



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

December 24, 2024

By Electronic Submission and Hand

Pascal Rettig, Chair
Amesbury Planning Board
City of Amesbury
62 Friend Street,
Amesbury, Massachusetts 01913

Re: 80 Haverhill Road – Planning Board Historic Preservation Special Permit Request

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents 80 Haverhill Road, LLC (the “Applicant”), relative to an application for an Historic Preservation Special Permit (“HP-SP”) under section XI.J2 and Site Plan Review under section XI.C of the Amesbury Zoning Ordinance (“Ordinance”) for multi-family housing at 80 Haverhill Road, Amesbury, MA (Assessor’s Map 85, Lot 59) (the “Property”). This letter and its attachments are meant to update the Applicant’s submission based on feedback received at the Board’s December 9, 2024 meeting, a meeting with the City’s Design Review Committee and the City’s Technical Review Committee. The Applicant submits herewith updated site plans, architectural plans and a plan with cross sectional views of the project to show grade.

Site Plans

Based upon the discussions at the various meetings, the Applicant has updated the site plan set. A dumpster, portable toilet, and soil stockpile area have been added to the Erosion & Sedimentary Control Plan and increases the size of “rip rap” for the construction driveway. On the Site Plan, the Applicant has added “No Parking” signage along the eastern edge of the driveway and a striped section of pavement at the rear of the garage doors for fire lanes. An additional snow storage area is added along the eastern edge of the barn and a trash pick-up location is indicated near the entrance.

Landscaping Plan

A tree is now shown in the island at the bottom left of the driveway. The plan has been updated to conform with the updated site plan. Also, snow storage area has been indicated, the western side of the barn has been updated, and the exclusive outdoor patio for Unit 2 has been removed.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office

227 Union Street, Suite 606
New Bedford, MA 02740

Architectural Plans

Based upon the discussions at the various meetings, the Applicant has updated the architectural plans. Elevation markers are now shown on the floor plans of both the barn and the main house to help convey elevations.

On the main house, the Applicant proposes to reuse and/or restore the existing siding, clapboards and corner boards where possible. The shutters on the front of the main house will be wooden and operable. The corner board sizes will be consistent as shown on the plans. The brick foundation will be repointed to match the existing mortar lines. The faux chimneys will have brick veneer. The Applicant has removed the door from the basement of Unit 2 on the main house. The trash and recycling area has been enlarged and shows eight trash and eight recycling spaces. The proposed trash areas are shown to be enclosed by a retaining wall and wood decking on posts.

On both structures, the window sashes on the double hung windows are white, where they were originally proposed to be black. Notations regarding vents and penetrations on the roofs have been added.

As to the barn, the Applicant now has removed the dental work on the barn and two windows from the gable end of the barn. The clapboards of the front gable façade of the barn will be exposed to match the weathering of the historic house. Small retaining walls have been added to the driveway side top corner and the back side of the trash recycling area of the barn.

Finally, the shed dormer on the carriage house is now flat.

Cross-Sectional Plan

As requested by the Board, the Applicant submits three cross-sectional views of the area of the site from the side and toward the rear in order to provide different perspectives for the Board's understanding of the change in topography.

Conclusion

These updates reinforce the Applicant's close collaboration with the City. The Applicant respectfully requests approval of the HP-SP Special Permit and Site Plan Review and looks forward to presenting the updated plans at the hearing on January 13th.

Respectfully submitted,
80 Haverhill Road, LLC
By its Attorney,



Lisa L. Mead
Benjamin J. Roberts

cc: Client
Attachments