

**COMPLIANCE WITH SITE PLAN REVIEW AND
SPECIAL PERMIT CRITERIA**

9 Oakland Street

6/2/2026

Following are statements summarizing how the proposed project at 9 Oakland Street comply with the applicable criteria for Site Plan Approval (§ 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.

Compliance with § XI.C.7 – SITE PLAN REVIEW CRITERIA

1. The Site Plan complies with the Development and Performance Standards contained in Subsection 8.

The proposed redevelopment as conditioned complies with the Development and Performance Standards contained in XI.C.8, except as noted in the list of requested waivers and/or as superseded by the requirements and standards of § XI.H2 (Lower Milliard Overlay District) or § XI.J2 (Historic Preservation Special Permits). Among other characteristics, the project incorporates a site layout that will minimize traffic and safety impacts on City roads, meets the applicable parking and off-street loading requirements (except as noted in the waiver list), and provides appropriate landscape plantings and related elements, parking configuration and design, building massing and architectural details consistent with the historical character of the site and neighborhood, stormwater management measures, and sidewalk improvements. To the extent waivers are requested, those waivers are warranted in light of the historic preservation objectives, existing site constraints, and the adaptive reuse nature of the project.

2. The Site Plan minimizes traffic and safety impacts of the proposed development on adjacent highways or roads, and maximizes the convenience and safety of vehicular and pedestrian movement within the site.

The proposed development is designed to minimize traffic and safety impacts and to promote safe and efficient vehicular and pedestrian circulation. The site is located within downtown Amesbury in proximity to existing businesses, public transportation, and municipal parking resources, thereby supporting walkability and reducing reliance on automobile trips. The project incorporates structured parking substantially screened within the buildings and provides off-street parking sufficient to serve the proposed residential and retail uses. Nearby municipal parking is also available to the extent occasionally needed by visitors or customers, although that need is not projected. The development also enhances the pedestrian environment through active commercial storefronts, improved sidewalks, lighting, signage, and publicly accessible plaza and open space areas along Oakland and Chestnut Streets. The mixed-use and downtown nature of the development supports pedestrian connectivity and neighborhood circulation patterns.

3. The proposed development, to the extent feasible: a) is integrated into the existing landscape; b) minimizes adverse environmental impacts on such features as wetlands, floodplains, and aquifer recharge areas; c) minimizes obstruction of scenic views from publicly accessible locations; d) preserves unique natural or historical features; e) minimizes tree, vegetation and soil removal and grade changes; f) maximizes open space retention; g) screens objectionable features from neighboring properties and roadway; and h) minimizes noise and odors associated with commercial/industrial activities.

The proposed redevelopment meets these criteria. The project is integrated into the existing urban and historic mill landscape while responding to the site's unique topography and existing conditions. The project preserves and rehabilitates historically significant mill structures that presently are vacant and underutilized and incorporates historically compatible architectural features and additions. The design utilizes the existing grade change to accommodate structured parking and minimizes the visual impact of parking areas. The project includes compliant stormwater retention and treatment measures, appropriate levels of open space for this context and the proposed uses, incorporates sustainable and resilient design features and landscaping where feasible given the constraints of this urban site. The adaptive reuse of the existing structures minimizes demolition waste and preserves embodied carbon and historically significant building fabric. The proposal retains and enhances historically important architectural elements and contributes to the revitalization of the Lower Millyard while minimizing adverse impacts on neighboring properties and public ways.

4. The architectural design of the proposed development is in harmony with the vernacular architecture of the City.

The architectural design of the proposed development is compatible and harmonious with the vernacular mill and industrial architecture historically associated with the Lower Millyard and downtown Amesbury. The proposal incorporates historically appropriate design elements including brick detailing, divided-lite windows, traditional materials, industrial-style lighting fixtures, black metal canopies, and massing that reflects the scale and character of surrounding mill buildings. The proposed addition utilizes complementary brick detailing and setback upper stories in a manner that distinguishes newer construction while remaining visually compatible with the historic structures and surrounding neighborhood context. The project preserves significant architectural features of the existing buildings and contributes positively to the historic character of the area.

5. The proposed development is served with adequate water supply and waste disposal systems and will not place excessive demands on City services and infrastructure.

The proposed development will be served by existing municipal water, sewer, drainage, and utility infrastructure available within the downtown area. The project redevelops a previously developed site within an established urban environment and is appropriately located for mixed-use residential and commercial redevelopment. The project will not place excessive demands on municipal services or infrastructure.

6. The Site Plan shows or includes adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sediments, and to prevent changes in groundwater levels, increased run-off and potential for flooding.

The project includes measures to appropriately manage stormwater and to prevent pollution of surface or groundwater, to minimize erosion and sediments, and to prevent changes in groundwater levels, increased run-off and potential for flooding. The adaptive reuse nature of the project and the incorporation of modern stormwater management measures will improve conditions relative to the currently vacant and underutilized property.

Compliance with § X.J.5 – SPECIAL PERMIT FINDINGS

a. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made.

The proposed mixed-use redevelopment and adaptive reuse project is allowed by special permit pursuant to the City's Historic Preservation Special Permit provisions at Section XI.J2.

b. The requested use is essential and/or desirable to the public convenience or welfare.

The proposed redevelopment is desirable to the public convenience and welfare. The project will rehabilitate vacant and deteriorated historic mill buildings, provide new housing opportunities, including affordable housing units and artist live/work units, activate underutilized property, support downtown businesses, improve the pedestrian environment, and advance the City's planning and revitalization objectives for the Lower Millyard area.

c. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The proposed development will not create undue traffic congestion or impair pedestrian safety. The site is located within a walkable downtown setting near businesses, services, and public transportation. The project incorporates off-street parking, access to nearby municipal parking resources, and pedestrian-oriented design elements including sidewalks, storefront activation, lighting, and public open spaces. The development supports safe circulation patterns for vehicles and pedestrians.

d. The requested use will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of City will be unduly subjected to hazards affecting health, safety, or the general welfare.

The proposed redevelopment of this previously developed urban site will be served by existing municipal infrastructure and utility systems and is not anticipated to overload public water, sewer, drainage, or other municipal systems. The project includes

stormwater retention measures and modern utility infrastructure improvements intended to support the proposed development.

e. Any special regulations for the use set forth in Section XI of this Ordinance are fulfilled.

The project substantially satisfies the applicable requirements and purposes of the Historic Preservation Special Permit provisions, Site Plan Review requirements, and Lower Mill Overlay District regulations – meeting the applicable requirements except as noted in the applicant’s waiver requests. The project preserves and rehabilitates historically significant structures while introducing compatible new development consistent with the goals of the Ordinance.

f. The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health or welfare.

The project will enhance rather than impair the integrity and character of the Lower Millyard and surrounding downtown area. The redevelopment preserves historically significant buildings, incorporates architecturally compatible additions, activates street frontages with commercial uses, and replaces vacant and underutilized conditions with productive mixed-use development. The project promotes public welfare through housing creation, historic preservation, and economic revitalization.

g. The requested use will not by its addition to a neighborhood cause an excess of that particular use that could be detrimental to the character to said neighborhood.

The proposed mixed-use redevelopment is consistent with the established and evolving character of the Lower Millyard and downtown Amesbury. The project’s residential, commercial, and live/work components are appropriate within the context of surrounding mill redevelopment projects and downtown uses and will not create an overconcentration of detrimental uses within the neighborhood.

Compliance with § XI.J2.6 – HISTORICAL PRESERVATION SPECIAL PERMIT FINDINGS

1. The historic character of a building, structure or the lot(s) shall be retained and preserved by the grant of the special permit.

The proposed redevelopment retains and preserves the historic character of the existing mill buildings and site associated with the historic Carriage Mill Complex. The project rehabilitates and adaptively reuses historically significant structures while preserving and restoring architectural elements including brick detailing, corbeling, iron tension caps, historic massing patterns, and other character-defining features. The proposed renovations and additions are designed to complement and reinforce the historic architectural character of the site and surrounding neighborhood.

2. The lot(s) shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the existing historic building(s) or structure(s) and its environment.

The adaptive reuse of the existing mill buildings for mixed-use residential, artist live/work, and commercial purposes is consistent with the historic character of the site and neighborhood and requires no unreasonable alteration to the defining characteristics of the buildings or their environment. The proposal maintains the overall building forms, scale, and industrial architectural character while introducing viable contemporary uses necessary for long-term preservation.

3. The proposed uses or the relief from the dimensional requirements are necessary to maintain the historic or architecturally significant building(s), structure(s) or element(s) on the site on which it was originally constructed or to relocate it back to such a site.

The requested dimensional relief and waivers, including parking, coverage and open space relief, to the extent required, are appropriate and reasonably necessary to facilitate the preservation, rehabilitation, and productive reuse of the historically significant buildings on the site. The existing building configuration, historic fabric, urban context, and steep site topography create practical constraints that justify the requested flexibility under the Historic Preservation Special Permit provisions.

4. The design standards under this Ordinance have been incorporated in the reconstruction, rehabilitation or preservation of the existing historic building(s) or structure(s) and the design of all new buildings or structures.

The project incorporates the applicable design standards of the Ordinance in both the rehabilitation of the existing structures and the design of the proposed additions. The project utilizes historically compatible materials, proportions, architectural detailing, window patterns, and building massing while clearly distinguishing new construction in a manner that remains compatible with the historic context of the site and surrounding mill neighborhood.

5. The proposed use will not generate negative impacts to the surrounding neighborhood or overall zoning district or that the mitigation of any negative impacts has been clearly established and so determined by the Planning Board.

The proposed redevelopment will not generate unreasonable negative impacts on the surrounding neighborhood or zoning district. The project replaces vacant and underutilized industrial buildings with a revitalized mixed-use development that supports housing production, historic preservation, pedestrian activity, and economic investment in the Lower Millyard area. The project includes structured parking, on-site stormwater management, pedestrian improvements, landscaping, and architecturally compatible design features intended to mitigate potential impacts and integrate the development into the surrounding neighborhood context.