

27.5 & 29 Clarks Road, Amesbury

Response to comments from Planning Board and Public from December 8 meeting

December 22, 2025

Submitted by Eagles Crossing LLC,

Comments

Note- Applicant's responses to the Transportation peer review and the Site/Civil peer review have been submitted. Applicant expects that Planning Board comments and questions related to these peer reviews are also answered in those same responses.

Public Comments

1. **Carrie Dalton 33 Clarks Road:** *concerned with traffic queuing in front of her property, as well as the area's high water table, and general traffic and density concerns*

Response: Please see the Traffic Impact Statement, peer review letter and Applicant's response for information related to the intersection, its problems and projected improvements. The stormwater design takes into account the water table on the site and, following City and State laws and best practices, is designed to have no negative impact on abutting properties from a stormwater perspective.

2. **John Stevenson 439 Main Street:** *no data has been provided on traffic impacts from other projects and locations*

Response: The Traffic Impact Statement takes into account current and projected development, including developments in the planning stage, as well as background growth of traffic.

3. **Kendra Ocanes Birchwood Pointe:** *opposed to this large-scale development considering budget, infrastructure, wildlife habitat, lack of information, serious environmental and infrastructure danger. Limited time to review documents. Response to peer review.*

Response: In terms of the City budget, based on experience with similar developments, it is anticipated the development will generate more income to the City through property taxes and vehicle registration fees than it will cost the City in services. The proposed development mainly impacts 4 acres (currently mostly open lawn) of the nearly 11 acre site, with the only impact on the remaining 7 acres the woodland walking path available to all to enjoy. In contrast, the previously approved 40B project would have impacted virtually all of the site. The peer review letters were uploaded to the portal by the City on December 5. Applicant has submitted comprehensive responses to peer review documents.

4. **Tracy Chalifour Birchwood Pointe** *various concerns with documents uploaded late, waivers, peer review items and missing documents, Birchwood Pointe residents not given direct access to trails, fire department concerns, traffic should study Main Street, Rocky Hill Road, and Evans Place*

Response: As noted above, the City uploaded the peer review documents on December 5. Please see Applicant's submitted discussion of Waivers and Conditions submitted on

November 18, and the submitted responses to the peer review letters. The documents noted as missing can be found on the City portal, having been uploaded in September, October, and November. Applicant has created detailed visuals from both 31 and 27 Clarks Road which give a good indication of the visual impact of the proposed development. Additional visuals from the perspective of private property have not been undertaken. It should be noted that the closest Birchwood Pointe building is approximately 171' from the multi-family building through a mostly wooded area. The rear portion of the building is approximately 313' away, again through a wooded area. Should the Birchwood Pointe association wish to discuss coordinating another access to the trails in addition to the trail head located approximately 100' from their property, Applicant is amenable to that, outside of this approval process. Fire department concerns have been addressed in "PB Response Comments 11-14-2025" uploaded to the City portal on November 18. Given the very small number of cars expected to utilize the western portion of Clarks Road and affect the Rocky Hill Road/Main Street/Evans Place area, further study is not necessary in relation to this proposed development. See response to Traffic report for more details.