



Design Consultants, Inc.

Civil Engineering
Transportation/Traffic
Water/Wastewater
Land Surveying

January 6, 2021

Newbury Planning Board
Town Hall
12 Kent Way
Newbury, MA 01922

RE: 2 Old Point Road
Newbury, MA

Attn: Ms. Martha Taylor, Town Planner

Dear Martha:

On Behalf of The Cottages Commercial, LLC, we are submitting 16 copies of the following materials for the Site Plan Review application at 2 Old Point Road. Included with the application we have provided two checks in the amount of \$700 and \$1000 for the application and consultant review fees.

The Submittal includes the following items:

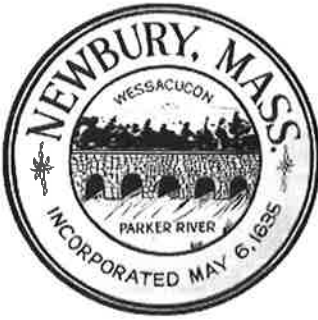
1. Site Plan Review Application & Checklist
2. Project Narrative
3. Environmental Impact Assessment
4. Certified List of Abutters
5. Trip Generation Narrative
6. Architectural & Site Renderings
7. Site Plans and Architectural Building Elevations
8. Stormwater Management Report (4 copies)

We have completed two coordination meetings with you reading this application and will be asking to waive a formal preapplication coordination meeting with town staff. We are currently coordinating the water and sewer services with Newburyport DPS. If necessary, we will meet with Town Staff prior to the first Planning Board meeting. Additionally, we will be filing a Notice of Intent with the Newbury Conservation Commission within the week and be permitting this project concurrently before the Conservation Commission. We look forward to moving forward with the review of the exciting project with the Newbury Planning Board. If you have any questions, please call, or email me anytime. I have also received email confirmation the Newbury Building Commissioner will be providing the appropriate denial letter today requiring the level II site plan review.

Sincerely yours,
DESIGN CONSULTANTS, INC.

Stephen Sawyer

Steve Sawyer, PE



Town Of Newbury

Office of
THE PLANNING BOARD
12 Kent Way
Byfield, MA 01922
978-465-0862, ext. 312

SITE PLAN REVIEW APPLICATION FORM

1. DATE OF APPLICATION: 1/6/21

2. PROJECT LOCATION:

Street Address: 2 Old Point Road

Assessor's Map & Lot No.: U02-153 & U02-154

3. ZONING DISTRICT (Check as applicable):

- ☒ Agricultural Residential
- ☐ Parker River Residential
- ☐ Residential – Limited Business
- ☐ Byfield Village Business
- ☐ Commercial Highway
- ☐ Commercial Highway A
- ☐ Light Industrial Byfield
- ☐ Upper Green Business
- ☐ Business and Light Industrial
- ☐ Parker River Marine

ZONING OVERLAY DISTRICT (Check as applicable):

- ☐ Water Supply Protection Overlay District
- ☐ Wireless Communications Services Overlay District
- ☒ Plum Island Overlay District
- ☒ Flood Hazard Overlay District
- ☐ Adult Entertainment Overlay District

4. APPLICANT(S): Name: Vincent Godin, The Cottages Commercial, LLC

Address: 14 Plum Island Blvd.

Newbury, MA 01951

Telephone/Fax Numbers: (866) 990-7092

Email Address: vgodin@plumislandproperties.com

5. OWNER(S): Name: See Above

Address: _____

Telephone/Fax Numbers: _____

Email Address: _____

6. If applicant is not owner, state interest or status of applicant in land. Submit with application a copy of any option, purchase agreement, power of attorney, copies of all trust instruments etc. which may be applicable including schedules of beneficiaries or owners, or, if a corporation, copies of documents evidencing corporate existence.

7. Applicant's Representative: Stephen Sawyer P.E., Design Consultants, Inc.
(Attach written authorization.)

8. Is a Special Permit required from the Zoning Board of Appeals, the Planning Board, or the Board of Selectmen? X yes ___ no

If "yes", specify the type and status of that application.

The project has received approval from the Newbury Zoning Board for a Special Permit.

9. Is a variance required from the Zoning Board of Appeals? ___ yes X no

If "yes", specify the type and status of that application.

10. Will the project be served by:

Public Water System? X yes ___ no

Public Sewer System? X yes ___ no

14. Will the work on the property be subject to the Wetlands Protection Act and/or the Town of Newbury Wetland Protection Laws? X yes ___ no

If "yes," specify the type and status of the application to the Conservation Commission.

A Notice of Intent application for work within Bordering Land Subject to Flooding will be submitted to the Conservation Commission.

15. Will the work on the property require:

DEP Approval? ☒ yes ☐ no

EPA Approval? ☐ yes ☒ no

If "yes" describe the reason for the approval.

For the Notice of Intent Application for work within Bordering Land Subject to Flooding which will be submitted to the Conservation Commission and DEP.

16. Attach a brief description of the existing and proposed uses of the property:

See Narrative

17. Attach a list of abutters, owners of land directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including bordering towns. This list must be certified by the Town Assessor's office as being accurate.

18. Attach a completed copy of the Site Plan Review checklist.

19. Attach a brief narrative describing the proposed project as outlined in "Site Plan Review Submission Requirements and Procedures".

See Narrative

20. Attach copies of the proposed site plan as described in "Site Plan Review Submission Requirements and Procedures".

21. If required by the Planning Board, attach copies of impact assessments as outlined in "Site Plan Review Submission Requirements and Procedures."

22. If required by the Planning Board, provide documentation of the performance guarantee in accordance with § 97-9.A.(10).

Signature of Applicant/Agent:

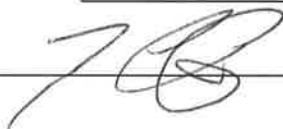


Date:

1/5/2020

Date:

Signature of Owner:



Date:

1/5/2020

Date:

TOWN OF NEWBURY
PLANNING DEPARTMENT

SITE PLAN REVIEW APPLICATION CHECKLIST

Applicant Name: Vincent Godin, Plum Island Properties, LLC

Site Address: 2 Old Point Road

	Required (yes/ TBD)	Date completed/ submitted	COMMENTS
Meet with Town Planner, Building Inspector, et al	Yes	12/28/20	
Complete and submit application form to Planning Board, along with:	Yes	1/6/21	
a. Brief narrative of proposed project (16 copies plus pdf)	Yes	1/6/21	
b. Project site plan (16 copies plus pdf)	Yes	1/6/21	
c. Traffic impact assessment (16 copies plus pdf)	Yes	1/6/21	
d. Environmental Impact Assessment (16 copies plus pdf)	Yes	1/6/21	
e. Community Impact Assessment/Fiscal Impact Assessment (16 copies plus pdf)	Yes	1/6/21	
Submit administrative fee	Yes	1/6/21	
Submit deposit for consultant review	Yes	1/6/21	
File application with Town Clerk	Yes	1/6/21	
Obtain certified abutters list from Assessors Office	Yes	1/6/21	
Submit legal notice for public hearing to newspaper for publication	Yes		First publication not less than 14 days before date of public hearing
Notify abutters of public hearing by certified mail	Yes		
Performance Guarantee:	TBD by Planning Board		



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Transportation/Traffic
Water/Wastewater
Land Surveying

PROJECT NARRATIVE 2 OLD POINT ROAD, NEWBURY, MA

The following narrative addresses the discussion points within Site Plan Review Submission Requirements and Procedures.

01) Proposed use; - The project encompasses two parcels, #2 and #8R Old Point Road at the corner of Plum Island Boulevard and Old Point Road. The project proposes to demolish the existing Angie's Service Station and single-family home located on 2 Old Point Road. The existing single-family home on #8R Old Point Road is to be maintained with the existing 2 bay garage which is proposed to be renovated into a restaurant. The new restaurant will provide seating for 26 people with table and bar seating. In addition to the restaurant seating, an accessible restroom, storage room and walk-in cooler are proposed. A floor plan of the proposed renovation is provided with this application. The restaurant will also include a large outdoor seating area for about 138 people providing a total capacity of 164 seats. The ratio of interior vs exterior seating may vary depending on weather conditions. The exterior seating area will also include a fire pit and open sand area for games. Beach appropriate, non-amplified, live music may occur on certain days. Current plans are for operation from March through November but may keep a small operation for inside the restaurant building that could be year-round. That determination would be made after opening. The food preparation will occur in a 10' x 40' moveable kitchen that will be set on the property. The moveable kitchen will be constructed within a large steel shipping container by RoxBox containers, conforming to all local building and health codes. The detail floor plan of the kitchen is currently under design. A sketch of the proposed layout is attached to this narrative. The existing Angies Service Station sign is to be maintained with the sign marquee changed to the new restaurant name. The new sign marquee is shown on the architectural renderings provided with this application.

02) Projected increase in traffic trips; - A detailed trip generation memorandum is provided with the application. The most important aspect of the traffic report is the peak hour traffic generated from the project. It is important to note that the volumes reported are for a situation where the weather is most suitable for outdoor dining. During cooler and rainy days, the restaurant use will be substantially diminished. It is difficult to predict how many people will bike or walk to the restaurant. We do expect many visitors to walk or bike especially on the busier nice days when the island is busy with beachgoers. During the rainy cool days, the use will be a fraction of what is reported in the traffic report. With this we may expect a total of 69 peak hour trips on a weekday peak hour that would occur in the evening. On a busy weekend we may see up to 86 peak hour trips on a Saturday during the midday hours. For this report we have assumed a mode split of 50% of the people arriving by foot or bicycle during the peak condition that would occur

on a nice day. It is very possible that more people would arrive by foot or bicycle during these conditions. The report also does not take any credit deducting for past traffic associated with the service station. Please refer to the traffic memorandum for additional detail.

03) Projected Town water and sewer demand, if any; - The project is to be serviced by the Newburyport public water and sewer supply. Based upon Massachusetts Title V 310 CMR 15.203 the daily sewer demand is 35 gallons per day for every seat. The total water and sewer flow are calculated to be 5,740 gallons per day. The calculated daily demand depicted in the Title V regulations is 200% or double what we expect for the actual use to be. The Newburyport DPS is aware of the proposed project and has confirmed available capacity for this project. Four betterment fees were paid between the two parcels. At this point the only special consideration for the sewer connection will be a grease interceptor tank to remove fat, oils and grease prior to discharging kitchen sewer flow to the Newburyport sewer system. Documentation from the Newburyport DPS confirming water and sewer service will be provided prior to the first Planning Board Meeting.

04) A discussion of the status of all other required local, state and federal permits and approvals; - The project has received approval from the Newbury Zoning Board for a Special Permit for Use. This approval is still within the appeal period and we understand we are submitting this application at risk of appeal. However, the appeal period will elapse prior to the first Planning board meeting. The project will additionally require an Order of Conditions from the Newbury Conservation Commission. We will be submitting the Notice of Intent prior to the first Planning Board meeting.

05) Size of proposed building or addition; - There are no new buildings proposed. Approximately 3,160 square feet of structures are to be demolished with the 1,600 square foot garage proposed to be renovated into the new restaurant. There will be a new 400 square foot moveable kitchen brought to the property for the food preparation for the new restaurant.

06) Projected number of required parking spaces; - With the 164-seat restaurant 54 parking spaces will be provided to meet the Newbury Zoning Regulations of 0.3 parking spaces per seat plus the spaces required for employees.

07) Proposed methods of screening the premises and parking area(s) from abutting property and the street; - Vegetation and fencing will be provided to screen the premises and parking from the four residential lots to the east located on the other side of Mcleod Avenue. The applicant controls all these abutting properties, and it is in best interest to protect these properties. A plot plan is attached to this narrative showing these property locations. There are two single family homes directly abutting to the north that will be screened with a new 6 ft. solid panel fence. The project is located within the commercial area on Plum Island with the Plum Island Grill restaurant located on the opposite side of Plum Island Boulevard to south and open marsh across Old Point Road to the west. A planted berm will be provided along the Old Point Road and Plum Island Boulevard frontage. This berm is proposed to be planted with native beach grasses

08) Landscaping plans; A landscape plan is provided with the submission completed by a Registered Landscape Architect showing detail design within the outdoor restaurant area and perimeter of the lot providing the site screening.

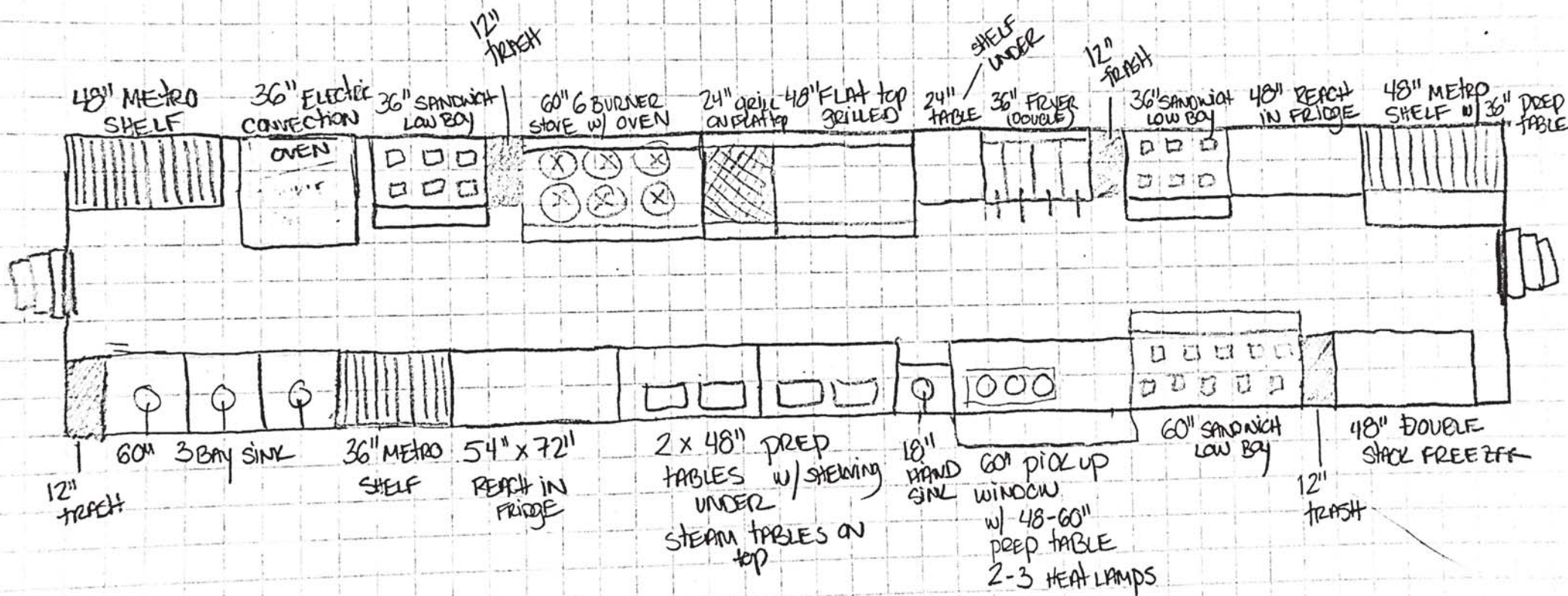
09) Lighting plans; - A detailed lighting plan is provided in the application; Care has been taken to not create any light pollution given the sensitive nature of Plum Island.

10) Entrance and Egress; - The entrance is provided off Plum Island Boulevard with one-way circulation and the exit onto Old Point Road.

11) A calculation of existing and proposed lot coverage; A full lot coverage calculation is provided on the zoning matrix, With the combined parcels the lot coverage is reduced from 14.1% down to 6%.

12) How the project conforms with the Master Plan; - The proposed outdoor restaurant use for the property is an improvement from the previous service station use and very suitable for the beach environment. The proposed use is in line with The Master Plan designating the Plum Island Boulevard as a Village Commercial District.

13) Compliance with the Town's Zoning By-Laws – The garage proposed to be renovated meets all of the dimensional requirements in the Town Zoning By-Laws. The use required a special permit from the Zoning Board of Appeals. The Special Permit has been granted for the proposed restaurant use.



FOR REGISTRY USE ONLY

CAMMETT
CE
ENGINEERING

297 ELM STREET, AMESBURY, MA.
Phone: (978) 388-2157 Fax: (978) 388-0428
CONSULTING ENGINEERS &
LAND SURVEYORS SINCE 1975
Visit us on the WEB at www.cammett.com

Shower Title:

**LOT LINE
ADJUSTMENT
PLAN**

Project Title:

**MACHIRO'S
REALTY TRUST
4 OLD POINT ROAD
NEWBURY, MA
—ESSEX COUNTY—**

Owner:

**MACHIRO'S REALTY
TRUST ET ALS.**

4 OLD POINT ROAD
NEWBURY, MA 01951



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Civil Engineering
Transportation/Traffic
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ENVIRONMENTAL IMPACT ASSESSMENT 2 OLD POINT ROAD, NEWBURY, MA

Per the Site Plan Review Requirements, Section 97-9.A. of the Newbury Zoning By-Laws, this Environmental Impact Assessment is provided for the proposed redevelopment of the site. The purpose of this assessment shall be to “determine the existing and expected post-development environmental conditions, including air quality, groundwater pollution, noise levels, harmful or noxious emissions, damage or threat to wetlands and flood plain, and the visual environment.”

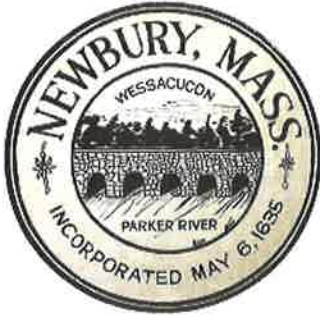
The project poses no threat to air quality and will result in no harmful or noxious emissions, as it will only include a small, movable kitchen. The project has been designed to not negatively impact the water quality and result in no groundwater pollution. This is demonstrated in both the Notice of Intent as well as the Stormwater Management Report, which indicate how the proposed site design will include extensive gravel and permeable paver area, which will increase the pervious area across the site, as well as two bioretention areas, which will collect and filter the onsite runoff before it leaves the site to enter the adjacent marsh. This design will prevent the new restaurant and surrounding landscaping and parking area from impacting the adjacent resource area or the floodplain.

The noise levels associated with the outdoor restaurant are expected to be very low and will be mitigated to off-site neighbors with the installation of fencing along the edge of the property boundaries. The building will also provide buffer to the residences to north of the restaurant. The visual environment will be greatly improved in the proposed design with the introduction of extensive landscaping, including gravel and sand areas, as well as permeable pavers and plantings.

The proposed design intends to mitigate and control any potential for erosion or sedimentation on site. During construction periods, silt sacks will be installed in all of the nearby catch basins, a compost sock will be installed around the exterior of the site to protect the adjacent resource area. A construction entrance will be installed to clean the tires of the construction vehicles upon exiting the site. See the Stormwater Management Report for extensive discussion of the erosion and sediment controls. The Stormwater Management Report also discusses the off-site drainage. The project has been designed to decrease off-site runoff rates and volumes for all storms. This will be accomplished, as previously mentioned, through the implementation of bioretention areas and increased impervious area.

The proposed outdoor restaurant and mobile kitchen will have no impact on vibration and electromagnetic radiation. There will be some smoke and odor associated with the movable kitchen to be installed as part of the design, however, as the kitchen will be smaller than a standard restaurant kitchen and will have no significant negative effects. The waste disposal will also be included as two small dumpsters screened from view and shown on the Site Plan.

Town will receive additional income for the License Fee's and increased real estate taxes. Additionally, there will be ancillary benefits to the community through the dozens of jobs that will be created. Also, the Newburyport Department of Public Services indicated the water and sewer system is not near capacity and additional use will help defray the cost of the system. Additionally, adding an amenity to the island will help increase the desirability of the island and therefor the home prices, and thereby real estate tax income.



Town Of Newbury

Office of
The Board of Assessors
12 Kent Way Suite 101
Newbury, MA. 01951-4799
(978) 465-0862 x308
Fax: (978) 465-3064

Frank N. Kelley III, Chairman, Board of Assessors
Sanford Wechsler, Assessor
Linda McCamic, Assessor

Jason DiScipio, Principal Assessor
Stephanie Sergi, Assessor's Clerk

Memo

To: Steve Sawyer
Date: December 30, 2020
RE: 8R Old Point Road

The following is a list of abutters within 300' of U02-0-153
. These listed owners are to the best of our knowledge the owners of record as of December 30, 2020
and are the only abutters listed in Newbury.

Attached:

1. This cover letter
2. Original request
3. Mailing Labels (2 sets)
4. Mailing List (non-label)
5. GIS Map
6. Abutters List Other Towns (if applicable)

Sincerely,

Stephanie Sergi
Assessor's Clerk
Town of Newbury

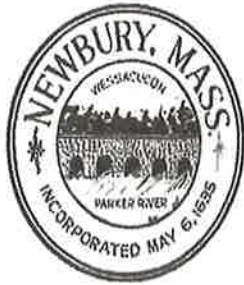
CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 8R Old Point Rd

PAGE 1 OF 6

1/5/21 SS



TOWN OF NEWBURY

BOARD OF ASSESSORS

12 Kent Way, Suite 101, Byfield, MA 01922

978-465-0862 x308

978-572-1228 fax

www.townofnewbury.org

REQUEST FOR CERTIFIED ABUTTERS LIST

PROPERTY LOCATION: SR
2 Old Point Rd

ASSESSORS MAP/LOT#: U02-153 B ~~U02-151~~
(If requesting more than one list, please fill out a separate list request for each)

CHECK BOX FOR TYPE OF LIST REQUESTED:

- ☐ 1. CONSERVATION COMMISSION
within 100 ft.
- ☐ CONSERVATION COMMISSION
Lot area greater than 50 acres
- ☐ CONSERVATION COMMISSION
Linear Project greater than 1,000 ft
- ☐ 2. ZONING BOARD OF APPEALS
within 300 ft.
- ☐ 3. ZONING BOARD OF APPEALS/Wireless Communication
within 900 ft.
- ☒ 4. PLANNING BOARD
within 300 ft.

REQUESTED BY: Steve Sawyer

PHONE NUMBER: 264 10

DATE REQUESTED: 12/29/20

DATE PAID: 1/5/21 26409

ASSESSOR SIGNATURE: Stephanie Cergi
Assessor's Clerk

DATE: 1/5/21

CERTIFIED ABUTTERS LIST

NOTE: There is a \$20.00 charge per each request. Checks can be made payable to the Town of Newbury.

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS SR Old Point Rd

PAGE 2 OF 6

1/5/21 SS

10 OLD POINT RD U02-0-152 LUC: 101 19-21 LOW ST DEVELOPMENT LLC RANALDI GENO 85 BROWN AVE UNIT #11 HAMPTON, NH 03842	4 PLUM ISLAND BL U02-0-131 LUC: 104 JONAITIS GEORGE III 4 PLUM ISLAND BLVD NEWBURY, MA 01951	10 PLUM ISLAND BL U02-0-129 LUC: 101 RIZZUTO FRANKIE RIZZUTO DOROTHY LEE 10 PLUM ISLAND BLVD NEWBURY, MA 01951
20R OLD POINT RD U02-0-144 LUC: 104 BAKHTIARI MICHAEL RAMIN 20R OLD POINT RD NEWBURY, MA 01951	PLUM ISLAND BL R50-0-3 LUC: 132 LITTLEFIELD FREDERICK K QUILL SARAH J 136 MIDDLE RD BYFIELD, MA 01922	18 OLD POINT RD U02-0-146 LUC: 101 STUTZ BARBARA 18 OLD POINT RD NEWBURY, MA 01951
6 OLGA WY U02-0-172 LUC: 101 DALY ELLEN F 347 NORTH MAIN ST NATICK, MA 01760	1 OLD POINT RD R51-0-24A LUC: 132 MYETTE JERE 99 HALE ST NEWBURYPORT, MA 01950	11 MCLEOD AV U02-0-155 LUC: 101 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951
12 OLD POINT RD U02-0-151 LUC: 109 DOBSON TRUSTEE IMALDA M OLD POINT TWELVE R T P O BOX 415 NEWBURYPORT, MA 01950	5 WEBBER'S CT U02-0-175 LUC: 430 NEW ENGLAND TELEPHONE CO C/O DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001	12 R OLD POINT RD U02-0-156 LUC: 101 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951
11 PLUM ISLAND BL U02-0-173 LUC: 101 FLANAGAN MARGUERITE G 11 PLUM ISLAND BLVD NEWBURY, MA 01951	20 6TH ST U02-0-142 LUC: 930 NEWBURY TOWN OF 12 KENT WAY BYFIELD, MA 01922	MCLEOD AV U02-0-159 LUC: 132 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BLVD NEWBURY, MA 01951
9 OLGA WY U02-0-170 LUC: 101 FORD CARLA M HELWIG NOEL 9 OLGA WAY NEWBURY, MA 01951	9 MCLEOD AV U02-0-143 LUC: 930 NEWBURY TOWN OF 12 KENT WAY BYFIELD, MA 01922	12 MCLEOD AV U02-0-160 LUC: 101 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951
13 PLUM ISLAND BL U02-0-174 LUC: 104 GIRARD JEAN-GUY GIRARD CAROLYN 131 NORTH WASHINGTON ST BELCHERTOWN, MA 01007	10 OLGA WY U02-0-158 LUC: 931 NEWBURY TOWN OF 12 KENT WAY BYFIELD, MA 01922	10 MCLEOD AV U02-0-161 LUC: 101 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951
5 OLGA WY U02-0-168 LUC: 101 GIRARD KIMBERLEE 22 SAMUEL GAMWEL ROAD NORTHBOROUGH, MA 01532	12 OLGA WY U02-0-171 LUC: 930 NEWBURY TOWN OF 12 KENT WAY BYFIELD, MA 01922	8 MCLEOD AV U02-0-162 LUC: 101 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951
8R OLD POINT RD U02-0-153 LUC: 101 GODIN VINCENT CHRISTENSEN JEFFREY 14 PLUM ISLAND BLVD NEWBURY, MA 01951	8 PLUM ISLAND BL U02-0-130 LUC: 920 PLUM ISLAND TAXPAYERS & ASSOCIATES INC 8 PLUM ISLAND BLVD NEWBURY, MA 01951	4 MCLEOD AV U02-0-164 LUC: 104 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951
7 PLUM ISLAND BL U02-0-166 LUC: 101 GOULDTHORPE ALBA L GOULDTHORPE ROBERT A SR 7 PLUM ISLAND BL NEWBURY, MA 01951	2 PLUM ISLAND BL U02-0-132 LUC: 326 RINKOO-TEI REALTY LLC C/O MARK FRIERY 10 76TH ST NEWBURYPORT, MA 01950	5A PLUM ISLAND BL U02-0-165 LUC: 99 THE COTTAGES AT PLUM ISLAND LL 14 PLUM ISLAND BOULEVARD NEWBURY, MA 01951

CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

PAGE 3 OF 6

11/5/21 95

2 OLD POINT RD

U02-0-154

LUC: 031

THE COTTAGES COMMERCIAL LLC
14 PLUM ISLAND BLVD
NEWBURY, MA 01951

MCLEOD AV

U02-0-148

LUC: 132

VIFF PROPERTIES LLC
28 HARVARD WAY
NEWBURY, MA 01951

14 OLD POINT RD

U02-0-150

LUC: 132

VIFF PROPERTIES LLC
28 HARVARD WAY
NEWBURY, MA 01951

14 MCLEOD AV

U02-0-157

LUC: 101

VIFF PROPERTIES LLC
28 HARVARD WAY
NEWBURY, MA 01951

16 OLD POINT RD

U02-0-149

LUC: 101

WHISTON TE DONALD F
MAISTRELLIS TE PETER A
605 BROADWAY
SAUGUS, MA 01906

CERTIFIED ABUTTERS LIST

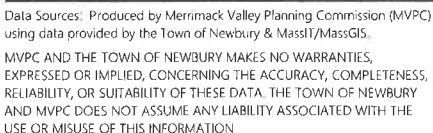
TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 8R Old Point Rd

PAGE 4 OF 6

11/5/21 SS

12/30/202



arcs
streams

1/5/21 SS



Town Of Newbury

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Frank "Budd" Kelley, Chairman, Board of Assessors
Sanford "Sandy" Wechsler, Assessor
Linda McCamic, Assessor

Nate Cramer, Principal Assessor
Stephanie Sergi, Clerk

IN ADDITION TO 300' ABUTTERS PLEASE MAIL TO THE FOLLOWING

Georgetown Planning Board
1 Library Street
Georgetown, MA 01833

Groveland Planning Board
183 Main Street
Groveland, MA 01834

Newburyport Planning Board
60 Pleasant Street
Newburyport, MA 01950

Rowley Planning Board
39 Central Street
PO Box 714
Rowley, MA 01969

West Newbury Planning Board
381 Main Street
West Newbury, MA 01985

If the list is for the Newbury Zoning Board of Appeals include:

Newbury Planning Board
12 Kent Way Suite 101
Newbury, MA 01951

CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 8R Old Point Rd

PAGE 6 OF 6



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Memo

To: Steve Sawyer
Date: December 30, 2020
RE: 2 Old Point Rd

The following is a list of abutters within 100' of U02-0-154. These listed owners are to the best of our knowledge the owners of record as of December 30, 2020 and are the only abutters listed in Newbury.

Attached:

1. This cover letter
2. Original request
3. Mailing Labels (2 sets)
4. Mailing List (non-label)
5. GIS Map
6. Abutters List Other Towns (if applicable)

Sincerely,

Stephanie Sergi
Assessor's Clerk
Town of Newbury

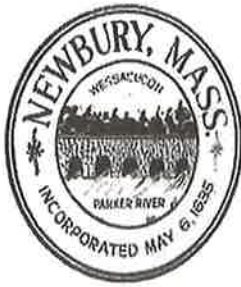
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TOWN OF NEWBURY
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ADDRESS 2 Old Point Rd

PAGE 1 OF 4

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REQUEST FOR CERTIFIED ABUTTERS LIST

PROPERTY LOCATION: 21/4 Old Point Road

ASSESSORS MAP/LOT#: ~~002-154~~ 002-154

(If requesting more than one list, please fill out a separate list request for each)

CHECK BOX FOR TYPE OF LIST REQUESTED:



1. CONSERVATION COMMISSION
within 100 ft.



CONSERVATION COMMISSION
Lot area greater than 50 acres



CONSERVATION COMMISSION
Linear Project greater than 1,000 ft



2. ZONING BOARD OF APPEALS
within 300 ft.



3. ZONING BOARD OF APPEALS/Wireless Communication
within 900 ft.



4. PLANNING BOARD
within 300 ft.

REQUESTED BY: Steve Sawyer

PHONE NUMBER: (617) 776-3350

DATE REQUESTED: 12/29/20

DATE PAID: 1/5/21 CL 1234

ASSESSOR SIGNATURE: Stephanie Sergi
Assessor's Clerk

DATE: 1/5/21

CERTIFIED ABUTTERS LIST

NOTE: There is a \$20.00 charge per each request. Checks can be made payable to the Town of Newbury.

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS 2 Old Point Rd

PAGE 2 OF 4

1/5/21 SS

10 OLD POINT RD

U02-0-152

LUC: 101

19-21 LOW ST DEVELOPMENT LLC
RANALDI GENO
85 BROWN AVE UNIT #11
HAMPTON, NH 03842

8R OLD POINT RD

U02-0-153

LUC: 101

GODIN VINCENT
CHRISTENSEN JEFFREY
14 PLUM ISLAND BLVD
NEWBURY, MA 01951

4 PLUM ISLAND BL

U02-0-131

LUC: 104

JONAITIS GEORGE III
4 PLUM ISLAND BLVD
NEWBURY, MA 01951

1 OLD POINT RD

R51-0-24A

LUC: 132

MYETTE JERE
99 HALE ST
NEWBURYPORT, MA 01950

8 PLUM ISLAND BL

U02-0-130

LUC: 920

PLUM ISLAND TAXPAYERS & ASSOCIATES INC
8 PLUM ISLAND BLVD
NEWBURY, MA 01951

2 PLUM ISLAND BL

U02-0-132

LUC: 326

RINKOO-TEI REALTY LLC
C/O MARK FRIERY 10 76TH ST
NEWBURYPORT, MA 01950

11 MCLEOD AV

U02-0-155

LUC: 101

THE COTTAGES AT PLUM ISLAND LL
14 PLUM ISLAND BOULEVARD
NEWBURY, MA 01951

10 MCLEOD AV

U02-0-161

LUC: 101

THE COTTAGES AT PLUM ISLAND LL
14 PLUM ISLAND BOULEVARD
NEWBURY, MA 01951

8 MCLEOD AV

U02-0-162

LUC: 101

THE COTTAGES AT PLUM ISLAND LL
14 PLUM ISLAND BOULEVARD
NEWBURY, MA 01951

4 MCLEOD AV

U02-0-164

LUC: 104

THE COTTAGES AT PLUM ISLAND LL
14 PLUM ISLAND BOULEVARD
NEWBURY, MA 01951

5 A PLUM ISLAND BL

U02-0-165

LUC: 109

THE COTTAGES AT PLUM ISLAND LL
14 PLUM ISLAND BOULEVARD
NEWBURY, MA 01951

2 OLD POINT RD

U02-0-154

LUC: 031

THE COTTAGES COMMERCIAL LLC
14 PLUM ISLAND BLVD
NEWBURY, MA 01951

CERTIFIED ABUTTERS LIST

TOWN OF NEWBURY
BOARD OF ASSESSORS

ADDRESS

2 Old Point Rd

PAGE

3

OF

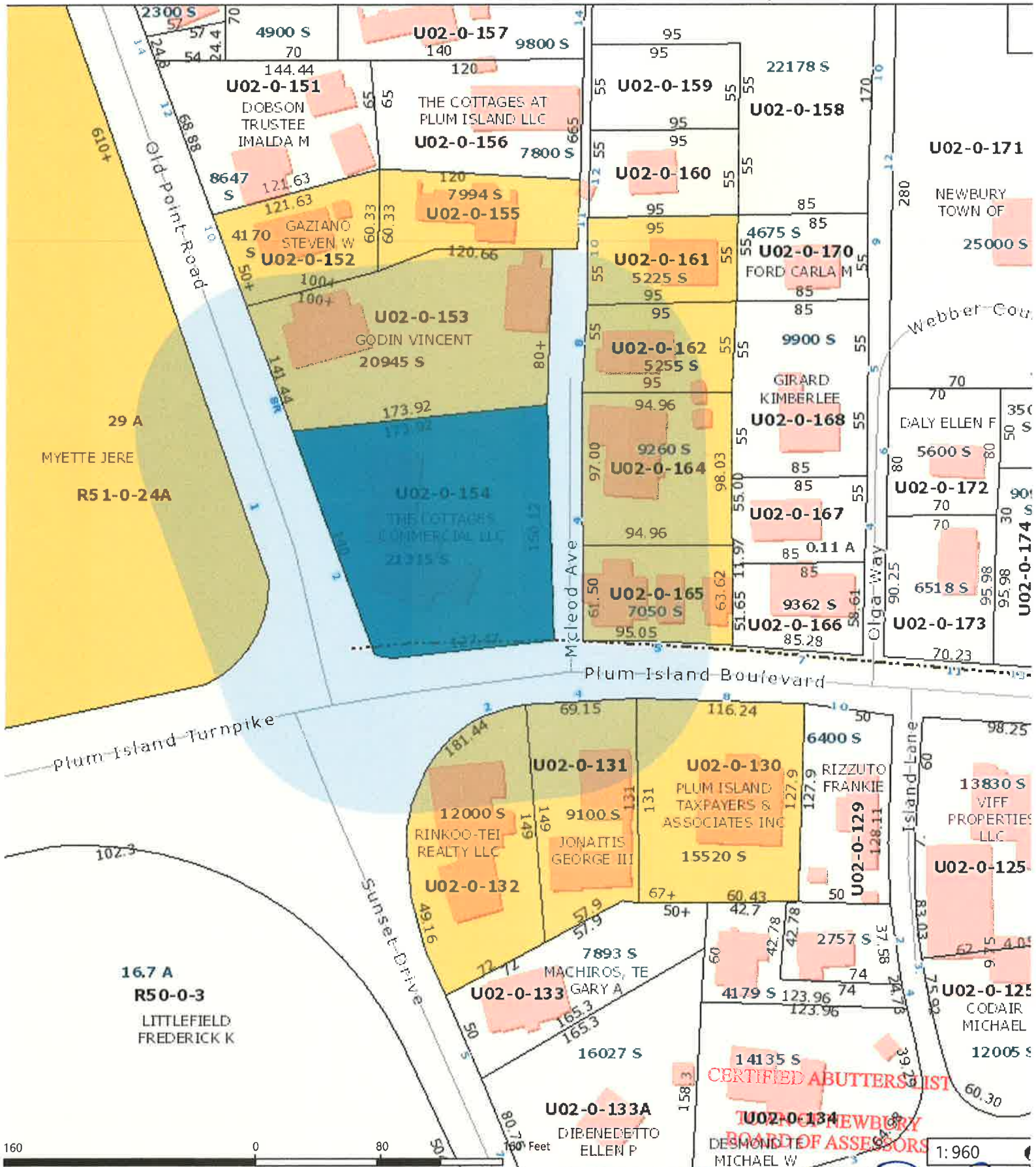
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1/5/21 SS

Town of Newbury

\$00'

12/30/202



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Municipal Boundary
Street Number

Roads
Building

Interstate
Trails

Major Road
Rail Line

Hydrographic Features
Streams

PAGE 4 OF 4

1/5/21