

CURRENT PROJECT DOCUMENTS

9 Oakland Street – Pending HPSP and SPR Applications
(as of June 18, 2026)

Following is a list of the currently applicable documents submitted in support of the pending applications (not including superseded versions, slide decks presented at the Planning Board hearings and other miscellaneous filings and communications). Note that many updated and additional materials were filed since the Planning Board's last substantive hearing on this project on April 13, 2026 – with the dates of those recently submitted documents highlighted in yellow.

1. **Original Applications** – Applications for **Historic Preservation Special Permit** (ZO § XI.J2) and **Site Plan Review** (ZO § IX.C), with supporting documents, filed 9/29/2025.
2. **Amesbury Historical Commission Letter of Support** – Letter from Amesbury Historical Commission (included with the original application packages) supporting the project, dated 7/15/2025.
3. **Project Narrative** – Project Narrative, Oakland Street Lofts, prepared by SV Design, dated 6/3/2026.
4. **Request for Waivers** – Request for Waivers, 9 Oakland Street, Amesbury, prepared by Attorney Roelofs, dated 6/3/2026 – summarizing applicable Zoning Ordinance provisions and Planning Board waiver authority and enclosing a “List of Waivers Requested” identifying each waiver and the justification for each.
5. **Compliance Statement** – “Compliance with Site Plan Review and Special Permit Criteria, 9 Oakland Street,” prepared by Attorney Roelofs, dated 6/2/2026 – summarizing how the proposed project complies with the applicable criteria for Site Plan Approval in (§ XI.C.7) and Special Permits under the general special permit criteria in § X.J.5 and the Historic Preservation Special Permit criteria of § XI.J2.6.
6. **Architectural Plans** – Architectural plans entitled “Oakland Street Lofts, Renovation and Addition” (24 sheets), prepared by SV Design, dated 3/9/2026 (with Sheet A100 revised 4/23/2026 per letter by Attorney Roelofs dated 6/3/2026).
7. **Site Plans with Landscape Plan** – Site Plan Set with Landscape Plan (11 sheets), entitled “Proposed Site Plans, Oak Street Lofts at Oakland Street in Amesbury, MA October 2025” (11 sheets), prepared by Millennium Engineering, Inc. (MEI), dated 9/23/2025 and revised through 5/19/2026 – with Sheet L-1, Landscape Plan, prepared by James K. Manuel Associates, dated 4/2/2026; see also MEI responses to peer review comments in letter dated 5/26/2026.

8. **Stormwater Management Report** – “Stormwater Analysis for Oak Street Lofts at 9 Oakland St. Amesbury, MA 01913,” prepared by Millennium Engineering, Inc., dated 9/18/2025, revised through **5/19/2026** – including Stormwater Management Operation & Maintenance Plan.
9. **Traffic Reports** – Traffic reports consisting of (1) Traffic Letter Report for “Mixed-Used Development, 1-9 Oakland Street – Amesbury, Massachusetts,” prepared by Greenman-Pedersen, Inc. (GPI), dated 9/8/2025; (2) “Response to VHB Transportation Letter Review Comments – February 11, 2026,” prepared by GPI, dated 2/25/2026; and (3) “Response to VHB Transportation Letter Review Comments – April 6, 2026,” prepared by GPI, dated **5/5/2026**.
10. **Affordable Housing Units Documentation** – Consisting of (1) Cover Letter from Attorney Roelofs dated **6/3/2026** providing an overview of the proposed Affordable Housing Unit (AHU) configuration; (2) “Affordable Unit Locations Plan” (4 sheets), prepared by SV Design, depicting AHU locations and details; and (3) Affordability Housing Restriction (Template) - being the “Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project, Local Action Units” executed for the Briggs Mill affordable units 4/23/2015 and a template for the agreement to be executed for the AHUs at this project.
11. **Draft Preservation Restriction** – Draft “Preservation Restriction Agreement between 9 Oakland Street Amesbury, LLC and the City of Amesbury, Massachusetts by and through the Amesbury Historical Commission,” dated **6/15/2026** (submitted with an explanatory cover letter from Attorney Roelofs dated **6/17/2026** and accompanied by a redlined version comparing the 6/15/2026 draft to the previously submitted 4/23/2026 draft).