE BUFFER
N/F ANTHONY BARBARIS TRUST
C/O ANTHONY BARBARIS

TEMP. GRADING EASEMENT
15,484 S.F. ±

WETLAND RESOURCE
REPLACEMENT AREA "2"
EL 10 = 8,812 S.F. ±
EL 9 = 7,838 S.F. ±
PROP. TEMPORARY
FLOODPLAIN DISTURBANCE
1762 S.F. ± AREA







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Conclusion

- Proposed use is in conformance and in harmony with recently amended Use #613 allowing for Storage/Warehousing.
- There is significant demand for moving/temporary storage services in the NBPT area.
- Use will not:
 - Create undue traffic congestion or impair pedestrian safety.
 - Overload public utilities or services.
 - Impair integrity or character of the district, adjoining districts, nor be detrimental to the health or welfare.
 - Create excess of proposed use in neighborhood.
 - Be conducted in a manner as to emit noxious or dangerous forms of environmental pollution.