



MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

September 20, 2024

Mr. Pascal Rettig, Chairman
Amesbury Planning Board
52 Friend Street
Amesbury, MA. 01913

Mr. Nipun Jain, Director
Amesbury Community & Economic Development
39 South Hunt Road
Amesbury, MA. 01913

Re: Parking Waiver Request Justification
2-14 and 13 Merrimack Street – Amesbury, MA.

Members of the Board,

The applicant has requested a waiver from Section VIII G. (off-street parking and loading regulations) which, based on the proposed uses, requires 117 spaces. The current plan shows a total of 99 proposed spaces. This request is based upon a number of factors.

First of all, based on historic observations made by the marina manager, as stated in a letter from William Neelon dated February 28, 2024 (copy attached), the average number of marina parking spaces needed on peak summer dates is approximately 25 spaces. The Ordinance would require 87 spaces which is far in excess of the historical parking needs for the marina. The letter from William Neelon also points out that while there are currently 45 spaces available, several have been historically occupied by boats. Even if we were to assume that 45 spaces of the proposed 99 were to be occupied by marina patrons (which is 20 more than historical averages), there would be 54 spaces available for restaurant patrons. This is nearly double the number of spaces required by the zoning ordinance. In addition, it is anticipated that a number of the restaurant patrons will be members of the marina, which will reduce the number of spaces which will be needed for the restaurant.

Based on the above information, it is our professional opinion that the 99 spaces proposed are sufficient for the proposed use of the property.

We trust this response letter provides the necessary information for the Board's review. If you have any questions or comments, please feel free to contact our office at your convenience.

Sincerely,

Millennium Engineering, Inc.

James Melvin, P.E.
Project Manager