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MEETING NOTICE

POSTED IN ACCORDANCE WITH THE
PROVISIONS OF M.G.L. CHAPTER 30A §§18-25
Version 7.1.10

ZONING BOARD OF APPEALS

Date and Time: Thursday, October 22, 2026 – 7:00 pm
Location: Virtual Meeting

Public comment can be made by:
• Attending the meeting to speak during the public comment period
• or Emailing your full name, address, and comment with the subject line PUBLIC COMMENT (and the project your comment relates to) by 3 pm on the day of the meeting to Becky Frey at freyr@amesburyma.gov. Your comment will be read aloud at the appropriate time in the agenda and entered into the public record.

This meeting will be conducted under S. 2475, An act relative to extending certain COVID-19 measures adopted during the state of emergency, signed on June 16, 2021, and further extended through June 30, 2027.

Members of the public may dial in to TEAMS at: +1 323-457-5649,,43555154# **Access Code:** 435 551 54# or click this link to join the meeting: **Join the meeting now**

Call to Order

Roll Call/Attendance

Meeting Minutes: 9/24/26

Continued Hearings:

1. **5 Ellis Court - Appeal**
   This is an appeal pursuant to G.L. c. 40A, Sections 8 and 15 filed by **Michael F. Minahan, Jr. and Brittany Ann (Mosier) Minahan**, who reside at 5 Ellis Court, regarding the property located at **102 Friend Street (rear) Map 52 Lot 244**, owned by **Ricky R. LaPlante**, challenging the August 11, 2026 determination of the Director of Inspectional Services/Building Commissioner that the commercial use at 102 Friend Street (rear) is a pre-existing nonconforming use and declining to take zoning enforcement action. The subject property is located in the R8 Zoning District.

   Request to Continue to the 11/19/26 ZBA Meeting

2. **27 Kimball Road – Comprehensive Permit**

   MP Properties IV, LLC has submitted an application for a **Comprehensive Permit** pursuant to **M.G.L. Chapter 40B Section 20-23.** The proposed project is to construct a 95-unit multifamily cottage rental development consisting of 1, 2, 3 bedroom units on a 9.4 acre property located at 27 Kimball Road Amesbury, MA (Map 73 and Lot 19) and

within the R-40 zoning district, as shown on a plan by Allen & Major Associates, Inc. dated January 26, 2026. 25% of the proposed housing units will be deed-restricted for low or moderate income housing.

Request to Continue to the 11/19/26 ZBA Meeting

ADMIN:

2027 ZBA Schedule

Invoice Approvals

Adjourn