



Feb. 28 2024

To Whom It May Concern:

My name is Bill Neelon and I was hired to manage The Marina at Amesbury Point when Dan Healey purchased the marina in 2019.

I have been asked to provide insight into the extent to which our current parking lot gets used.

As a result of efforts over the first two years to clear the site of debris and stored boats and additionally install all new docks and dock lighting; the marina attracted many new customers. Consequently, my observations regarding on-site parking are based upon 2022 and 2023 marina operations, as it better represents the parking impact of a marina operating at full capacity.

As a member of the team overseeing the plans for developing a marina operations building and restaurant on-site, I am keenly aware of the need for parking. As a result, over the past two years of marina operation, I have paid close attention to the extent slip renters have utilized our parking lot. I calculated that we currently have 45 parking spaces. Please note that during this two year monitoring period, two to three boats (32' to 40' in length) have occupied space on the marina property. I conservatively estimate that they consume 4 parking spaces, leaving 41 spaces available for parking.

Over the 4th of July and 5-6 other peak summer weekends (dependent upon good weather), slip renters have occupied approximately 60% of the available spaces or 25 parking spaces.

I should also note that I am in constant contact with our slip renters and can attest to an overwhelming level of excitement for the inclusion of a restaurant on-site. Though there is no way to foresee the number of slip renters, already calculated into the requirement for parking, who will also be restaurant patrons; it does lessen the restaurant's burden on parking.

I hope that my observations are helpful in determining the realistic number of parking spaces needed for the marina operations.

Respectfully,

William "Bill" Neelon