

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

March 2, 2026

Amesbury Planning Board
Attn. Pascal Rettig, Chair
1 Market Street
Amesbury, MA 01913

**RE: Pre-Application Conference Request
2-6 Meadowbrook Landing Drive, Amesbury, MA
Tax Map 45, Lots 4 & 4A
Tax Map 30, Lots 1 & 2
Tax Map 31, Lots 5, 16, 17, & 18
JBE Project No. 25115**

Dear Mr. Rettig,

Jones & Beach Engineers, Inc., on behalf of our client, Green & Company, respectfully submits a Pre-Application Conference Request for the parcels referenced above. The intent of this project is to propose a 47-lot residential cluster subdivision consisting of single-family homes. The project will be accessed via an approximately 2,527 L.F. cul-de-sac roadway off of the existing 800 L.F. Meadowbrook Road, resulting in a total of 3,327 L.F. The homes will be serviced by municipal water and sewer, and the road will be a public road, owned and maintained by the city. Utilities are proposed to be run cross country from the end of the proposed cul-de-sac to Map 45 Lots 10A and 4A at 49 Birchmeadow Road, where there is an existing sewer stub to the property. A utility easement will be proposed to benefit the city across the open space in order to access these utilities, which will be approximately 4,200 feet in length.

The existing property is 153 acres and has been owned by the Vynorius family for many years and consists mostly of wooded land with significant topography adjacent to Meadowbrook Pond. There is an existing air strip near the middle of the property that ends between 2 isolated wetland areas, and west of that is an area that has been heavily disturbed and excavated over the years. The entirety of the proposed development is proposed to be concentrated within the previously disturbed area, west of the aforementioned wetlands, and preserves more than 70% of the property as open space. This will allow the undisturbed area to the east of the air strip to remain completely undisturbed, avoid impacts to wetlands and buffers, and keep the proposed development as far away as is feasible from existing residential developments.

At the end of the air strip, there are several isolated wetland areas. Disturbance to these wetlands and their buffers has been avoided as much as possible with the proposed design. There will be no direct wetland impacts. The roadway and houses will be entirely out of all wetland buffers. The only proposed wetland buffer impacts will be for clearing and grading of the house lots on Lots 21-23, 25-27, 32, 33, 42 and 43, and possibly stormwater management areas which will be determined throughout the planning process. The entire property is within the Water Resource Overlay Zone B, requiring special restrictions that will be met as part of the development. The proposed development has been designed to avoid all impacts to the Water Resource Overlay Zone A, with the exception of possible temporary impacts if upgrades are required to the existing portion of Meadowbrook Road, which is within the WRO-A zone already and we understand is therefore a permitted use. Additionally, the cross-country utility installation is proposed within an existing gravel road across the property, in an effort to keep the development in previously disturbed areas of the property and not create new disturbance. The gravel road is partially within the WRO-A zone and will therefore result in additional temporary impacts which we understand are a permitted use, however relocating this pathway out of the WRO A zone is an alternative option.

In advance of this application, we have met and corresponded with Mayor Cassandra Gove, Nick Cracknell, Director of Community and Economic Development, Nipun Jain, Director of Planning, Amanda Armington, Sustainability and Conservation Planner, Lisa DeMeo, P.E., City Engineer, and Joe Buckley, P.E., Director of Public Works as well as representatives from the Department of Public Works on several occasions and made revisions to the proposed design in order to prepare the most comprehensive proposal as we are able to at this stage.

A yield plan was done for the property which resulted in a yield of 47 lots. Per Section XI.D(3) of the Zoning Ordinance, density bonuses are afforded to cluster subdivision projects of up to 20% for projects that propose 70% or more of the property to be open space. This project proposes nearly 126 acres of open space, or 82% of the property, resulting in a density bonus of 9 lots for a total of 56 lots permissible. However, we have not proposed any density bonus with this proposed subdivision and are only proposing the 47 lots allowed by the yield plan, in order to keep the entirety of the development to the west of the air strip/ wetland areas and not impact the undisturbed woodland or additional wetland buffers, and preserve a larger portion of the property as open space.

Special use permits will be required to propose a cluster residential subdivision per Article XI.D of the Zoning Ordinance, for impacts to the WRO-B zone per Article XIV Section I(B)(7), and the 100' wetland buffer per Article XII(F) and the Amesbury Wetland Regulations.

The following waivers will be required for this project. We feel these waivers are prudent in order to retain the maximum area of the property as open space given the ecological sensitivity of the area as well as to provide public recreation space, while still meeting the overall intent of the ordinance and making the project economically viable.

- Subdivision Regulations Article 7.09(D)(3) – Maximum cul-de-sac with turnaround length 750' – In an effort to condense the development to the previously disturbed area and preserve a large portion of the property as open space, we are not providing a secondary connection to this roadway. This has been reviewed by the Fire Chief, and a memo supporting this design is attached in our application.
- Subdivision Regulations Article 7.09(F) – Right of Way width 50' – We are requesting a 40' right of way. This allows homes to be closer to roadway, resulting in reduced wetland buffer impacts and impervious surface. The entirety of the public infrastructure will be able to fit within the right of way so this meets the intent of the regulation. This has been discussed with DPW.
- Subdivision Regulations Article 7.09(E) – Road width 24' - We are requesting to reduce the pavement width to 22' on the proposed roadway since it is a cul-de-sac with minimal traffic. This

will result in less impervious surface and allows the right of way width to be reduced. This is a very common road width and therefore meets the intent of the regulation.

- Subdivision Regulations Article 7.09(H)(1) - Sidewalks required on both sides of street – We are requesting to only have sidewalks on one side. This will result in less impervious surface and allows the right of way width to be reduced. This area of town is very rural and sidewalks on both sides of a cul-de-sac are not necessary so this meets the intent of the regulation.
- Subdivision Regulations Article 7.09 (C) - Secondary access for subdivisions over 25 lots –The proposed road will only have one access but will have a gravel access road over the proposed utility easement which could also be utilized in an emergency as a second access so this meets the intent of the regulation This has been supported by the Fire Department in the attached letter.
- Zoning Ordinance Section XI.D(6)(b)(8) – Minimum width of open land between limit of work and exterior property line 50' – We are proposing that this perimeter setback allow disturbance for lawns only. The proposed houses and road will meet the setback. This allows us to shift the development away from the wetlands to reduce the wetland buffer impacts as much as is practicable. The affected abutters are commercial properties so this meets the intent of the ordinance providing a buffer to residential properties.

The following is provided in support of this application:

1. Completed Pre-Application Conference Request.
2. Fee Check in the Amount of \$50.00.
3. Letters of Authorization.
4. Letter from Fire Chief.
5. Three (3) Full-Size Plans.
6. Three (3) Half Size Plans.

We look forward to discussing this project with the Board. If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Associate Principal

cc: Mayor Kassandra Gove, City of Amesbury (via email)
Nick Cracknell, City of Amesbury (via email)
Jenna Green, Green & Company (via email)
Michael Green, Green & Company (via email)
Rick Green, Green & Company (via email)
John Bosen, DTC Lawyers (via email)



AMESBURY PLANNING BOARD

PRE-APPLICATION CONFERENCE

Property Address:

2-6 Meadowbrook Landing Drive

Map 45 Lot 4 & 4A

Current Owner:

Wings Realty Trust, Wayne Vynorius, Trustee

Applicant, if different from Owner:

Green & Company, Attn. Jenna Green

Owner's/Applicant's Address:

Owner-4 Poorhouse Lane, W. Newbury, MA 01985

Applicant - PO Box 1297, N. Hampton, NH 03862

Mailing Address (if different from above)

Email Address: jenna@greenandcompany.com

Telephone: 603-501-8455

Project/Permit Details:

Are there any prior approvals/permits for this site? yes

Type of Permit Issued (Check all that apply)



Subdivision



Special Permit



Site Plan



Other

Permit Granting Authority:

Planning Board

Date Permit Issued (Decision Date): Varies - all have expired

Recording Information (Provide Book & Page as recorded at the Registry of Deeds)

a. Decision

Unknown

List all other permits required for the project: TBD

Zoning Requirements and Dimensional Controls

	Minimum Requirements	Existing	Proposed
Lot Area	10,000 S.F. (Cluster)	153 Acres +/-	10,000 S.F. min.
Frontage	100' (Cluster)	50' +/-	100' min.
Setback (Front)	25' (Cluster)	N/A	25' min.
Setback (side)	15' (Cluster)	N/A	15' min.
Setback (Rear)	25' (Cluster)	N/A	25' min.
Building Height	35' (Cluster)	N/A	35' max.
Lot Coverage Area	N/A (Cluster)	0%	TBD- depends on house footprints
Open Space	50%	100%	82%
Parking Spaces	N/A	N/A	N/A

Project Description

Describe the proposed uses and other salient features of the Project. The narrative should be sufficiently descriptive to provide a good understanding of the site layout, access, utility capacity and needs, parking and traffic assessment.

See cover letter for detailed project description.

(Note: Use additional sheets, as needed)

Describe existing site conditions, including any existing uses, site constraints and environmental resources present on the property.

See cover letter for detailed project description.

What preliminary engineering and permitting design work has been completed to date, e.g. soil testing, traffic counts, availability of utility capacity, etc?

We have prepared a conceptual plan utilizing GIS, lidar, and tax map data, record plans & aerial imagery as well as previously prepared surveys with detailed site information such as wetlands. No field survey has been conducted by this office at this time. We have also met with the Mayor, Planning Department and Public Works staff on several occasions to discuss and vet the project. We have reviewed in detail all available utility information provided to us by DPW during our due diligence phase and have submitted a utility availability request to DPW.

What are some of the keys aspects of the project, project review or next steps you would like to discuss with the Board?

- Waiver requests, general feedback

Supporting Documents:

Section XI.C of the Amesbury Zoning Bylaw lists the documents to be included in the formal Site Plan application. Further, it describes the performance and designs standards required to be met when the final application is filed with the Board. Although not required, indicate below if you will be submitting with the pre-application conference request, any of the preliminary documents/information associated with Section XI.C

Existing Conditions Plan

Overall Site Plan

Parking layout and access Plan

Grading Plan

Preliminary Building Design

Preliminary Traffic Study

Environmental management plan

The project may require other permits and compliance with other sections of the Amesbury Zoning Bylaw (AZB). You are encouraged to review the pertinent sections of the AZB applicable to the project and discuss with the Board at this pre-application conference. Provide necessary supporting information as it pertains to those sections for consideration with this request.

Application Fee: \$50.00

Signature



Paige Libbey, P.E.

Name/Title Associate Principal

Jones & Beach Engineers, Inc.

Date: 2/26/26

Letter Of Authorization

I/We, Wings Realty Trust, Meadowbrook Realty Trust of 4 Poorhouse Lane, West Newbury, MA 01985, owner of property located in Amesbury known as 150 +/- acres of land with frontage on Meadowbrook Road, as shown on Tax Assessors Map 30 Lot 1, Map 30 Lot 2, Map 31 Lot 17, Map 31 Lot 16, Map 31 Lot 18, Map 45 Lot 04, and further defined in the legal description found at the Essex South District Registry of Deeds Book 16930 Page 0367, Recorded on 03/01/2001, Book 12599 Page 318 Recorded on 05/31/1994, Book 14821 Page 272, Recorded on 05/21/1998, Book 13883 Page 199 Recorded on 12/11/1996, Book 18719 Page 44 Recorded on 05/20/2002 do hereby authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers, to act on my/our behalf and to appear before the city/town and/or any of its boards or commissions, in my behalf for the purpose of seeking any regulatory relief and/or approvals that may be requested by the person I/we have above authorized, hereby ratifying any actions taken by them in all matters concerning the development and approval process, without limitation, for the above stated property

I/We hereby appoint Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers, to act as my/our agent to act on my/our behalf in all matters concerning the review, development and approval process, without limitation, for the above stated property, to include any required signatures.



Trustee: William Vynorius

Date 10/8/2025

Wings Realty Trust

Meadowbrook Realty Trust



Trustee: Tracy Harris

Date 10-8-2025

Wings Realty Trust

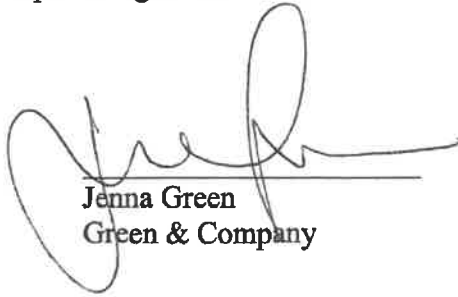
Meadowbrook Realty Trust

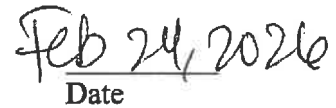
Letter of Authorization

I, Jenna Green, Green & Company, PO Box 1297, North Hampton, NH 03862, developer of properties located in Amesbury, MA, known as Tax Map 45, Lots 4 & 4A, Tax Map 30, Lots 1 & 2, and Tax Map 31, Lots 5, 16, 17, & 18, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located at 2-6 Meadowbrook Landing Drive in Amesbury, MA.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Jenna Green
Green & Company


Date



02/25/2026

Jenna Green
Green And Company Real Estate
11 Lafayette Road, P.O. Box 1297
North Hampton, NH 03862

Subject: Meadowbrook Project – Secondary Access and Turnaround Requirements

Ms. Green, Jones & Beach Engineers, and All Interested Parties,

I am writing regarding your proposed project on Kimball Road, and Meadowbrook Pond, specifically as it pertains to the design and configuration of the required secondary access.

After review, I am amenable to the project maintaining a single secondary access, provided that the associated turnaround (cul-de-sac) is designed to fully accommodate fire department apparatus. This includes meeting required apparatus swing radii and ensuring compliance with the applicable provisions of 527 CMR 1.00.

Additionally, the turnaround and access roadway must meet minimum width requirements and be capable of supporting two-way emergency vehicle traffic to ensure safe and effective fire and life safety operations.

Please ensure that these requirements are clearly reflected in the final design plans submitted for review. Should you wish to discuss apparatus dimensions, turning templates, or specific code considerations, feel free to contact me directly.

Thank you for your attention to this matter. I look forward to continued coordination as the project moves forward.

Very Respectfully,

Robert J.H. Serino, EFO
Fire Chief / EMD

Amesbury Fire Rescue • 124 Elm Street • Amesbury, MA 01913
P (978) 388-8185 • fire@amesburyma.gov

MAKE HISTORY HERE