RECEIVED
CITY CLERK
2025 NOV -2 P 3:51
CITY OF AMESBURY, MA

CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-SIX

SPONSORED BY: Kassandra Gove **BILL No.** 2026- 166

Kassandra Gove, Mayor

An Order to authorize the Mayor to accept and expend a MBTA Communities Catalyst Fund award in the amount of $500,000 to support the Route 110/150 Improvements project.

Summary: This MBTA Communities Catalyst Fund award will support the planning and preliminary design of safety and traffic improvements at the intersection of Route 110 and Route 150. The project will include traffic studies, surveying, evaluation of intersection alternatives, and preliminary design to improve traffic flow, pedestrian safety, and connectivity.

These improvements will build upon previously completed MassWorks projects along Route 110 and support continued development in the area, including the proposed 126-unit housing development at 28 Haverhill Road. The funding will advance the project through the 25% design phase for submission to MassDOT.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:

That the City of Amesbury authorizes the Mayor to accept and expend the MBTA Communities Catalyst Fund award in the amount of $500,000 to support the Route 110/150 Improvements project.

Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Juana B. Matias, Secretary

Via Email: govek@amesburyma.gov

September 30, 2026

The Honorable Kassandra Gove
City of Amesbury
1 Market Street
Amesbury, MA 01913

Dear Mayor Gove: **Re: Application Amesbury 00524**

Congratulations! On behalf of the Healey-Driscoll Administration, I am pleased to inform you that a grant in the amount of **$500,000.00** from the **MBTA Communities Catalyst Fund** is being awarded to **Amesbury** in support of the **Rte 110/150 Improvements project**.

Contracting will begin in the coming weeks. We will email with pre-contracting and grant administration information. Please contact McKenzie Bell, Senior Community Grants Coordinator, at McKenzie.Bell@mass.gov with questions.

Please be advised that this letter does not constitute an agreement or contract with the Executive Office of Housing and Livable Communities (HLC) or the Commonwealth of Massachusetts. The grant award is not final until the organization has executed a contract with HLC. You should not proceed with any grant activities until a contract is executed or you have written permission from HLC to initiate grant activities prior to contract execution.

The receipt of grant funds is contingent upon the grantee being able to certify that it will comply with the Massachusetts General Laws, including G.L. c. 40A, § 3A, the MBTA Communities Act. Compliance with the MBTA Communities Act is determined by the Executive Office of Housing and Livable Communities.

Finally, public announcement of this award is embargoed until the Administration has had the opportunity to announce it through a public event and/or media release. Please refrain from sharing or publicizing news about this award outside of your organization until it is officially announced.

Sincerely,

Juana B. Matias
Secretary, EOHLC

APPLICANT INFORMATION

1.1. Applicant Organization Name:

City of Amesbury

Organization Type

1.2.

Public Organization

Public Entity Type

1.2.a. *Municipality*

1.3. Applicant Organization Legal Address

Street Address:

One Market

City/Town:	State:	Zip Code:
Amesbury	*Massachusetts*	*01913*

1.4. Organization CEO

CEO Name	CEO Title	CEO Email	CEO Phone
Kassandra Gove	*Mayor*	*govek@amesburyma.gov*	*(978) 388-8121*

1.5. Project Contact

Project Contact Name	Project Contact Title	Project Contact Email	Project Contact Phone
Howard Synder	*Senior Project Manager*	*snyderh@amesburyma.gov*	*(978) 300-8151*

1.6. **Joint Application** - Is this a joint application between two or more municipalities (and/or entities), which will entail a formal arrangement for a shared scope of work and allocation of funds?

No

1.7. **Community Housing Restrictions** - Does the community have any active housing or infrastructure moratoria, or other restriction bylaws (such as "growth limitations")?

No

1.8. **Community Development Tools** - Is your community interested in pursuing any of the following economic development tools offered by the Commonwealth of Massachusetts:

Chapter 43D Expedited Permitting Program Designation	*Yes*
Property Assessed Clean Energy (PACE) Adoption	*Yes*
Municipal Digital Equity Planning Program	*No*
Mass Life Sciences Center Municipal Bootcamp	*No*
Housing Development Incentive Program (HDIP)	*Yes*
Urban Center Housing Tax Increment Financing (UCH-TIF)	*Yes*
Urban Renewal (UR) Program	*No*
Chapter 40R	*Yes*
Chapter 40Y Starter Homes Program	*Yes*

PROJECT INFORMATION

PROJECT CORE

2.1. Project Name: *Rte 110/150 Improvements*

2.2. Project Location: *Amesbury*

Save the form after selecting Project Location.

Rural Community:	*N/A*	**Gateway City:**	*N/A*	**Housing Choice Community:**	*Yes - HC*	**MBTA Community:**	*Yes - MBTA*	**Coastal Community:**	*Yes*
EOED Region:		*Northeast*		**Regional Planning Agency:**		*Merrimack Valley Planning Commission*			

ATTENTION APPLICANT

Based on the Project Location selection above, this project is located within an MBTA Community.

The receipt of grant funds is contingent upon the grantee being able to certify that it will comply with the Massachusetts General Laws, including G.L. c.40A, s.3A, the MBTA Communities Act. Compliance with the MBTA Communities Act is determined by the Executive Office of Housing and Livable Communities (EOHLC).

View the current compliance status of each MBTA community at: www.mass.gov/mbtacommunities.

Compliance Status: Select the option below that best reflects the MBTA Community's compliance status as of the date of application submission:

Compliant: Community has received a district compliance or conditional compliance determination letter from EOHLC.
Acknowledgement:

[X] **I understand that this project is located within an MBTA Community and that the community's compliance status with the above stated regulations will affect this application's eligibility for funding**

Short Project Description / Abstract – In one sentence, describe what the grant would fund and what the project would accomplish if funded.

2.3. *This planning project includes the traffic study and design of intersection improvements at Route 110 (Haverhill Road) and Route 150 (Hillside Avenue) to improve traffic operations, safety, and multi-modal facilities and support a 126-unit multifamily residential development at 28 Haverhill Road.*

Project Category for Grant Consideration - Select the Development Continuum category, Project Type and Project Focus that best fits the project. Applicants can see the One Stop grant program most likely to review each type of project by hovering over the radio button next to each Project Focus option.

2.4.

ATTENTION APPLICANT: Save form after answering or changing answer to question "Project Category for Grant Consideration".

Development Continuum Category:	*Infrastructure*
Project Type:	*Infrastructure to Support Housing Growth (Residential Only)*

Project Focus: *Pre-construction: Design / Engineering Documents Only*

Housing Choice Consideration -By virtue of the applicant's Housing Choice Designation, this project may be eligible for the Housing Choice Grant Program. Please note that the maximum Housing Choice award is $150,000 for Planning and Zoning projects and $500,000 for Site Preparation, Building, and Infrastructure projects.

2.4.a. **NOTE: In the FY27 round, Housing Choice Communities do not need to answer questions related to implementation of Housing Choice Best Practices. However, best practices will still be accounted for in the review process from HLC's record of best practices that were submitted. If you are unsure whether HLC has the up-to-date list of best practices, please contact McKenzie Bell at McKenzie.Bell@mass.gov immediately.**

Do you want to be considered by the Housing Choice Grant Program?

Yes

Housing Choice Certification:

I certify that the City/Town of *Amesbury* has submitted the most up-to-date list of best practices to HLC in its last Housing Choice Designation application OR submitted certification of best practices to McKenzie Bell during the FY27 Community One Stop for Growth application period, and that HLC has the most recent and accurate updated best practices to take into account in the application evaluation as described in the FY27 Housing Choice Grant Program Guidelines.

Howard Snyder *06/01/2026*

Name Date

ATTENTION APPLICANT: Save form after answering or changing answer to question "Project Category for Grant Consideration".

Based on the selection above, your project is likely to be reviewed by the following program(s):

HousingWorks Infrastructure Program (HWIP)

Housing Choice Grant Program

NOTE: The maximum Housing Choice award is $150,000 for Planning and Zoning projects and $500,000 for Site Preparation, Building, and Infrastructure projects.

Before you proceed, it is recommended that you visit the program website and review program guidelines.

Project Overview

Project Narrative – Provide an overview of the project, describing the issues or opportunities that the project aims to address and why the project is critical to enhance community, housing, and/or economic development in the community.

2.5. *The project aims to provide intersection safety and operations improvements while improving multi-modal access through this heavily traveled intersection. The project will build off two previously completed Massworks projects to the south at South Hunt Road and Pond View Avenue aiming to connect to the facilities built under these projects through the Route 110/150 intersection. The project is critical to continuing the vision of enhancing safety and connectivity at this gateway intersection to the City in coordination with the adjacent 126-unit development at 28 Haverhill Road.*

Scope of Work – Provide a detailed description of the proposed work that would be carried out using the funds requested.

2.6. *The grant funds would be used to perform topographic survey, traffic counts, traffic study, preliminary design, and public outreach for the reconstruction of Route 110 at Route 150. The traffic study will evaluate intersection alternatives including offset Ts, roundabouts, alternative signalization, and others to determine the best recommended alternative for safety, operations, and complete streets best practices. The traffic study and preliminary design will be developed to comply with MassDOTs ICE process and the intersection in owned and operated by MassDOT and will go through their review. The scope will advance the project through the 25% design stage for submission with DOT. See the attached detailed scope of work for the project that was prepared by the Town's consultant, TEC, Inc.*

Project Implementation Timeline – Describe the timeline to implement the project. Include any tasks that the applicant would need to complete before expending grant funds, if awarded (i.e. local approvals, procurement, hiring contractors, etc.), as well as information about any notable dates and/or milestones.

2.7. *Upon receipt of NTP, the Town is prepared to immediately enter into a contract with it's consultant, TEC, Inc. The scope of work is anticipated to be completed with 18 months of NTP.*

Progress to Date – Describe any work that has been completed on this project so far, such as community/regional planning, design and engineering, prior project phases completed, etc. If applicable, include any prior local investment and/or state/federal funding received for the project.

2.8. *A traffic impact assessment has been completed documenting to the impacts of the adjacent development on the the subject intersection at Route 110/150 and adjacent intersections. The scope of work under this grant requests to carry that analysis forward and develop intersection alternatives and a traffic study to identify the preferred improvements for the intersection.*

Leadership and Ability to Execute – Describe the team that will lead the project and explain why they are well-positioned to carry it out successfully. If applicable, describe the role of other partners involved in the project.

2.9. *The City of Amesbury has robust planning and public works departments that will work with their Consultant, TEC, Inc. TEC is a transportation engineering firm with 25 years of experience and over 80 employees that specializes in successfully carrying the planning, design, and construction of transportation infrastructure projects.*

Anticipated Outcomes and Impacts – Explain how the project will catalyze community economic development, housing development, and/or provide other public benefit. Describe the tangible outcomes, including impacts on housing production, job growth, workforce development, entrepreneurship, local business and/or other social benefits.

2.10. *The public infrastructure project will catalyze economic development and public health by providing safe and accessible infrastructure at the gateway intersection to the City of Amesbury and directly adjacent to the I-495 interchange. The project will serve 126 units of multifamily housing that were recently permitted within close proximity to the project. It will also support future housing developments within the City's MBTA Communities Zoning District. It would support the City's commitment to the MBTA Communities Act and our vision to capitalize on housing development.*

Project Impacts - Does the infrastructure project directly support an imminent development?

Note: Imminent Development refers to a housing, commercial, industrial, or mixed-use project that is forthcoming and demonstrably likely to occur within a timeframe similar to that of the grant timeline. These developments should be adjacent to the improved
2.11. infrastructure assets. Such developments typically have clear indicators of progress toward realization — for example, site control by a developer, active permitting or design work, secured financing or investment commitments, or other tangible actions that confirm the project's viability and intent to proceed.

Yes

Housing Impacts			
	New Rental Units	*New Ownership Units*	*Total*
New Affordable Units	*0*	*25*	*25*
New Market Rate Units	*0*	*101*	*101*
		Total New Housing Units	*126*
		Percent Affordable:	*20%*
If any affordable, specify lowest income limit used (65% AMI, 80% AMI, etc.):			*80*

Employment Impacts	
Number of NEW permanent full-time jobs to be created:	*15*
Number of NEW permanent part-time jobs to be created:	*5*
Total number of all NEW permanent jobs to be created:	*20*
Total construction jobs to be supported by the development project(s):	**Total existing full-time jobs to be retained as a direct result of this project:**
5	*0*

Businesses Impacts	
Square feet of office and/or retail space to be created, including restaurants:	*0*
Square feet of industrial space to be created, including warehouses:	*0*
Total square footage of commercial space to be created:	*0*

Grant Funding Request

2.12. Grant Request – In the table below, provide a breakdown, by spending category, of the total grant funding requested for the proposed project.

Spending Category	Funding Requested
Consultants / Prof. Fees	*$0*
Pre-Construction (Design, Engineering, Permitting, Bidding, etc)	*$500,000*
Other / Miscellaneous	*$0*
TOTAL	***$500,000***

2.13. Applicant Match - Will **the applicant** provide a match to supplement any grant funds awarded? An applicant match may include funds that will be committed to the project as well as expenses previously incurred (e.g., prior design or engineering). Do not include funds provided by outside parties.

Yes

2.13.a. If yes, what is the match amount?

$50,000

2.13.b. Describe the source(s) and status of all applicant match funds being provided, including whether the funds are secured or awaiting approval. For any funds that have not been secured, provide a timeline for securing the funds.

City will use 40R payment funds

2.14. Other Match Funding Sources – Is this project supported by additional funding being provided by outside parties (i.e. partner organizations, developer contributions, other state/federal grants, etc.)? Do not include any applicant match.

No

Total Project Cost

If the below table does not accurately reflect the total cost to complete the scope of work described, adjust the Grant Funding Request, Applicant Match, and Funding From Other Sources accordingly.

Source	Amount
Grant Funding Request	*$500,000*
Applicant Match	*$50,000*
Funding From Other Sources	*$0*
Total Project Cost	***$550,000***

2.15. **Cost Estimate** - Attach a cost estimate or proposed scope of work that details and substantiates the requested grant amount for design/engineering services.

110-150 Improvements.pdf

Community Description

2.16. **Project Location Map** - Attach a map showing the location of the project/project area. For site specific projects, the map should clearly identify the parcel(s) and/or structure(s) where the project will take place.

Amesbury_Route 110-150_Location Map_All projects.pdf

2.17. **Environmental Justice** - Is the project site located within one mile of an Environmental Justice census block group? CLICK HERE to access the Commonwealth's Environmental Justice Map Viewer.

Yes

Community Description and Engagement Plan – Describe the community that will be impacted by the project as well as how the project will promote an inclusive public participation process, engage new voices, and/or empower diverse stakeholders. If applicable, describe how the project advances opportunities for community members who have been socially and economically disadvantaged, and/or historically underrepresented.

2.18. *The population most directly impacted by—and likely to benefit from—the proposed public infrastructure project will be those residing within a half-mile radius of the planned improvements. It will improve safety, accessibility, and quality of life in a growing area. The Town is committed to inclusive public engagement, prioritizing the input of nearby residents while also welcoming input from a broader audience. Engagement for the redesign will continue with the use of multilingual materials, accessible meetings, and hybrid formats. The Town will focus on renters, seniors, and commuters to ensure all voices are heard. This project promotes equitable development, community trust, and long-term empowerment.*

2.19. **Relation to Other Projects** - Does the project align with and/or support any other housing or economic development projects happening in the community?

Yes

If yes, briefly describe any direct or indirect support that the project provides.

2.19.a *These improvements will support existing housing and commercial uses within 1/2 mile radius of this intersection. these include the village at baileys pond (120 units); Amesbury Heights (240 units); Hat Factory (120 units); 39-41 Hillside Ave - mixed use (8 residential units) and several existing single family residences along Rte 110*

2.20. **District Management Models** – Indicate which, if any, of the following district management models have been established to support the community's downtown, main street, village center, or other commercial corridors.

Other

Environmental Sustainability and Emissions Reduction

Environmental Sustainability – Describe how the applicant will take climate change and environmental sustainability into consideration in the execution of the project. If applicable, describe what efforts will take place to reduce greenhouse gas emissions on site during the execution of the project in support of the Massachusetts Clean Energy and Climate Plan for 2050.

2.21. *The public infrastructure project will complete a significant upgrade to usability, safety, and sustainability for the intersection of Route 110/150. The project will also conect to previously completed shared-use path projects ultimately further promoting walking and biking, resulting in fewer personal vehicles. Improved intersection operations at the various locations will result in decreased emissions and increased benefits to public health. These improvements will enable the recent and future increases in housing to be seamlessly integrated into the community, with improved access to other modes of transportation. This leads to reduced vehicular-specific needs at different locations, thereby saving valuable open space. The project also aims to improve upon the available openspace by upgrading drainage infrastructure and greenspace.*

Climate Resilience Design Standards Tool – The Climate Resilience Design Standards Tool guides users to input basic project information and will generate a downloadable report for attachment. The Climate Resilience Design Standards Tool is accessed via the following link: https://resilientma.org/rmat_home/designstandards/.

For ease of completion, applicants should input only one asset into the tool. A short step-by-step guide for accessing and inputting a project is available here. The entire process, exclusive of registration, should take no more than 15 minutes using the guide provided.

2.22. Applicants are advised to generate their project report as soon as possible and to budget at least three (3) business days prior to submission of their application to allow adequate time for resolution of any technical problem, should a problem arise.

ATTACHMENT HERE: Attach a copy of the project's output report from the Commonwealth's online Climate Resilience Design Standards Tool.

2.22 Climate Resilience Report.pdf

2.22.a. Does the project's Climate Resilience Design Tool report provide a "High preliminary exposure score for either Sea Level Rise/Storm Surge, Extreme Precipitation - Urban Flooding, or Extreme Precipitation - Riverine Flooding (see above ATTACHMENT)?

Yes

2.22.b. If yes, please specify the design storm (return period) that the applicant intends to use or has used in the engineering of the infrastructure asset used in the Tool (e.g., the 25-year storm or 4% storm).

Less than 25-year (4%) storm

2.22.c. Do engineering plans prepared for the project to date include any of the following flood- or heat resilient infrastructure designs? (Select all that apply)

Infiltration basin or grass/stone swale,Grass or stone swale

Site Information

2.23. General Information - Complete the table below with information about the project site.

Project Address (If the work spans multiple addresses, or is within a public right of way, provide the address that best represents the project location.)
28 Haverhill Road

Site Description - Describe the area where the grant-funded work will take place. Include the size of the project area and any unique challenges that may exist. If applicable, include ownership history, past/present uses and operators, conditions of any existing building(s), historic considerations, etc.

2.24. *Route 110 and Route 150 are urban minor arterial roadway maintained by MassDOT. Route 110 serves as a primary corridor connecting multiple Cities and Towns through Massachuetts northeast. Route 150 serves as a primary corridor between I-495 and points north. Its land use density along both edges of the roadway drives a significant portion of the Town's tax-revenue base, commuter distribution, and overall vehicular traffic. Both Route 110 and 150 provide access to numerous commercial, residential, office, and industrial developments along the corridor. The project extends approximately 1200 linear feet along Route 110 and 1500 linear feet along Route 150. Adjacent to the intersection is the Bartlett Cemetery.*

2.25. **Site Plan/Construction Drawing** – Attach a site plan, conceptual drawing, and/or construction design that clearly demonstrates the location of the proposed work that would be funded by this grant if awarded.

Amesbury_Route 110-150_Location Map_All projects.pdf

2.26. **Transit Oriented Development** – Is the project site located at or within a half mile of a transit station (defined as a subway, light rail, ferry, commuter rail station) or bus route, and/or is located in a zoning district that allows multi-family by right in accordance with Section 3A of MGL c.40A?

Yes

2.26.a. If yes, identify the name of the transit station(s):

MeVa Bus Route 17 - SALISBURY BEACH VIA AMESBURY

If yes, is the project located within an MBTA Community compliant zoning district?

2.26.b. *Yes*

2.27. **Current Zoning** – What type of use does the zoning on the project site(s) currently allow? (Check all that apply)

Industrial/Commercial,Residential - Multifamily,Mixed-Use

If Other, specify:

2.28. **Community Development Tools** – Indicate which, if any, of the following housing and/or economic development tools have been adopted within the project site.

40R/40Y Smart Growth or Starter Home District

2.29. **Site Ownership** - Is the project site publicly owned?

Yes

2.29.a. If Yes, describe the type of public ownership (Check all that apply).

Right of Way

If Other, specify:

If "Other" selected, specify:

INFRASTRUCTURE ADDITIONAL QUESTIONS

INFRASTRUCTURE PROJECT DETAILS

The following questions pertain to the infrastructure improvements that would be supported by grant funding, if awarded.

[]

If "Other" selected, specify:

Leveraged Development

Provide information related to the leveraged development cited in the "Project Impacts section above.

Leveraged Development Impacts

If the below figures do not accurately reflect the total number of housing units, commercial space, and/or jobs created by this development, adjust the inputs in question **2.11. Project Impacts** accordingly:

Total number of all new housing units to be created:	Total square footage of commercial space to be created:	Total number of all new permanent jobs to be created:
126	*0*	*20*

5.20. **Leveraged Development Address** – Provide the address or parcel ID of the leveraged development site.

28 Haverhill Road

5.21. **State Disposition** - Is the leveraged development project site part of a state-owned land disposition process?

No

5.22. **Leveraged Development Location** - Attach an aerial view map showing the limits of work of the infrastructure project site in relation to the limits of work of the leveraged development site (if applicable). Clearly delineate the two.

Site_Overview.pdf

5.23. **Developer Contact Information** – Provide the following information for the primary private development project most directly leveraged by this infrastructure project, including the entity name and contact information.

Proponent Entity/Company:	Project Name:	Project Address:
Pulte Homes of New England	*Lewis Ridge*	*28 Haverhill Road, Amesbury MA*
Contact Name/Title:	**Contact Phone:**	**Contact Email:**
Essek Petrie, Senior Project Manager	*(508) 621-2404*	*EPetrie@Pulte.com*

Describe Leveraged Development – Describe the development project(s), including the scope of the development, expected public benefits, and project phasing, if any.

5.24. *The Site will be developed to include two residential buildings providing 126 residential units. Access/egress to the Site is proposed to remain via the full-access driveway along Haverhill Road, and by way of a new full-access driveway along Hillside Avenue within the "allowed access" portion of the state highway layout. Parking for 216 vehicles is proposed comprising of 112 surface spaces and 104 garaged spaces below each of the residential buildings; this represents a parking ratio of approximately 1.71 spaces per unit. In addition, a portion of the Site will be developed to allow public parking for approximately three vehicles in a stone dust lot that will provide public access to a trailhead that connects the parking area to a walking trail system on the property. Access/egress to the public parking associated with this amenity will be provided by way of a separate, existing driveway along Haverhill Road.*

5.25. **End Land Use** – Indicate the expected end use of the private development site by selecting the appropriate Massachusetts Division of Local Services Property Type Classification Codes category:

1 Residential

5.26. **Industry Classification** - Indicate the types of business expected to occupy the commercial space by selecting the appropriate 2022 North American Industry Classification System (NAICS) categories below (add rows as necessary):

Industry	Square Feet (estimate if necessary)

5.27. **Labor Classification** - Indicate the types and quantities of jobs expected to be created as a result of this project by selecting the appropriate U.S. Bureau of Labor Statistics occupation categories below:

Job Type	Number of Jobs

5.28. **Total Construction Value** - Total estimated construction value ($) of the leveraged development project

$80,000,000

5.29. **Financing** –Is the leveraged development project's financing fully secured?

Yes

5.30. **Leveraged Development MEPA** - Does the leveraged development project, identified herein, meet or exceed the MEPA thresholds as set forth in 301 CMR 11.03?

No

5.31. **Leveraged Development Flood and Heat Resilient Designs** – Do any building and/or site plans or zoning applications prepared by the leveraged development to date include any of the following flood- or heat resilient designs? Select all that apply.

LEED Certification,Two or more acres of contiguous publicly open green space

5.32. **Leveraged Development Served by Infrastructure Improvements** - Will the infrastructure improvements directly serve or connect to the leveraged development?

Yes

5.33. **Relation to Infrastructure Improvements** - Attach a map showing the location of the infrastructure improvements in relation to the location of the leveraged development site(s).

Figure 5.33.pdf

5.34. **Condition of Permit** - Will the infrastructure project involve the construction of improvements that are required as a condition in a state/local permit or approval for a development project, including Section 61 findings?

No

5.35. **Leveraged Development Zoning** – Is this leveraged development project allowed by-right in the municipality's current zoning? Note: Uses requiring a special permit do not qualify as allowed by-right.

Yes

5.36. **Leveraged Development Design** - What percentage of the project design is completed for the leveraged development?

0

5.36.a. Attach a copy of the current design plans.

5.36a-Site Plan.pdf

5.37. **Leveraged Development Permits/Approvals** – Does the leveraged development have all required permits and approvals to commence construction?

No

If No, identify what permits and/or approvals are outstanding and the anticipated timeframe within which they will be secured.

5.37.a. *The leveraged development has submitted a Site Plan application to the Planning Board and a Notice of Intent application to the Amesbury Conservation Commission in April 2026. Both these applications have had public hearings and are currently being reviewed by each permitting authority. It is anticipated that these approvals will be finalized in the first quarter of 2027. MassDOT Highway Access Permit(s) are expected to be approved in the second quarter of 2027 and NPDES permits expected to be approved in the same time period.*

Once these permits have been finalized, the leveraged development is likely to move into the construction phase towards the end of in the later half of 2027.

5.37.b. Attach copies of any permits or approvals related to the leveraged development (permitting decisions, ZBA approvals, planning board approvals, historic, etc.).

5.38. **Leveraged Development Timeline** - Provide the anticipated schedule/timeline for the leveraged development project.

Milestone	Start Date	End Date
Design/Engineering/Permitting	*11/10/2025*	*10/26/2026*
Construction Start	*02/17/2027*	
50% Construction		*02/04/2028*
Construction Complete		*01/31/2029*

5.39. **Reliance on Infrastructure Improvements** - Can the leveraged development proceed independently without the infrastructure project?

Yes

5.40. **Letter from Leveraged Development Proponent** - Attach a letter from the leveraged development proponent confirming and explaining this answer.

Route110-150_Ltr of Support_Pulte_FINAL_CLEAN.pdf

ADDITIONAL/OPTIONAL ATTACHMENTS

Applicants may submit other attachments to support the application, which may be reviewed and/or filed. However, please note that these items will generally not be scored or assessed as part of the formal evaluation of the proposal.

Multiple documents may be uploaded to each attachment field, however only one document may be uploaded at a time.

Attachment Type	Description
Letters of Support	General support letters. *Brendonprop_ltr of support.pdf* *Route110-150_Ltr of Support_Amesbury Heights_AmesburyHts.pdf* *Letter of Support - Community one stop - Housing works 110 and 150 road improvements_2026-06-02-KG signed.pdf* *Amesbury - Housing Works Application Support Letter 6.3.2026.pdf*
Other Partner Letters	Letters from any partner organizations that are collaborating on this project.
Site Images	Other site photographs, illustrations, and/or maps.
Other Attachments	Other attachments not mentioned above.

CERTIFICATION

CERTIFICATION OF APPLICATION SUBMISSION AUTHORITY

3.1. Vote Required - Does the submission of this application require a formal vote of any board, commission, or other local entity?

No

3.1.a. If No to the items above, are you authorized to submit this application on behalf of the applicant entity, by virtue of your administrative role (chief elected official, chief executive officer, city/town manager, authorized signatory, etc.), or as a designee of an administrator and/or authorized signatory?

Yes

3.2. Certification:

I, *Howard Synder* (Submitter Name), hereby certify that I am duly authorized to submit this application on behalf of *City of Amesbury* (Applicant Organization Name). By entering my name in the space below, I further certify, under the pains and penalties of perjury, that:

- The responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete.
- I understand that the Executive Office of Economic Development (EOED) and its partner organizations, specifically the Executive Office of Housing and Livable Communities (EOHLC) and the Massachusetts Development Finance Agency (MDFA), will rely on the information provided in this application to make decisions about whether to award a grant from their respective funding sources.
- The Commonwealth reserves the right to take action against me, the applicant organization, and/or any other beneficiary of a grant, if any of the information provided is determined to be false, inaccurate, or misleading.
- If awarded, the applicant organization has the capacity to carry out the project in accordance with all applicable laws and regulations.
- I understand that the receipt of a government grant by a business generally is not excluded from a business's gross income under the federal Internal Revenue Code, and therefore is taxable under federal law. Absent some express exclusion, income that is taxable under federal law is also considered taxable income for purposes of Massachusetts tax laws.

06/01/2026

Howard Synder
Name

*Senior Project Manager***Title**

Date