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CITY OF AMESBURY, MA

PLANNING BOARD DECISION

Property Ownership: **Amesbury Lodging Ventures LLC
11751 East Corning Road
Corning, NY 14830**

Applicant: **Amesbury Lodging Ventures LLC
11751 East Corning Road
Corning, NY 14830**

Application Type: **SITE PLAN**

Project: **Starbucks Restaurant**

Location: **37 Clarks Road, Amesbury, MA 01913**

Date: **July 29th, 2024**

GENERAL

On or about 07/03/2024 the Planning Board of Amesbury (the "Board") received a Site Plan application to replace the existing Friendly's restaurant with a proposed Starbucks Restaurant ("Project") at 37 Clarks Road Amesbury MA. The application was submitted along with a Site Plan (the "Plan") drawn by CHA Consulting, INC dated 06/27/2024 and last revised on 06/27/2024. The application and supporting documents were submitted by Donald Rose of CHA Consulting, Inc on behalf of Thomas J Sawyer of Amesbury Lodging Ventures LLC, 11751 East Corning Road, Corning, NY 14830 (the "Applicant").

The Board also received supplemental plans and documents pertaining to stormwater and drainage, erosion control, and landscape design for review.

Public Hearing

The Board held the public hearing on the Site Plan application referenced herein on 07/29/2024 and a decision was rendered on said application. This is the Final Action of the Board ("Decision") on the application for Site Plan Review.

APPROVAL OF THE SITE PLAN APPLICATION AND CONDITIONS THERETO

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Ordinance, and after full consideration of the evidence presented, the Site Plan as amended, for a Starbuck Restaurant at 37 Clarks Road in Amesbury MA (Decision) is hereby approved by the Board for the premises described in the application, further upon the conditions that follow:

I. GENERAL AND IN PERPETUITY CONDITONS

1. **Allowed Uses:** This Decision hereby grants approval to demolish the existing restaurant (Friendly's) building and replace it with a new Starbuck Restaurant building as laid out on the Site Plan dated 06/27/2024 and to make other improvements including drive thru lane, additional parking spaces, pedestrian ways and landscaping, outdoor amenities and off-site sidewalks, driveway and crosswalk improvements per the approved Site Plan.
2. **As-Built Plan:** Prior to requesting an occupancy permit, the Applicant shall submit plans with a certification from a Professional Engineer or Architect registered in the Commonwealth of Massachusetts that the Project "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency.
3. **Stormwater Management Installation:** Prior to making request for an occupancy permit, all stormwater management improvements shown on the approved Site Plan shall have been completed and the final as-built plan shall have been signed off by the Board for compliance with the approved plan.

4. **Sedimentation and Erosion Control:**

a. **Surety Bond:** The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion to ensure that all drainage and erosion control measures associated with the proposed driveways, parking, stormwater management system, site grading plan are implemented as per the Final Plans and other engineering drawings. Prior to release of any Surety, the Board shall verify that the disturbed areas have stabilized, and stormwater management systems have been installed and functioning as per approved design and that there is evidence of healthy mature grass and/or landscaping on the site; and

b. **Erosion Control Installation:** Prior to the commencement of any work at the site, an erosion control barrier (at a minimum, hay bales staked end to end and siltation fence firmly anchored with six (6) inches of soil on the uphill side) shall be installed in a location reasonably acceptable to the Board or its representative and as per installation measures shown on the site plan. The erosion control barrier shall be inspected by the Board or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Board or its representative.

5. **Site Plan Modifications:** Prior to expansion, addition or alteration of uses allowed by this Approval, the Applicant shall provide detailed information and plans along with a formal written request for subsequent modification to the approved Site Plan for determination of minor or major modification and approval by the Board. Any substantial modifications to the Site Plan or changes that impact the Performance Standards under applicable provisions of the Amesbury Zoning Ordinance or conditions of approval of this Decision shall be subject to review and approval of the Board. The Board shall, if it so determines, require the applicant to submit a new application for modification to the approved Site Plan or uses and hold a new public hearing for review of the requested modifications;

6. **Traffic Signalization at Route 110:** The Applicant shall be responsible for modifying the timing of the traffic signals at the Clarks Rd. / Macy Street intersection prior to issuance of an occupancy permit to facilitate longer queues expected on the northbound lane on Clark's Road.

7. **Clark's Road Right-of-Way**: The Applicant shall modify a portion of the sidewalk within the Clark's Road right-of-way to extend queueing in the lane. The Applicant shall coordinate with DPW for work to be performed within the public right of way. Vertical granite curbing shall be required along the edge of pavement.
8. **Clark's Road Traffic Calming**: The Applicant shall coordinate with DPW to include as necessary, to encourage reduced speeds along Clark's Road to Main Street, traffic calming measures such as the installation of targeted signage to be located south of the entrance driveway.
9. **Site Driveway Intersection**: The proposed site plan shall be modified to revise the alignment of the driveway intersection to facilitate smoother turning movements to and from Clark's Road to the Starbucks and Hotel facility.
10. **Sidewalks**: All sidewalks shall be concrete, at least 5' wide. A pedestrian connection between the hotel and Starbucks is desirable and if possible, should be provided by the Applicant.
11. **Curbing**: Sloped granite curbing shall be required along all parking areas not abutting sidewalks and allow for poured-in-place concrete curbing along the parking areas directly abutting the sidewalk areas. Due to snow removal issues the drive through and all off-site curbing shall remain vertical granite.
12. **Bicycle Accommodation**: One additional bike rack shall be added to the Site Plan.
13. **Sewer and Water Infrastructure**: The Applicant shall provide supporting information as needed to DPW prior to requesting a building permit to confirm that there is adequate flow for fire suppression and sanitation systems.
14. **Landscaping**: Salt-tolerant tall grasses, shrubs, and other low-lying vegetation into the proposed drainage basin shall be added to the proposed landscape plan. The proposed boxwood hedge along the drive through shall be planted at a height of 36" and be maintained at a height of no greater than 42" at maturity. Four (4) shade trees shall be added to the site plan.

15. **Signage**- An additional Starbucks sign shall be installed on the north wall of the building. If a sign is not preferred, then a landscaped trellis shall be installed. The free-standing sign shall be permanently removed.
16. **Site Lighting**: All free-standing site light poles shall not exceed 16 feet in height and the light fixtures shall be dark sky compliant.
17. **Building Design**: The Applicant has submitted options for the proposed building design with variations in building materials. Prior to making request for a building permit, the Applicant shall provide confirmation to the Planning Director that the final construction drawings are consistent with the preferred option as per written approval of the Design Review Committee or the Planning Director.

Chair, Amesbury Planning Board

TO:

Amesbury Lodging Ventures LLC
11751 East Corning Road
Corning, NY 14830

PLANNING BOARD VOTE:

On 7-29-2024, the Amesbury Planning Board voted in favor of the approval of the Site Plan, as amended, for the proposed Starbuck restaurant at 37 Clark Road, Amesbury MA subject to the findings, waivers and conditions noted in this Decision.

For the Planning Board

A handwritten signature in dark ink, appearing to be 'J. P.', is written over a horizontal line.

Filed with the City Clerk on November 6, 2024

A handwritten signature in dark ink, appearing to be 'J. C.', is written over a horizontal line.
City Clerk