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City of Amesbury
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62 Friend St.
Amesbury, MA 01913

MEETING NOTICE

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Version 7.1.10

City Council Meeting Agenda
Tuesday, July 22, 2025
City Hall Auditorium- 62 Friend St.
7:00 PM

The public can view this meeting:

- In person
- ACTV Channel 6
- the ACTV website: <https://www.amesburyctv.org/public-government-access-television>
- or the ACTV Facebook Page: www.facebook.com/AmesburyCommunityTelevision

1. Call to Order

2. Pledge of Allegiance – Councilor Gilday

3. Roll Call

4. Act on Minutes- July 1, 2025 Ad Hoc Budget Committee of the Whole and July 8, 2025

5. Mayoral Appointments

6. Monthly list of licenses –None at this time

7. Correspondence

- President/Vice President Communications
- Communication from Elected Officials, Boards and Commissions
- Council Communications, Announcements and Committee Reports

8. Public Comment- Public comment can be done in person during the meeting, or by emailing your comments to clerk@amesburyma.gov by 12:00 p.m. the Friday before the Council meeting, per City Council Rule 5G. Subject line PUBLIC COMMENT. Your comments will be read aloud at the appropriate time in the agenda and entered into the public record.

9. Council Response to Public Comment

10. Second Readings

2025-053 An Order to Accept an Easement at 12 Elizabeth Street-Mayor Sponsor****

Summary: The intent of this Order is to approve the acceptance by the City Council to the permanent drainage easement from Deborah S. Drew, Katherine D. Drew, and Kerry Drew-Baxter, record owners of the property located at 12 Elizabeth Street Amesbury, Massachusetts, for the purposes of constructing and maintaining a drainage system to alleviate flooding on the said property, and further to authorize the Mayor to approve and execute the Acceptance for the easement.

2025-072 An Order that \$211,935.00 is appropriated from the Receipts Reserved for Real Estate Proceeds Fund (239 4193) to purchase the land and building located at 128 Kimball Road, Amesbury, for the purpose of using the property for water supply protection, passive use recreational area, and conservation purposes, including the payment of all costs incidental and related thereto; -Mayor Sponsor****

Summary: This order will authorize the Mayor to acquire the land referenced above for use as water supply protection and passive recreational park purposes, and appropriate funds to pay costs of the purchase, which appropriation would be met with a transfer from the Receipts Reserved for Real Estate Proceeds Fund (239 4193). Pursuant to G.L. c. 44, the order must be passed by at least a two-thirds vote of the entire membership of the City Council.

2025-073 An Order to authorize the Mayor to accept and expend a grant in the amount of \$122,661.00 from the Executive Office of Energy and Environmental Affairs' (EEA) Drinking Water Supply Protection (DWSP) program to offset the City's costs to acquire the property at 128 Kimball Road in Amesbury for the purposes of drinking water resource protection and flood control management. -Mayor Sponsor****

Summary: The Drinking Water Supply Protection (DWSP) Grant Program provides financial assistance to public water systems and municipal water departments for the purchase of land or interests in land for protection of existing DEP-approved public drinking water supplies. The DWSP is a reimbursement-based program with a maximum of 60% compensation to municipalities for their acquisition. The award to Amesbury is for the requested amount of 60% reimbursement of the anticipated costs of the 128 Kimball Road property acquisition as well as for recording fees and DWSP requirements of title certification and survey. This parcel of real property located at 128 Kimball Road, Amesbury, Massachusetts, being Assessor's Tax Map 33-7, containing 8.31 acres, more or less, abuts the Powwow River - Amesbury's primary surface water source. The property is also within 1,800' of a City wellhead and entirely within the City's Zone II wellhead protection area. The parcel is easily accessible from the road and will create access to the river for canoers and kayakers.

2025-074 An Order to establish a Crosswalk at Merrimack River Condominiums- **Councilors Gilday and Stanganelli Sponsors**

Summary: The Amesbury City Council orders that the city create a crosswalk at or near 31 Merrimack Street for the purpose of increasing safety for people crossing between the Merrimack River Condominiums housing units on one side of the street and their condominium parking lot on the other.

2025-081 An Order to appropriate \$5,000 from the Streets and Sidewalks Stabilization Fund to the Temporary Repairs on Private Ways account – **Mayor Sponsor**

Summary: This order requests a budget transfer in the amount of \$5,000 from the Streets and Sidewalks Stabilization Fund, which has a balance of \$265,484.04 to the Temporary Repairs on Private Ways account (120 0422 5861 05). This transfer will be used for temporary repairs on private ways for which there will be no betterment assessed upon abutting property owners. Repairs will be made as determined by the City and in accordance with Council Bill 1998-181.

a. Public Hearings

11. First Readings

2025-082 An Order authorizing the Mayor to dispose of, by sale or lease, all or a portion or portions of City-owned property and any structures thereon consisting of approximately 4 +/- acres (180,000 SF +/-), which is a portion of the 14 acre +/- City-owned property located at 24 South Hampton Road (Parcel 26-4, formerly the site of the Amesbury Elementary School) as shown on Exhibit 1.- **Mayor Sponsor**

Summary: As part of a land use and redevelopment assessment process administered by the Office of Community and Economic Development, the Mayor is requesting authorization to dispose of a 4-acre +/- portion or portions of the City-owned parcel located at 24 South Hampton Road in accordance with the requirements of G.L. c. 30B, sec. 16, to enable the creation of no more than thirty-six (36) dwelling units on approximately 4 acres +/- of the property and one (1) single-family dwelling unit on approximately 13,000 SF +/- of the property fronting along Rowell Street (as shown on Exhibit 1). The remaining property (10 acres +/-) will be retained by the City for use related but not limited to public park, drainage infrastructure, and/or other general municipal use(s) as needed. The disposition of all or a portion or portions of the 4 +/- acre portion of the property referenced herein will remove the obligation of maintenance and substantial demolition costs, limit liability of the City for that portion of the property, provide needed housing opportunities, place this portion of the property on the tax rolls, and provide the City with direct sale revenue. The selected developer(s) of the portion or portions of the property will be solely responsible for the design, permitting, and subdivision of the property as well as for the demolition, disposal, and redevelopment of the former Amesbury Elementary School facility. The redevelopment project will be subject to permitting by the Amesbury Planning Board under a Planned Unit Development - Special Permit (PUD-SP) and such plans shall be in substantial compliance with the conceptual building and site plan shown as attached in Exhibits 1 and 2. The property is also proposed to be rezoned to "R-8" to match the abutting zoning district. The R-8 zoning district allows for single- and two-family uses as well as multi-family uses under the PUD-SP. Additionally, the selected developer will be required to comply with the affordability requirements of the Zoning Ordinance.

2025-083 An Ordinance to Amend the Amesbury Zoning Map to rezone two (2) portions of 24 South Hampton Road (the former Amesbury Elementary School) from the OSC to the R-8 Zoning District-**Mayor Sponsor**

Summary: This zoning amendment seeks to rezone two (2) portions of the city-owned property (formerly the Amesbury Elementary School) located at 24 South Hampton Road (Map 26 - Lot 4), from Open Space Conservancy (OSC) to Residential – 8,000 SF (R-8). As shown on Exhibit 1, the existing property is within the OSC Zoning District. As shown on Exhibit 2, the two portions to be rezoned from OSC to R-8 are as follows: "Portion A" is approximately 4 +/- acres (180,000 SF +/-) with 475 feet of frontage on South Hampton Road and extending approximately 350' front South Hampton Road. "Portion B" is approximately .3 acres (13,000 SF +/-) with 90 feet of frontage on Rowell Street and extending approximately 125' from Rowell Street.

2025-084 A Resolution to formally establish a twinning relationship between the City of Amesbury, Massachusetts, United States of America and the Town of Amesbury, Wiltshire, United Kingdom- **Mayor Gove and Councilor Haggstrom Sponsor**

12. Late Files

13. Adjourn