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Amesbury, MA 01913

City Council Planning & Development Subcommittee Meeting Minutes

September 19, 2024, at 7:00 PM

City Hall Auditorium- 62 Friend St.

Councilor Mandeville called the meeting to order at 7:17 PM.

Roll call was taken, and present were Councilor Scott Mandeville, and Councilor Michael Hogg.

Also Present: Planning Director Nipun Jain, Community and Economic Development Director Nick Cracknell, Assistant City Clerk Jess Manning

Councilor Owen Corcoran was absent

Minutes for Approval: June 12, 2024

Councilor Hogg made a motion to continue the approval of minutes from June 12, 2024 to the next scheduled Planning & Development meeting in October. The motion was seconded by Councilor Mandeville and passed unanimously (3-0).

Communication and Updates

- Councilor Mandeville announced to the gathered crowd that, if 2024-096 is continued tonight, then it will be re-addressed on October 16

Public Comment:

- Councilor Mandeville read a prepared statement from Alex Milne (20 Lake Attitash Rd), who is in opposition to 2024-096, who is concerned with the placement of the solar farm and potential runoff and pollution to Lake Attitash.
- Barry Fogel (West Newbury) Attorney representing the Lake Attitash Association. Spoke in opposition to 2024-096, and shared that he wrote 2 letters to the Planning Board – on 9/3 and 9/13 – where he laid out reasons why the Lake Attitash Association opposes rezoning. Concerned this site could be a 40B project which would be worse for the environment.
- June Pastman (50 Lake Attitash Rd) – Thanked Atty Fogel for coming, voiced her opposition to 2024-096, citing her concern with water pollution and believes the site is sub-optimal.
- Jack Sanborn (4 Birch Ln) – Voiced opposition to 2024-096, does not want the woods removed, concerned with runoff, believes that it should be written into contracts that those who cut down trees should remove equipment when finished and re-plant trees. Does not want to be left with abandoned equipment at the conclusion of the project.
- Barbara Hamer (2A Lake Attitash Rd) – Understands drive for solar, but major issues with site. Uncontrolled runoff is a huge concern. Cited other issues of flooding and runoff as a result of large solar farm projects.
- Earl Doliber (26 Oak Circle) – Voiced his opposition to 2024-096. First bought house on Lake Attitash in 2010 and has seen much work done to improve the water quality since then. Concerned with cyanobacteria.
- Michelle Brodsky (42 Lake Attitash Rd.) – Spoke in opposition to 2024-096, believing it is not in the best interests of the residents.

- Anne Ward (77 ½ Lake Attitash Rd) – Spoke in opposition to 2024-096. Concerned with electromagnetic radiation of solar farms
- Edward Silva (45 Lake Attitash Rd) – In opposition, concerned with the reputation of the company.
- Rachel Matos – (45 Lake Attitash Road) – Spoke in opposition to 2024-096. Concerned with poor location for a solar farm. Not a question of letting solar in, as the site is privately owned, but zoning is already in place to protect the water.

Councilor Hogg made a motion to take 2024-096 out of order. The motion was seconded by Councilor Mandeville and passed unanimously (2-0)

2024-096 An Ordinance to amend the Amesbury Zoning Ordinance expanding the Renewable Energy Development Overlay District (REDD) – **Mayor Sponsor**

- Councilor Jessica Redfern (107 Kimball Rd) spoke on the issue, doesn't have prepared comments but voiced her opposition to the issue, with her belief that the site is unsuitable for the project.

Councilor Hogg made a motion to continue 2024-096 to the next scheduled Planning and Development meeting in October. The motion was seconded by Councilor Mandeville and passed unanimously (2-0).

Councilor Hogg made a motion to take 2024-087 out of order. The motion was seconded by Councilor Mandeville and passed unanimously (2-0).

2024-087 An Ordinance to amend the Amesbury Zoning Ordinance and Zoning Overlay Map to re-number the Adult Use Marijuana Establishments section and extend the Retail Marijuana Overlay District (RMOD) to include certain parcels and land area in the Central Business (CBD) and Central Industrial (IC) zoning districts within the City as shown on attached Exhibit -01.- **Mayor Gove, Councilors Stanganelli, Rinaldi and Hogg Sponsors**

- Planning Director Jain gave a presentation on 2024-087.
- Councilor Hogg asked for clarification on whether this bill changes the maximum number of licenses allowed. Mr. Jain clarified that 2024-086 does not address the number of licenses, that bill is 2024-099.

Councilor Hogg made a motion to return 2024-087 to the full City Council with a positive recommendation with recommended amendments from O&A. The motion was seconded by Councilor Mandeville and passed. 2-0

2024-085 An Ordinance to amend the Amesbury Zoning Ordinance to modify the provisions of Section XI.D – Cluster Residential Special Permit and Section XIV – Water Resource Protection District (WRPD).-**Mayor Sponsor**

- Planning Director Jain provided background on 2024-085..
- Councilor Mandeville: How would an ADU go into one of these new areas? Director Cracknell: Position is to not allow new structures in this zone.

Councilor Hogg made a motion to return 2024-085 to the full City Council with a positive recommendation. The motion was seconded by Councilor Mandeville and passed. 2-0

2024-086 An Ordinance to amend the Amesbury Zoning Ordinance to modify the provisions of Section XI.J2, Historic Preservation - Special Permit. – **Mayor Gove and Councilor Hogg Sponsors**

- Planning Director Jain gave a presentation explaining the proposed zoning amendment.
- The Councilors engaged in discussion and asked questions from Planning Director Jain and OCED Director Cracknell
- Councilor Hogg voiced his excitement about adaptive re-use of structures, hopeful that more blighted structures will find a new use.

Councilor Hogg made a motion to return 2024-086 to the full City Council with a positive recommendation. The motion was seconded by Councilor Mand and passed. 2-0

2024-097 An Order to accept easement- drainage and utilities at 130 Market Street - **Mayor Sponsor**

- Planning Director Jain summarized the order.

Councilor Hogg made a motion to return 2024-097 to the full City Council with a positive recommendation. The motion was seconded by Councilor Mandeville and passed. 2-0

2024-098 An Ordinance to amend the Amesbury Zoning Ordinance to create an overlay in compliance with MBTA Communities Act - **Mayor Gove and Councilor Gilday Sponsors**

- Planning Director Jain summarized the proposed ordinance.
- Councilor Mandeville drew attention to the need for amenities that can be utilized by the entire city, and not just residents of the new neighborhood.
- Councilor Hogg asked Mr. Jain if there is any provision for e-charging stations? Mr. Jain replied that they are required to provide a certain number of EV charging stations.

Councilor Hogg made a motion to return 2024-098 to the full City Council with a positive recommendation. The motion was seconded by Councilor Mandeville and passed. 2-0

Councilor Hogg made a motion to reconsider 2024-086. The motion was seconded by Councilor Mandeville and passed unanimously (2-0).

Councilor Hogg made a motion to return 2024-086 to the full City Council with a positive recommendation inclusive of proposed amendments on the document dated 9/18/2024. The motion was seconded by Councilor Mandeville and passed unanimously (2-0).

Councilor Hogg made a motion to adjourn at 10:30 PM The motion was seconded by Councilor Mandeville and passed unanimously (2-0)

Respectfully Submitted,

Jess Manning

