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CITY OF AMESBURY MA

PLANNING BOARD DECISION

Property Ownership: **14 Merrimac Street LLC
13 Merrimac Street, LLC
2 Merrimac Street
Amesbury MA 01913**

Applicant: **14 Merrimac Street LLC
13 Merrimac Street, LLC
2 Merrimac Street
Amesbury MA 01913**

Application Type: **SITE PLAN REVIEW
SPECIAL PERMITS – 1) Restaurant Use and 2) Wetlands and
Floodplain 3) Marina Parking (13 Merrimac Street)**

Project: **Marina and Restaurant Building**

Location: **2-13 Merrimac Street, Amesbury MA 01913**

Date: **September 23rd, 2024**

A. GENERAL

On or about 03/11/2024, the Planning Board of Amesbury (the “Board”) received applications for (1) Site Plan Review, and (2) Special Permits for a) Restaurant Use and b) Wetlands and Floodplain District (Section XIV) and Marina Parking (13 Merrimac Street) for property located at 2 and 13 Merrimac Street in Amesbury MA. The applications were submitted along with a Site Plan (the “Plan”) drawn by Millennium Engineering, Inc, 62 Elm Street, Salisbury MA 01952, dated

03/11/2024 and revised 8/19/2024. The applications and supporting documents were submitted by Paul Gagliardi of Dalton & Finegold LLP on behalf of 14 Merrimac Street, LLC (the “Applicant”).

The Board also received supplemental plans and documents pertaining to proposed activities, which were provided to the Board to supplement the discussion during the public review process.

The Board held the initial public hearing on 04/18/2024. The public hearing was closed, and a decision was rendered on 09/23/2024. This is the Final Action of the Board (“Decision”) on the Special Permits and Site Plan applications.

B. FINDINGS

1. **Property Locus and Applicability under Amesbury Zoning Ordinance:** The subject parcels are located in the Residential R-20 zoning district. The Site Plan includes two existing parcels as per Assessors Database and shown as Map 88, Lots 1 and 82. The applicant has requested a new building that will have restaurant use and a marina members club on the property. The requested restaurant use requires a Special Permit and Site Plan Review from the Board under Section V and Section X of the Amesbury Zoning Ordinance;
2. **Existing Conditions:** The property of the Marina at Amesbury Point (formerly known as Larry’s Marina) is approx. 70,900 sf. The site has a 2-story office building with members club that houses Marina management and slip renter facilities. Adjacent to the 2-story building is a 1.5 story house on the Merrimac River side facing south that is currently unused. The property also has two large metal buildings for boat storage and maintenance.
3. **Project Description and Proposed Use:** The project will include a new elevated, one-story restaurant and a two-story marina facility for the marina boat slip renters and marina management. Site improvements for the project will include site amenities and parking for the restaurant and Member’s club. Current marina facilities, house and large metal building will be demolished with smaller square metal building remaining and renovated.

4. **Site Layout and Building Location:** A formal entrance with formalized curb-cut and signage will be located at the existing Merrimac Street entrance for the facility. The proposed on-site parking will include 81 parking spaces and adjacent property located at 13 Merrimac Street will provide an additional 18 spaces (employee parking) for a total of 99 parking spaces. A loading dock and service entry is located at the west side of the restaurant building. Site amenities include a boardwalk parallel to the Merrimac River, landscaping, sidewalks, outdoor patio space for the marina facilities building and a drop-off area for potential events and entry to the restaurant (Site Plan Set – Exhibit #1).
5. **Architectural Design:** The applicant has proposed buildings that are compatible in design with the traditional character and architectural design of the buildings in this neighborhood. Building elevations have been presented to the Board along with the proposed site plan. The Board finds the proposed architectural design satisfactory provided the final construction drawings are consistent with these drawings and include all the necessary details as recommended by Design Review Committee (See Exhibit #3). The application describes the two buildings as follows:
 - a) **Main Building:** To allow for the best views, the proposed restaurant will be located parallel to the Merrimac River. The building will be elevated to allow for access to an elevator at grade level and a pass-thru the building to access the Merrimack River. The floor area of the restaurant is approx. 4,700 sf to accommodate interior dining bar seating area, full kitchen, and restrooms. Exterior decks are provided on the Merrimack River side for outdoor dining. The Owner/ Developer is seeking to have an upscale/casual dining establishment at the marina.
 - b) **Marina Facility:** The proposed two-story Marina operations building is located on the southeast corner of the site along the Merrimack River in a designated “water dependent” use area under CH 91. The first-floor will shall be elevated six feet above grade for the Member’s Club use. A non-public office is located on the second floor and is approx. 500 sf. The building’s height will be approx. thirty-two feet.
6. **Site Access, Traffic and Vehicular Circulation:** The Board finds that the access driveways and parking areas are adequate for access and circulation. The proposed building, access and

parking layout provides convenient, safe access and egress for the restaurant and marina patrons at this site. Based on the traffic report and evidence presented, the Board finds that the additional restaurant use is unlikely to overburden traffic in the and therefore less likely to create any adverse traffic or circulation impact on the neighborhood.

7. **Utilities and Municipal Infrastructure:** The site is serviced by adequate public water and sewer utilities. The stormwater run-off will be handled by the proposed stormwater and drainage improvements. The supporting engineering details and design were reviewed by the peer review consultant. Based on review by Department of Public Works (DPW), the Board finds that the requested use will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area will be unduly subjected to hazards affecting health, safety, or the general welfare.
8. **Stormwater Design and Environmental Mitigation:** The Applicant submitted a Notice of Intent to the Amesbury Conservation Commission (ACC). A stormwater management report was also submitted with the application. The peer review consultant has recommended approval of the stormwater management improvements provided supplemental plans and documents are submitted along with other recommended conditions of approval.
9. **Neighborhood Impact:** The existing commercial building is not compatible with the scale and character of marine based uses and structures. The layout and design of the new structure is compatible with the character of the buildings in the zoning district. The Board finds that the proposed use will be complimentary with existing uses on the site and not impair the integrity or character of the neighborhood, the zoning district or adjoining districts and will not be detrimental to the health or welfare.
10. **Public Impact:** The subject property is located in an area with existing municipal utility services. The approved site plan shows improvements to the existing infrastructure and the proposed improvements have been found to be adequate for the proposed uses. Recommendations from city officials have been incorporated into the revised site plan and

therefore the Board finds that the project will not create any undue burden on the utilities, municipal services or public infrastructure by the proposed changes to the existing property.

The Board finds that the proposed use:

- a) is desirable and compatible with the character of the neighborhood,
- b) will not be an intensification of the existing uses, and
- c) is not detrimental to the public health or welfare.

11. **Site Plan Compliance:** Based on the findings noted above and the information and details included in the application materials, the Board finds that the Project, as detailed in the project materials and as conditioned in this decision, constitutes a suitable development in compliance with the criteria and design performance standards set forth in the Zoning Ordinance – subject to the conditions and design performance conditions imposed in this decision to ensure the health, safety, and welfare of the community, and
12. **Special Permit findings:** Based on the findings noted above and the information and details included in the application materials, the Board finds that the Project, as detailed in the project materials and as conditioned in this decision, constitutes a suitable development in compliance with the criteria and design performance standards set forth in the Zoning Ordinance – subject to the conditions and design performance conditions imposed in this decision to ensure the health, safety, and welfare of the community.

C. WAIVERS

By letter dated 9/20/2024, the Applicant sought waivers from certain provisions of the Amesbury Zoning Ordinance and/or the Subdivision Rules and Regulations. The Board has granted waivers from those provisions, only to the extent necessary, to construct the new structures and make improvements to the existing structure for approved uses as per approved site plan, where the waivers are consistent with the purpose and intent of the regulations and would not threaten public health, safety or welfare and to minimize harm and disruption to the locus and real property abutting the locus. The waivers listed in Table 1 are the only waivers granted to the extent necessary to construct the approved plan:

TABLE 1:

Requirement	Requested Waiver	Decision of the Board
Zoning Ordinance: Section VIII G. <i>(off street parking and loading regulations)</i>	117 parking spaces are required. Request to reduce the required parking to 99 parking spaces.	Granted reduction in parking subject to the approved Site Plan layout and conditions of parking assessment in the decision
Zoning Ordinance: Section XI.C.8.P / Subdivision Rules Section 8.04.A.1 - Requires the drainage pipes to be made of reinforced concrete with a minimum three (3) feet earthen cover	Request to allow a High-Density Polyethylene (HDP) pipe with a minimum cover of 18 inches.	Granted provided the stormwater management system is installed as approved and all landscaped areas are completed as per approved Landscaped Plan

D. APPROVAL OF THE SITE PLAN AND SPECIAL PERMIT APPLICATIONS AND CONDITIONS THERETO

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Ordinance, and after full consideration of the evidence presented, and upon the findings made by the Board as set forth herein, application for Site Plan Review and Special Permits for a) Restaurant Use, and b) Wetlands and Floodplain District and Marina Parking at 13 Merrimac Street for proposed 3,796 square feet restaurant building and 2,537 square feet marina operations building at 2 – 13 Merrimac Street in Amesbury, MA are hereby approved for the premises described in the application upon the conditions that follow:

1. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS

The Project and all construction, utilities, roads, drainage, earth removal and filling and all related appurtenances with respect to the Project, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the Project as approved by the Board. Final action on all other permits shall be submitted to the Board for record, including any renewals. The Board notes that the following are some of the permits needed for this Project prior to start of any construction activity:

1. Compliance with DEP Stormwater Regulations, as needed;
2. Compliance with the City's Stormwater Management Ordinance; and
3. NPDES permit from Environmental Protection Agency.

2. GENERAL CONDITIONS

1. **Allowed Uses:** This Decision allows site improvements, parking, driveways, pedestrian access and the construction of a new 2,537 square feet building for marina operations and 3,796 square feet building for restaurant use in addition to the use of an existing 4,340 square feet metal building for accessory marina use as shown on the Site Plan. The restaurant shall have a maximum seating capacity of 120 seats including indoor and outdoor seating.

Dispensing of gasoline shall not be allowed on site. The parking lot at 13 Merrimac Street shall be used for parking by Marina patrons and employees only. No other new structures, changes to building footprints or increase in the impervious surface shall be allowed by this Decision. Changes to uses or changes to the building footprint or gross floor area shall only be allowed after approval by the Board;

2. **Lighting** – The final light fixture catalogue cuts for building mounted lights and in the parking area, if any, shall be provided to the Board for further review and approval prior to making application for building permits;
3. **Notations** - The following notes shall be added to the Plan prior to endorsement:
 - a. A note shall be added that states that "*No further subdivision of any parcel or any change to the number of structures, expansion or alteration of approved structures shall occur without a further review and approval of a site plan and special permit modification by the Board*" and a notation to this effect shall also appear upon any deeds to any unit on the property;
 - b. A note shall be added that states that "*This site plan layout and commercial use is subject to the Planning Board decision recorded herewith and conditions stated therein*";
4. **Public Infrastructure along Merrimac Street:** The Applicant shall be responsible for any repairs and reconstruction of the public infrastructure, including but not limited to, light poles, sidewalks, street curbing, trees and cross walk ramps. No relocation of any assets within the public right of way shall be allowed without further approval by the Board;
5. **Compliance with Site Plan and Application Materials:** All proposed improvements and buildings shall be constructed and installed in compliance with this special permit and site plan approval decision, the approved Project Documents, and the representations made in the submitted Application materials;
6. **Landscaping and buffers along property lines:** All landscaped areas and vegetative buffers shall be planted in accordance with the approved landscape plan and shall be maintained by the Property owner(s) in perpetuity. Any damaged or dead shrubs and trees shall be replaced with the same plant materials as per approved plan.

7. **Final Landscape Plan and Fences:** A Final Landscape Plan shall be approved after review of the proposed preliminary landscape plan by the Board. Proposed landscape buffers along property boundaries shall be maintained and kept in good condition at all times.
8. **Final Release of the Performance Bond** - Final release of performance bond shall be made when all the following conditions have been met:
 - a) Upon completion of work as shown on the Final Plans, the Applicant shall furnish a report from the Board's inspectional engineer and/or agents indicating that all work has been completed as per the Board's Decision and as shown on the Final Plans,
 - b) All City Department and the Board's inspectional engineer have recommended release of bond funds,
 - c) Upon completion of all off-site improvements and stormwater management system, submission of an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer (P.E.), indicating that construction complies with the approved site plans and conditions of approval, including drainage and utility plans,
 - d) All landscaping plant materials (trees, shrubs, and other plants) have survived two (2) growing season and that dead/damaged plants have been replaced as per Final Plans, and
 - e) Recording of a Certificate of Compliance issued by the Amesbury Conservation Commission.
9. **As-Built Plans and Repairs:** To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal, state-agency, the Applicant shall submit plans with a certification from a Professional Engineer or Architect registered in the Commonwealth of Massachusetts that the Project "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.
10. **Indemnification:** The Applicant agrees that the City of Amesbury shall be free of any liability for any negligent acts or omissions by or of the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with relation to this Project. The Applicant, on

behalf of itself and its successors and assigns, further agrees to indemnify and hold harmless the City of Amesbury, its employees and officials for any harm, damage, injury or loss caused by negligent acts or omissions of the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with regard to the construction of this Project.

11. **Right to Enter Site for Inspection:** The Applicant shall provide access to its operations to all City officials, Planning Board and its representatives as needed for them to carry out their responsibilities and to provide the necessary services in assisting the Board to ensure that activities are being performed pursuant to this decision.
12. **Long Term Pollution Prevention Plan (LTPPP):** Relative to the DEP Stormwater Management Standards the Applicant shall provide a Long-Term Pollution Prevention Plan (LTPPP) and an Illicit Discharge Statement in accordance with DEP Standards 4 and 10 respectively.
13. **Wetland Permits** – In order to effectively coordinate and integrate the required observation and inspection reports for this project, the Board recognizes that the Plan(s) shown under the Notice of Intent Application (as revised) and the Order of Conditions, issued by the Commission, shall also be carried out to the satisfaction of the Commission or its agents. Except as waived by this Decision or a decision of the Commission, the construction of this project pursuant to the approved Site Plan shall comply with the Amesbury Wetlands Bylaw and Commission Regulations in effect at the time any building permit is sought or for any jurisdiction for roadway-associated construction, and with all rules, regulations and permit requirements and certifications of the Commission with respect to natural resource protection, construction of storm water management structures within the Buffer Zone and their disposal, construction of other structures including retaining walls within the Buffer Zone, and wastewater disposal. Any request for alteration to the Order of Conditions made by the Applicant to the Commission (or to Massachusetts Department of Environmental Protection - MassDEP, upon appeal) shall be simultaneously provided to the Board. The proposed work shall comply with the “Order of Conditions” issued by the Commission upon the said premises. The Order of Conditions from the Commission shall be carried out to the satisfaction of the Commission. Any violation of the Order of Conditions issued by

the Commission shall be deemed to be a violation of the Wetlands and Floodplain District Special Permit, with all remedies to the City of Amesbury as provided by law.

14. **Changes in Project Density or Design** - No alteration or expansion of proposed uses or addition of accessory uses on the site shall be allowed without further review and approval by the Board. Any change to the site plan or any of these conditions of approval, including, but not limited to, the building footprint and driveway locations, landscaping plans, architectural design criteria and the approved building construction materials, site improvements and finished grades or to any recorded legal documents shall only be allowed after review and approval by the Board. Substantive revisions to the Final Plans, such as changes to the building design or any of its exterior façade details, relocation of more than one property line, relocation of the access driveways or other substantive changes from the Final Plans shall not be permitted without further review and written approval of the Board.
15. **Site Plan Modifications:** Prior to expansion, addition or alteration of uses allowed by this Approval, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan for determination of minor or major modification and approval by the Board. Any substantial modifications to the Special Permit and Site Plan or changes that impact the Performance Standards under XI.C.8 or conditions of approval of this Decision shall be subject to review and approval of the Board. The Board shall, if it so determines, require the applicant to submit a new application for modification to the approved Site Plan or uses and hold a new public hearing for review of the requested modifications;
16. **Validity:** This permit is valid only for the use(s) and structure(s) to the extent approved in the Decision and shall expire within two years from the issuance date if construction is not started in that time period. Any changes to the site plan, uses or other improvements shown on the approved plan without the approval of the Board shall render those unauthorized improvements or changes null and void. This permit shall become final only upon 1) the recording of the Special Permits and Site Plan Approval granted by the Board for the final Site Plan and improvements shown on said Plan and accompanying Site Plan set (civil only); and 2) Except for the issuance of an amended Chapter 91 License, the issuance of all other

state and federal permits required to start any construction activity allowed per this permit. The Site Plan Approval shall expire upon the expiration of the special permit, unless said permit(s) is extended by the permit granting authority.

17. **Signage:** Any and all existing signage on the property and building shall be permanently removed from the site. Except for general location of proposed signs, the application materials did not provide any details for specific signs for the proposed restaurant or existing marina. Use of any existing signs shall be subject to Board's review and approval. The Board shall require the submission of detailed signage package for review and approval prior to installation of any signs.
18. **Marina Docks:** The site plan set shows the general layout of docks and slips. The Board has not reviewed such layout as part of this site plan and special permit application. The Board's approval by this decision does not constitute implicit or explicit approval of any marina docks/slips shown on the site plan or other accompanying application material(s).
19. **Prior/existing approved site plan:** The Applicant shall submit for the Board's records, copies of prior local, state and federal approved permits and site plans for site improvements including but not limited to, Chapter 91 licenses, the layout of the marina docks and slips and associated sea wall improvements.
20. **Retaining Walls:** Prior to making request for a building permit for retaining walls along Merrimac and Main Streets, the applicant shall submit to the Board for review and approval detailed engineering drawings showing installation details, cross-sections that include stormwater and tie-back details and grading along these public ways.
21. **Temporary construction easements:** The Applicant shall request temporary construction easements where necessary for temporary access and any disturbance on city owned real property including but not limited to, public right of ways or other publicly used access ways or facilities.

22. **Lighting:** The photometric plan shall be updated as necessary so that the light spill does not exceed the maximum photometric limits allowed at all property lines. Any exterior building mounted light fixture shall be dark sky compliant. Light pole bases for free-standing light poles shall not exceed 6 inches in height from finished grade. Maximum height of free-standing light fixtures shall not exceed 12 feet and measured from finished grade to the highest point of the fixture attached to these poles.
23. **Chapter 91 Waterways License:** The Board acknowledges that the applicant has provided a copy of the application submitted to amend its current Ch. 91 license. The Applicant shall provide the Board with a copy of the approval. The site plan shall be updated to show the public parking spaces required by Ch. 91. These spaces shall be indicated by permanent and visible signage on the site and details of such signage shall be provided to the Board. Site improvements within Ch. 91 license jurisdictional areas of the site shall only be allowed upon receipt of approval pertaining to such improvements.
24. **Electric Vehicle (EV) charging stations:** The Applicant shall submit details for location of EV parking and installation of charging stations. Such details shall include but not limited to, installation details of charging stations, electrical connections, crash safeguards and accessibility by emergency personnel. Any public parking space required by Chapter 91 license shall not be used for EV parking and charging spaces required by building code.
25. **Parking Lot:** Wooden guardrails shall be installed along the length of retaining walls abutting parking spaces to safeguard the retaining wall from vehicular impact. Further, wheel stops shall be installed where the vertical granite curb is less than 5 feet away from the face of the retaining wall. Wheel stops shall also be installed in parking spaces along the sidewalk that provides pedestrian access to the boardwalk. Alternatively, split rail fence shall be installed to separate the pedestrian walkway from the parking lot so prevent cars from blocking the sidewalk.
26. **Public Access Designated Area:** A plan showing the pedestrian access from Merrimac Street to the public access boardwalk and area under Ch. 91 shall be included in the plan set. Any accompanying legal document shall be submitted to the City for review and approval prior to issuance of occupancy certificate.

27. **Rain Garden:** The construction details for the proposed rain garden shall be provided in separate detail along with complete plant list and quantities and included in the plan set.
28. **Wetlands Buffer Zone:** Permanent granite markers and a split rail fence shall be installed along the 25 feet buffer zone on the parking lot at 13 Merrimac Street.
29. **Parking Signage:** The parking lot at 13 Merrimac Street shall be used for marina patrons and employee parking only. Signs shall be installed in the parking lot to clearly identify the restricted use for this parking lot.
30. **Parking spaces review:** The APD shall conduct a parking assessment within one year of opening of the restaurant if there are any restaurant related parking concerns or complaints from the neighborhood. If it is determined that there is need for additional parking, the Applicant will work with APD to address on-street parking spaces in addition to seeking parking arrangements with abutting property owners.
31. **Fences:** Unless otherwise stated, all fences shall be black metal decorative fences. Vinyl or chain link fences shall not be allowed. Fences at the top of the retaining wall shall be at least 42 inches in height and be black metal fences. Details of all fences shall be provided for review and approval by the Board or its designee.

3. PRIOR TO START OF CONSTRUCTION:

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Legal Documents:** The following documents shall be submitted to the Board and the Building Inspector:
 - a) **Documents Recorded at the Southern Essex Registry of Deeds:**
 - i. Planning Board Decision and Plan Set - A copy of this Decision and Approved Plan Set endorsed by the Board;
 - b) **Covenant** - A covenant shall be placed on the development or building(s) or other structures erected or placed on and require a release by the Board. The covenant shall require 1) an Erosion Control and Sedimentation Bond to be established prior to making application for a building permit for any building, and 2) a Performance Bond to be established for any and all remaining work prior to making request for certificate of occupancy for the proposed building, and 3) All buildings have been built and are consistent with the architectural plan set approved by the Board. This covenant shall be endorsed by the Board prior to the commencement of any of the on- or off-site improvements;
2. **CAD Drawings:** Three copies of all drawings and recorded site plans as approved by Board shall be provided as Computer Assisted Drawings (CAD) on Compact Disks to the Board;
3. **Submission of Architectural Drawings:** A copy of the complete set of detailed architectural elevations and floor plans for the proposed building shall be submitted to the Board. The final architectural drawings shall be sufficiently annotated to describe in detail the building materials, details and color scheme for the building. The Board shall review the final construction drawings to establish conformance with architectural drawings presented to the Board, which approval shall not unreasonably withheld, before making request for a building permit for said building;

4. **Revisions to the Final Site Plan and Other Application Documents/Report:** The peer review letter dated 08/28/2024 from Stantec Consulting Services Inc. outlines several recommendations as conditions of approval for the proposed project. All of the recommendations from said letter are included herein by reference and as conditions of approval of this Special Permit. All plans and documents identified in that letter shall be revised and updated as indicated and submitted to the Board for final review and approval prior to start of construction. The Final Site Plan shall be revised to address any outstanding issues through the supplemental review and approval process and as part of submission of Final Plans to the Board;
5. **Retaining Walls:** Retaining walls, if any, over four (4) feet shall be designed by a structural engineer and accompanied by supporting documentation indicating that the existing soils and fill are appropriate for the proposed design. Additional test pits and accompanying data shall be supplied with the retaining wall design and details, if necessary and requested by the City for review by the Board's Agent to establish consistency with Final Plans;
6. **Sedimentation and Erosion Control:**
 - a. **Surety Bond:** The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion to ensure that all drainage and erosion control measures associated with the proposed driveways, parking, stormwater management system, site grading plan are implemented as per the Final Plans and other engineering drawings. Prior to release of any Surety, the Board shall verify with its inspectional engineer that the disturbed areas have stabilized, and stormwater management systems have been installed and functioning as per approved design and that there is evidence of healthy mature grass and/or landscaping on the site; and
 - b. **Erosion Control Installation:** Prior to the commencement of any work at the site, an erosion control barrier (at a minimum, hay bales staked end to end and siltation fence firmly anchored with six (6) inches of soil on the uphill side) shall be installed in a location reasonably acceptable to the Board or its representative and as per installation measures shown on the approved erosion control plan. The erosion control barrier shall be inspected by the Board or its representative prior to work commencing on the site and shall be

maintained until all disturbed areas have been stabilized to the satisfaction of the Board or its representative;

7. **Performance Bond:** The Applicant shall be required to post a surety with the Board for all improvements associated with landscaping, parking areas, walkways, other site improvements and work within the public right of way as shown on the Final Plans at the time the Applicant makes a request for an occupancy certificate. The performance bond amount shall be established based on work not completed prior to making request for an occupancy certificate for the proposed building. Prior to release of any Surety, the Board shall verify with its construction observation consultant that the work has been completed as per approved plans;
8. **Final Private Utility Layout:** The Applicant shall obtain all necessary private utility permits, including but not limited to gas pipeline, electric, telephone and cable service required by the respective utilities. The Applicant is responsible for all expenses associated with removal/relocation of electric poles and service to the proposed or existing building(s). Documentation of all Permits/approvals issued by private utilities pertaining to the development of the Project shall be provided to the Board for record;
9. **Inspectional Services** - The Applicant shall request the Board to start Inspectional Services (for stormwater, drainage and utility improvements, off-site improvements and environmental remediation (per Conservation Commission decision)) and provide the necessary funds to the Board at least 21 days in advance of start of any construction activity on site.
10. **Request for Pre-construction Conference:** The request for a Pre-construction Conference shall be acted upon by the Board only AFTER the Board has received and reviewed ALL of the documents required per this Decision before start of construction and has determined that the Project is ready to proceed to the construction phase. Upon authorization by the Board, its representatives shall schedule the Pre-construction Conference; and

11. **Pre-Construction Conference** - At least five (5) business days prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of familiarization with the project, the conditions of approval, and the project's construction sequence and timetable. Copies of all other permits shall be provided to the Board in advance of this meeting.

4. DURING CONSTRUCTION:

The following shall apply to all construction activity as per approved Site Plan:

1. **Stockpiles:** All earth stockpiles shall be established in locations greater than fifty (50') feet from the any environmental resource(s) or other proposed stormwater management areas as approved by the Board or its designee. Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers or drain inlets. Long term stockpiles over 30 days shall be shaped stabilized and circled by siltation fence and hay bales and shall be stabilized by temporary seeding, sheeting or netting;
2. **Utility Trenches:** Utility trenches within the public Right of Way shall be saw-cut prior to excavation. Open trenches shall be backfilled with bank gravel and compacted to 95%. Trenches shall be paved with asphalt binder to a minimum depth of three (3) inches and overlaid curb to curb on Merrimac Street to a minimum depth of one and half (1.5) inches. Water service trenches shall be infrared joint paved. The DPW Director and the City Engineer shall have the final signoff on the right of way improvements and any change to these standards or those shown on approved plans shall be subject to their review and approval;
3. **Repair and Cleanup:** The existing roadways shall be kept clean of all earth materials during the construction phase. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer;

4. **Inspections:** The Planning Board shall require the inspection of drainage and stormwater management system to ensure that the work is carried out in accordance with the Final Plans and to ensure that all improvements are in compliance with the conditions stated in this Decision. The Board shall require the establishment of a construction observation account and the Applicant shall provide the funds necessary for inspection by the Board's consultant prior to start of any construction activity.
5. **Construction Activities** - During construction, except within the individual building envelopes, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of public roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area and maintain safe and adequate vehicular access on Merrimac Street and Main Street. Construction shall not commence on any day Monday through Saturday before 7:00 AM. Construction activities shall cease by 6:00 PM Monday through Friday and by Noon on Saturday. No construction or activity whatsoever (except for interior finishing) shall take place on Sunday; and
6. **Erosion Control and Stormwater Maintenance Requirement:** The Applicant's designee or assignee shall on a quarterly basis submit interim reports and supporting documents to the Board showing that requirements for stormwater system maintenance are being adhered according to the approved SWPPP and NPDES Permit as well as other requirements of the Stormwater Management regulations, as applicable included here by reference.

6. PRIOR TO MAKING REQUEST FOR AN OCCUPANCY PERMIT:

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Infrastructure Improvements:** The Applicant shall submit a letter from the Board's construction observation consultant that these improvements have been completed in accordance with the approved stormwater management design and as approved by the Board. The Applicant shall request written confirmation from the City Engineer and DPW

Director that the finished construction of all utilities, sidewalks and all municipal structures located within the public right of way or easement areas are adjusted to appropriate finished grade and are adequately accessible for future maintenance. Interim or final as-built plan showing the installed stormwater and drainage systems shall have been recommended for approval by the Board's inspectional engineer.

2. **Certification of Improvements** – Upon completion of all site improvements, the Applicant shall request the Board for a Certificate of Improvements and submit it to the Building Inspector from the Board verifying that conditions of approval have been met and that construction to date is per the approved plans;
3. **Landscape Improvements, Vegetative Buffers and Fencing**: All proposed trees shall be placed in position or staked out for approval by the Board (or its designated agent) prior to digging. All site improvements, including landscape plantings, vegetative buffers, lighting and fencing shall be completed and installed as per Final Plans prior to making application for the occupancy permit. The Board's construction observation consultant for the project shall submit a certification that the trees, shrubs and screening plants have been installed as per approved plans. Alternatively, the Board shall retain a landscape performance bond equivalent to twice the amount to make all approved landscape improvements at the time the first certificate of occupancy is officially requested by the Applicant. The Landscaped Architect for the project shall submit a certification that the trees, shrubs and screening plants have been installed as per approved Final plans prior to release of the landscape performance bond;
4. **Architect's Certification**: The Project Architect registered in the Commonwealth of Massachusetts shall submit a certification to the Board certifying that all new residential buildings have been built as per architectural drawings approved by the Board; and
5. **Public Way Repairs**: Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer;

Chair, Amesbury Planning Board

EXHIBITS

PROJECT DOCUMENTS

Exhibit #1 – Site Plans

Site Plan Set containing fourteen (14) sheets and titled “Site Plan in Amesbury, MA at 2 and 13 Merrimac Street” prepared for 14 Merrimac Street, LLC., 2 Merrimac Street Amesbury MA dated 3/11/2024 and last revised 8/19/2024 and prepared by Millennium Engineering, Inc. 62 Elm Street Salisbury, MA 01952

Exhibit #2 - Landscape Plan

Plan titled L-1 prepared by Landworks Studios MA dated 07/15/2024

Exhibit #3 – Architectural Drawings

Architectural Drawings for The Marina at Amesbury Point titled A1.1-A1.4, A2.1-A2.6 and A5.1 dated 07/29/2024 and prepared by Seger Architects Inc. 01970

Exhibit #4

Stormwater Management Report as included in document titled “Stormwater Management Report,” 14 and 13 Merrimac Street Amesbury, MA dated 3/11/2024 and last revised 8/19/24 and prepared by Millennium Engineering, Inc.

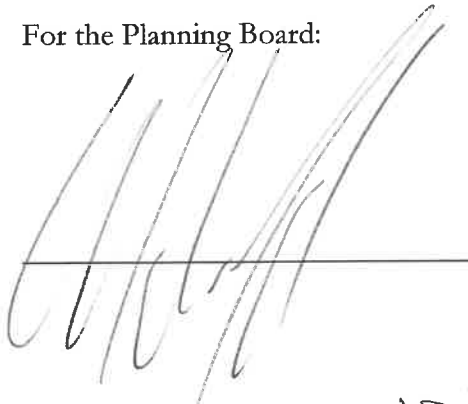
TO:

14 Merrimac Street, LLC, & 13 Merrimac Street, LLC
2 Merrimac Street
Amesbury MA 01913

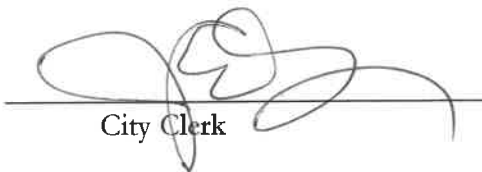
PLANNING BOARD VOTE:

On 9/23/2024 the Amesbury Planning Board voted to approve the application for Site Plan Review and Special Permits for 1)Restaurant Use, 2)Work in the Wetland and Floodplain District, and 3)Marina Parking on 13 Merrimac Street (Map 88, Lot 82) associated with proposed site improvements and a new marina and restaurant building at 2 Merrimac Street in Amesbury MA - subject to the findings and conditions noted in this Decision.

For the Planning Board:



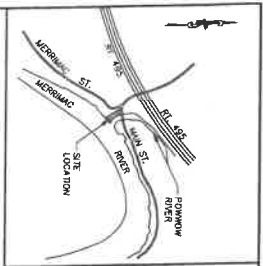
Filed with the City Clerk on 10/22/24



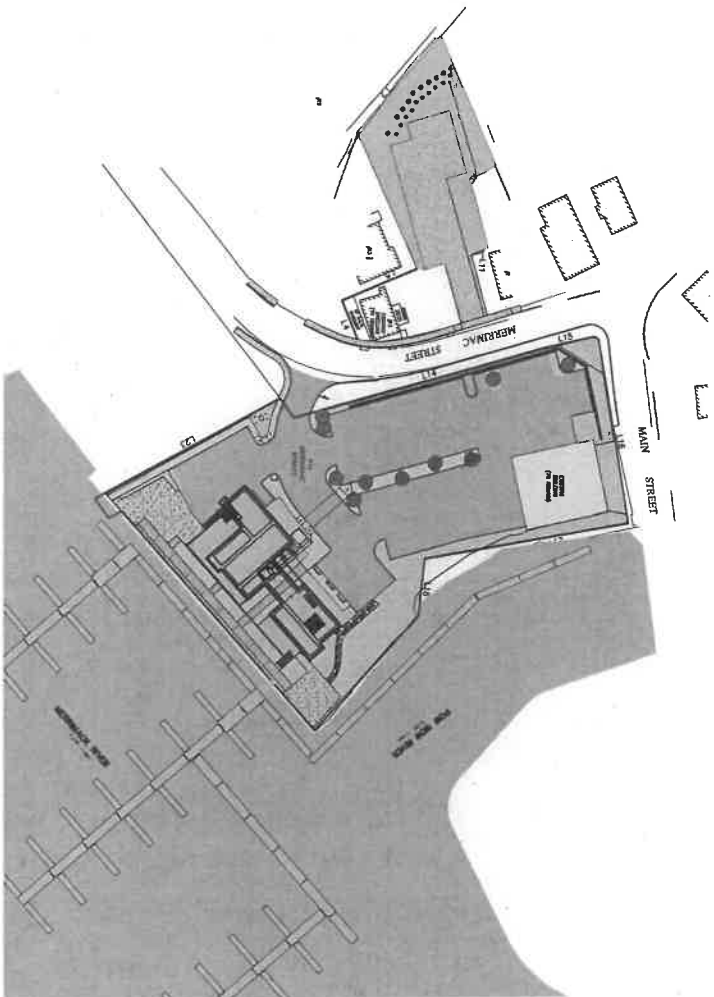
City Clerk

A Building Permit is required for any construction or remodeling. It is your responsibility to file this Special Permit Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

Any appeal shall be made pursuant to Mass. General Laws, Section 17, Chapter 40A, and shall be filed within twenty (20) days after the date of filing of such notice in the City Clerk's Office.



PROPOSED SITE PLAN MARINA AT AMESBURY POINT IN AMESBURY, MA MARCH 2024



PLAN INDEX	
SHEET NO.	TITLE
C-1	COVER SHEET
C-2	GENERAL NOTES & LEGEND
C-3	EXISTING CONDITIONS
C-4	SITE PLAN
C-5	GRADING PLAN
C-6	UTILITIES PLAN
C-7	UTILITY PROFILE
C-8	DEMOLITION PLAN
C-9	EROSION & SEDIMENTATION CONTROL PLAN
C-10 - C-14	CONSTRUCTION DETAILS
E-1	LIGHTING PLAN
L-1	LANDSCAPE PLAN

AMESBURY PLANNING
BOARD APPROVAL

DATE _____

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON MARCH 11, 2024
RECEIVED FROM THE AMESBURY PLANNING
BOARD APPROVAL OF THE PROPOSED
SITE PLAN AND THAT DURING THE (20)
TENTH DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAY PERSON.

CLERK _____ DATE _____

WAIVER REQUESTS:

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE CITY OF AMESBURY ZONING ORDINANCE.

- 1) CITY OF AMESBURY ZONING ORDINANCE FOR THE REQUIRED NUMBER OF PARKING SPACES.
- 2) REQUIRING THE USE OF A 20' SIDE YARD FOR THE PROPOSED BUILDING.
- 3) REQUIRING A MINIMUM OF 7' FEET OF COVER OVER DRAINAGE PIPES, LESS THAN 7' FEET IF COVER IS PROVIDED.



PREPARED FOR
14 MERRIMACK STREET, LLC
2 MERRIMACK STREET
AMESBURY, MA 01913

MBE MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 CLIA ST. SUSSURY, MA 01982 (978) 463-8680
13 HAMPTON RD. EXETER, NH 03823 (603) 778-0288
DATE: MAR 11, 2024 CADC: BFC S.F.C. PROJECT: U214054
NO. DATE RESPONSE TO REG. REVIEW LTR. BY
1 7/24/24 RESPONSE TO REG. REVIEW LTR. BY
2 8/12/24 RESPONSE TO REG. REVIEW LTR. BY

SITE PLAN
IN
AMESBURY, MA
AT
2 & 13 MERRIMACK STREET

COVER SHEET
SHEET: C-1

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- TEST PIT
5'
SATURATION BARREL/LIMIT OF WORK
WETLAND

120 MET

- 0
00
- ASSESSORS MAP AND PARCEL

ALL MATERIALS OF THE ELEMENTS IN THE SITE PLAN MUST

- ## DETAILS

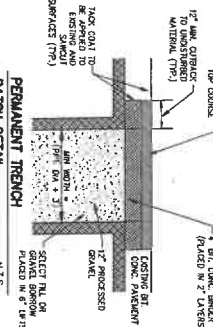
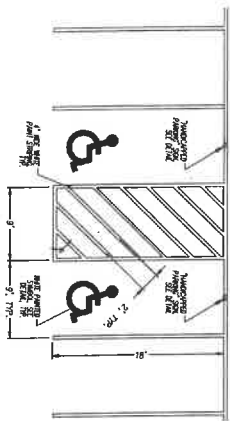
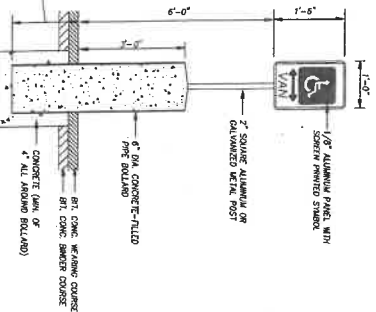
1.) ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL

- LAND.**

DETAILS



CUENCA	DATA
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PREPARED FOR
14 MERRIMAC STREET, LLC
2 MERRIMAC STREET
AMESBURY, MA 01913

NO.	DATE	RESPONSE TO PEER REVIEW	DESCRIPTION	ATTACHED
2	8/19/24	RESPONSE TO PEER REVIEW		ATTACHED
1	7/24/24	RESPONSE TO PEER REVIEW		ATTACHED

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELIA ST. SUITE 201, MA 01922 (978) 483-6980
13 WARDEN RD. EXETER, NH 03833 (603) 778-0526

SITE PLAN
IN
AMESBURY, MA
AT
2 & 13 MERRIMAC STREET

GENERAL
NOTES
&
LEGEND

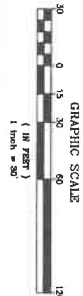
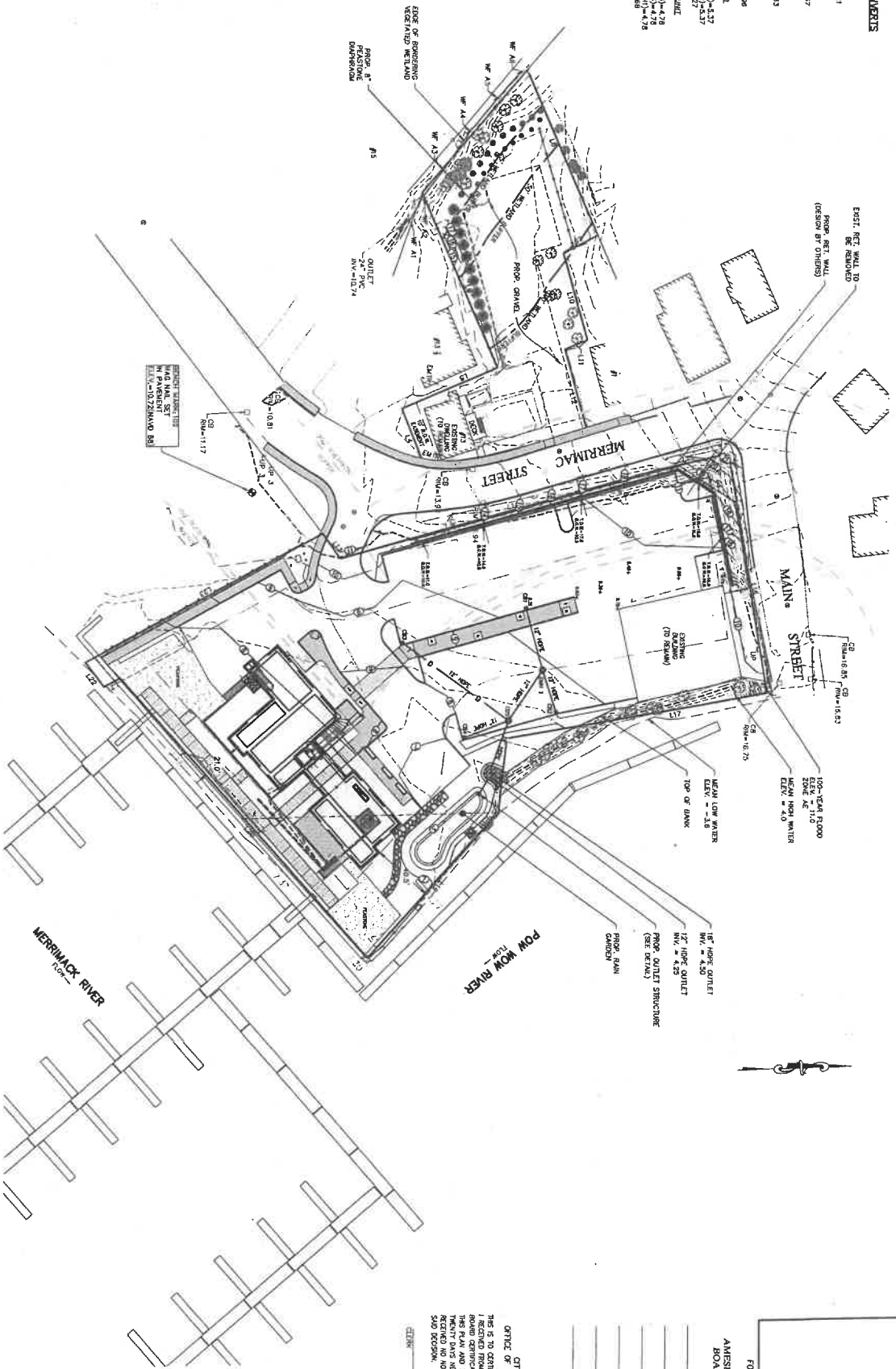
SITE PLAN
IN
AMESBURY, MA
AT
2 & 15 MERRIMAC STREET

**EXISTING
CONDITIONS
PLAN**

SHEET: C-3

LIST OF INVERTS

PROP. CB 1	PROP. CB 1
INV. 0.00	INV. 0.00
PROP. CB 2	PROP. CB 2
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PROP. CB 9	PROP. CB 9
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PREPARED FOR
14 MERRIMACK STREET, LLC
 2 MERRIMACK STREET
 AMESBURY, MA 01913

NO.	DATE	RESPONSE TO REVISION	BY
1	7/24/24	RESPONSE TO REVISION	BY
2	8/29/24	RESPONSE TO REVISION	BY

MEI MILLENNIUM ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 62 ELM ST., SUITE 200, AMESBURY, MA 01913 (978) 463-6880
 13 HAMPTON RD., EXETER, NH 03824 (603) 778-0028
 SCALE: 1" = 30'
 DATE: MAR. 11, 2024
 CALC. BY: S.R.C.
 CHECKED BY: J.L.A.
 PROJECT: M211034

SITE PLAN
 IN
AMESBURY, MA
 AT
2 & 13 MERRIMACK STREET

GRADING & DRAINAGE PLAN
 SHEET C-5

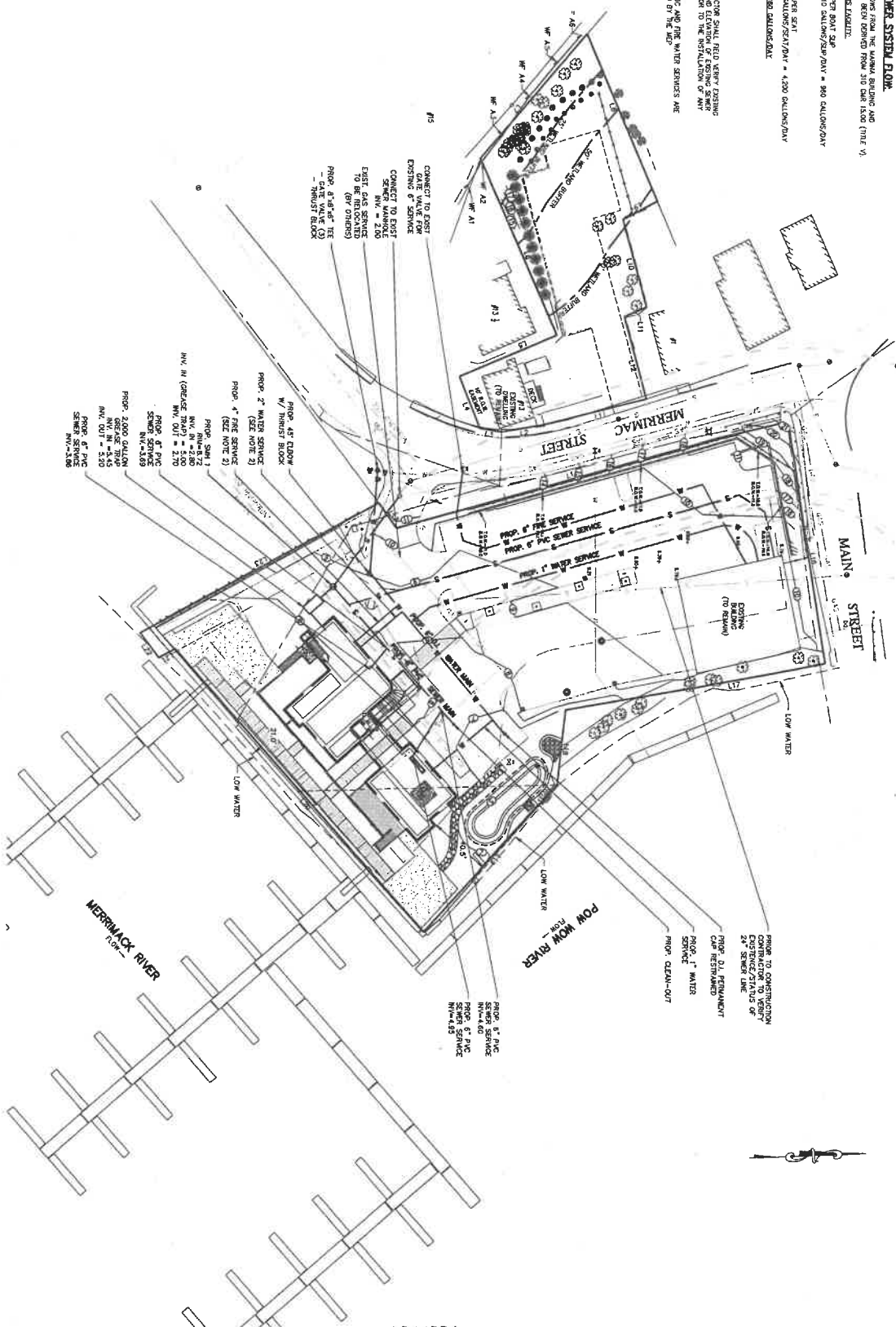
CITY OF AMESBURY
 OFFICE OF THE CITY CLERK
 I HEREBY CERTIFY THAT ON MARCH 11, 2024
 I RECEIVED FROM THE AMESBURY PLANNING
 BOARD CERTIFICATION OF ITS APPROVAL OF
 THIS PLAN AND THAT DURING THE 120
 DAY PERIOD FOLLOWING THE DATE OF
 RECEIPT NO NOTICE OF ANY APPEAL FROM
 SAID DECISION.
 DATE _____
 CLERK _____

FOR REGISTRY USE
 AMESBURY PLANNING
 BOARD APPROVAL

THE PROPOSED FLOWS FROM THE MARINA BUILDING AND RESTAURANT HAVE BEEN DERIVED FROM 310 CAR 15.00 (TILE V).

- 10 GALLONS/DAY PER BOAT SLIP
96 BOAT SLIPS $\times$ 10 GALLONS/SLIP/DAY = 960 GALLONS/DAY
- RETAILER:**
- 35 GALLONS/DAY PER SEAT
120 SEATS $\times$ 35 GALLONS/SEAT/DAY = 4,200 GALLONS/DAY
- TOTAL FLOW = 5,180 GALLONS/DAY**

- 1) THE CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATION AND ELEVATION OF EXISTING SEWER SERVICE PRIOR TO THE INSTALLATION OF ANY UTILITIES.
- 2) THE DOMESTIC AND FIRE WATER SERVICES ARE TO BE SIZED BY THE MCP.



FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

DATE _____

CITY OF ANEWSBURY
OFFICE OF THE CITY OF THE CLERK

THIS IS TO CERTIFY THAT ON MARCH 11, 2022
RECEIVED FROM THE ANEWSBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

CLERK _____ DATE _____

CLEVER

DATE _____

PREPARED FOR

MERRIMAC STREET, LLC
2 MERRIMAC STREET
AMESBURY, MA 01913

2	8/19/74	RESPONSE TO PEER REVIEW	JTM
1	7/24/74	RESPONSE TO PEER REVIEW	JTM

NO. DATE

DESCRIPTION

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DATE: WA

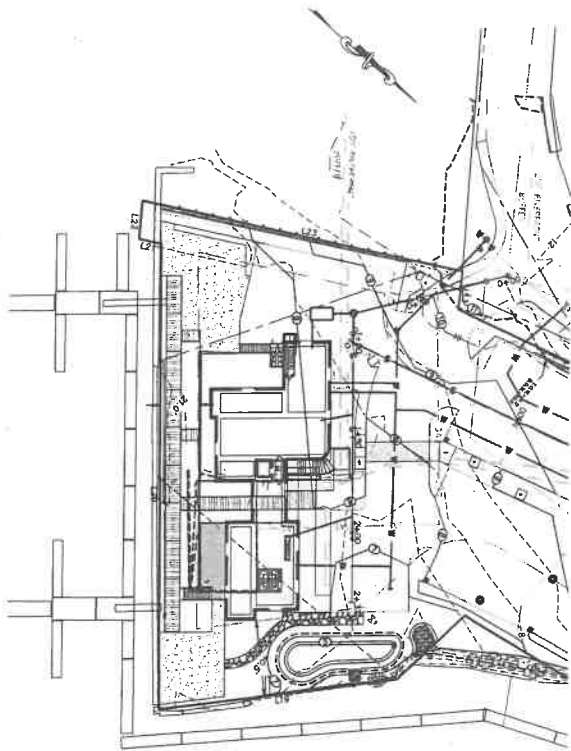
024

Y: J.T.M.

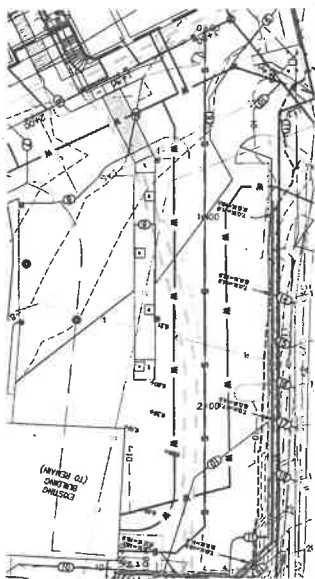
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POW WOV RIVER

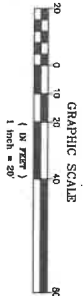
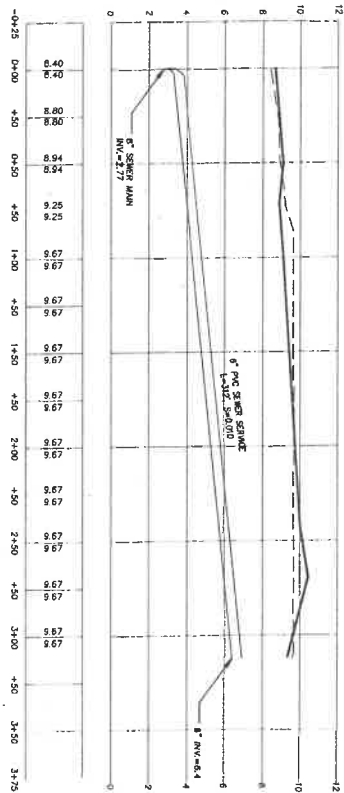
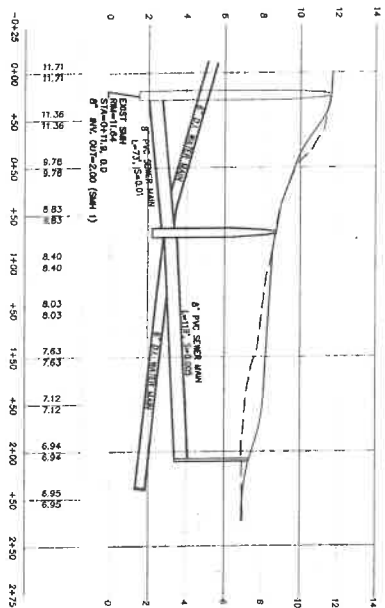


CITY OF AMESBURY
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON MARCH 11, 2024
RECEIVED FROM THE AMESBURY PLANNING
BOARD APPROVAL OF THE PLAN AND THAT DURING THE (30)
THIRTY DAYS NEXT FOLLOWING I HAVE
RECORDED AND NOTED OF ANY APPEAL FROM
SUCH RECORD.

CLERK DATE

FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

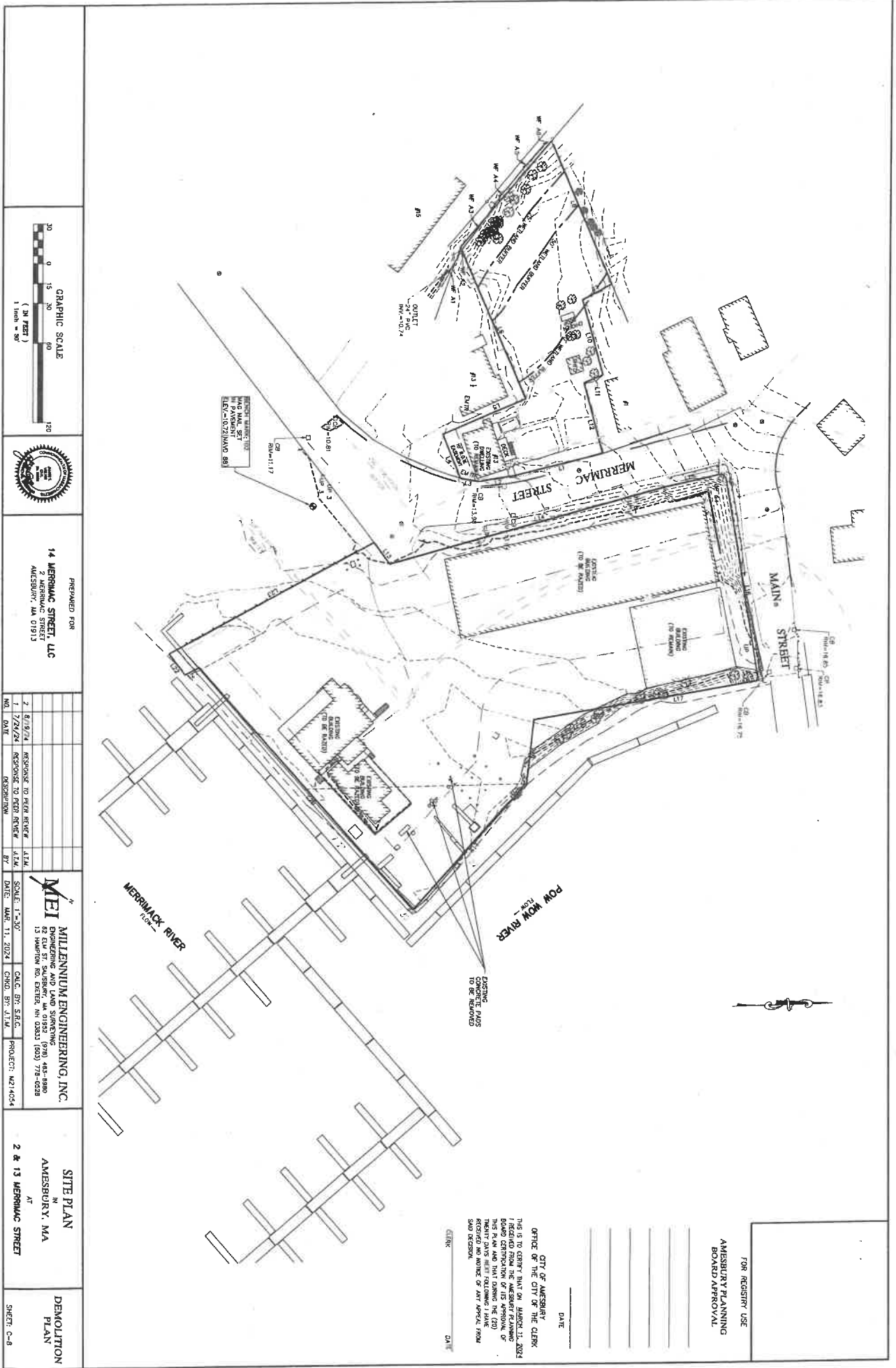


PREPARED FOR
14 MERRIMAC STREET, LLC
2 MERRIMAC STREET
AMESBURY, MA 01813

MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SUITE 200 (2ND FLOOR)
13 WASHINGTON ST. SUITE 200 (2ND FLOOR)
AMESBURY, MA 01813 (603) 778-0000
SCALE: 1"=30'
DATE: MAR. 11, 2024
CADD BY: S.B.C.
PROJECT: M214054

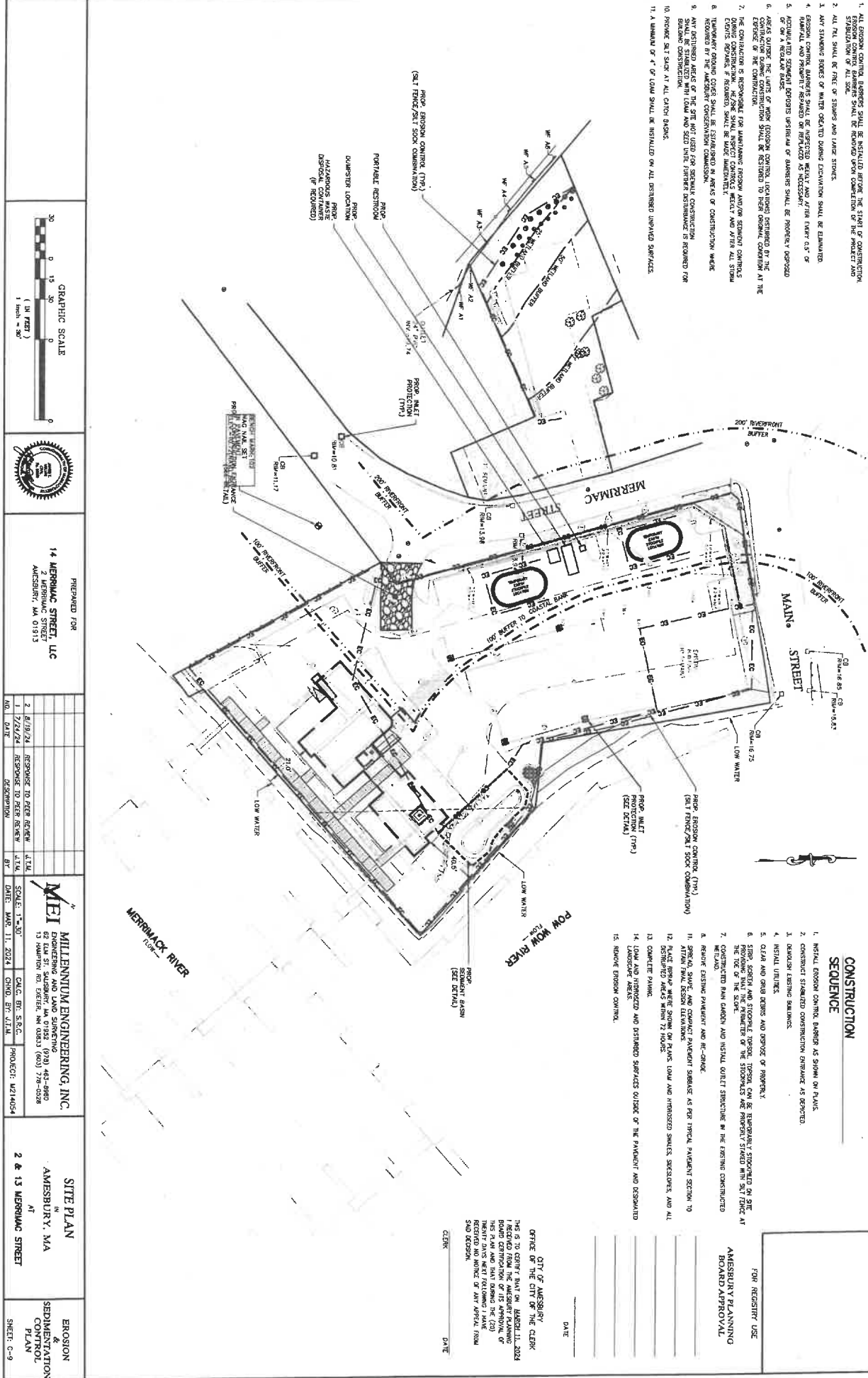
SITE PLAN
IN
AMESBURY, MA
AT
2 & 13 MERRIMAC STREET

UTILITY
PROFILE
SHEET: C-7



GENERAL EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. STABILIZATION OF ALL SLOPES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
2. ALL TALL SLOPES OF FILL OR STABLE SOILS SHALL BE PROTECTED BY EROSION CONTROL MEASURES.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 14 DAYS OF THE START OF CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS REQUIRED BY THE ENGINEER.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 14 DAYS OF THE START OF CONSTRUCTION.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. EROSION CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS REQUIRED BY THE ENGINEER.
9. ANY DISTURBED AREAS OF THE SITE NOT USED FOR PERMANENT CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE CONSTRUCTION PERIOD.
10. PROVIDE 24" SLOPE AT ALL CATCH BASINS.
11. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED SURFACES.



CONSTRUCTION SEQUENCE

1. INITIAL EROSION CONTROL BARRIER AS SHOWN ON PLAN.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
3. EXISTING EROSION CONTROL.
4. INITIAL UTILITIES.
5. CLEAR AND GRAB EXISTING AND PROPOSED OF PROPERTY.
6. SLOPE SCAFFOLD AND STOCKPILE TOPSOIL. TOPSOIL CAN BE TEMPORARILY STOCKPILED ON SITE.
7. CONSTRUCTED MAIN CATCH BASIN AND INITIAL OUTLET STRUCTURE IN THE EXISTING CONSTRUCTED WETLAND.
8. REMOVE EXISTING PAVEMENT AND RE-PAVE.
9. SPREAD, SHAPE, AND COMPACT PAVEMENT SURFACE AS PER TYPICAL PAVEMENT SECTION TO ACHIEVE FINAL DESIGN ELEVATIONS.
10. PLACE GRASS SEEDS AND MULCH ON PAVES, LOAM AND INTERLOCKED SURFACES, SLOPES, AND ALL DISTURBED AREAS WITHIN 72 HOURS.
11. COMPLETE PLANTING.
12. LOW AND INTERLOCKED AND DISTURBED SURFACES OUTSIDE OF THE PAVEMENT AND DESIGNED UNDERLAY AREAS.
13. UNDERLAY AREAS.
14. LOW AND INTERLOCKED AND DISTURBED SURFACES OUTSIDE OF THE PAVEMENT AND DESIGNED UNDERLAY AREAS.
15. REMOVE EROSION CONTROL.

FOR REGISTRY USE
AMESBURY PLANNING BOARD APPROVAL

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON MARCH 11, 2024
I RECEIVED FROM THE AMESBURY PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF
THESE PLANS AND SPECIFICATIONS FOR THE
PROJECT AND HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

CLERK DATE

PREPARED FOR
14 MERRIMACK STREET, LLC
2 MERRIMACK STREET
AMESBURY, MA 01813

DATE: MAR 11, 2024
SCALE: 1"=20'
BY: CMC, INC. S.E.C.
PROJECT: W214054

SITE PLAN
IN
AMESBURY, MA
AT
2 & 13 MERRIMACK STREET

EROSION & SEDIMENTATION CONTROL PLAN
SHEET: C-9



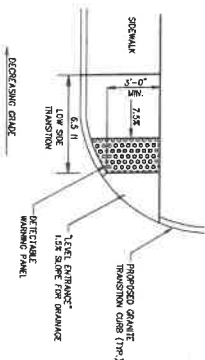
ROADWAY PROJECT GRADE		HIGH SOLE TRANSITION LENGTH ROUND LENGTH 4"
%	G	ENGLISH UNITS
0	0.00	6'-0"
1	0.01	7'-6"
2	0.02	9'-0"
3	0.03	11'-0"
4	0.04	14'-0"
>4	>0.04	15'-0" MAX

NOTES:

- 1) RAISE CROSS-CUTTING TO BE SAME AS SURVEY. I.E. DEPTH OF SIGNIFICANCE AND FOUNDATION.
- 2) RAISE OF RAUP SHALL NOT PERTAIN TO OTHERS. ONLY THAT THERE IS NO VARIATION IN ELEVATION RAUP SHALL BE CONNECTED SUCH THAT WATER DOES NOT POOL IN AT THE BASE OF THE RAUP.
- 3) THE PAYMENT AT THE BASE OF THE RAUP SHALL BE PART OF THE CONTINGENT TOP COARSE. THE USE OF "VALUABLE PAYOFF" TO COVERY IN THE CONDITIONS IN NO. 2, ABOVE, IS PROHIBITED.
- 4) RAUP SHALL CONFORM TO MASS DOW WELDCORP RAUP STANDARDS - LATEST REVISIONS.

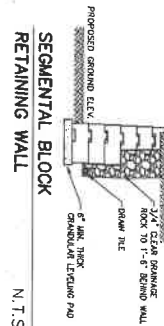
CEMENT CONCRETE WHEELCHAIR
RAMP DETAIL N.T.S.

N.1.5.

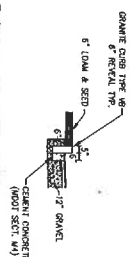


**CEMENT CONCRETE WHEELCHAIR
RAMP DETAIL**

M. J. S.

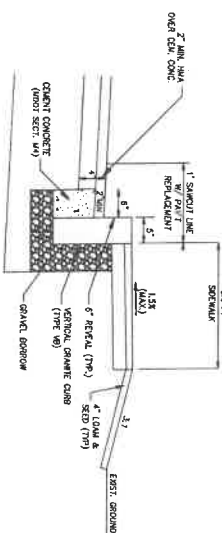


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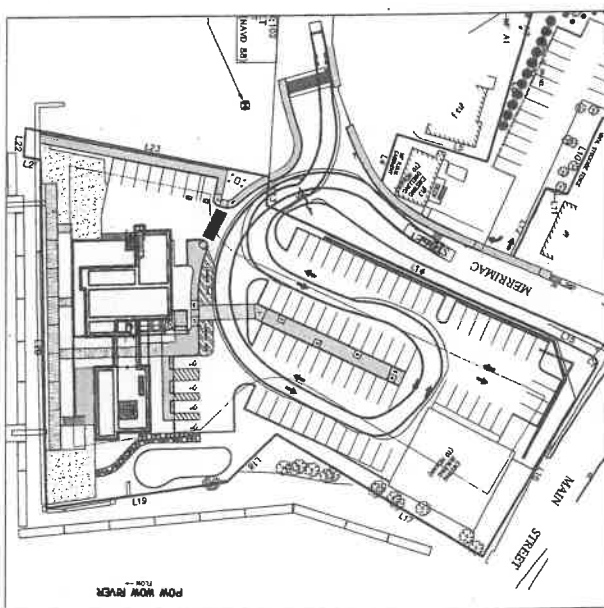
TYPICAL GRANITE CURBING
INSTALLATION DETAIL N.T.S.

N. J. S.



CURB/SIDEWALK
INSTALLATION DETAIL N.T.S.

N.T.5



FIRE TRUCK TURNING
DETAIL SCALE: 1"=40'

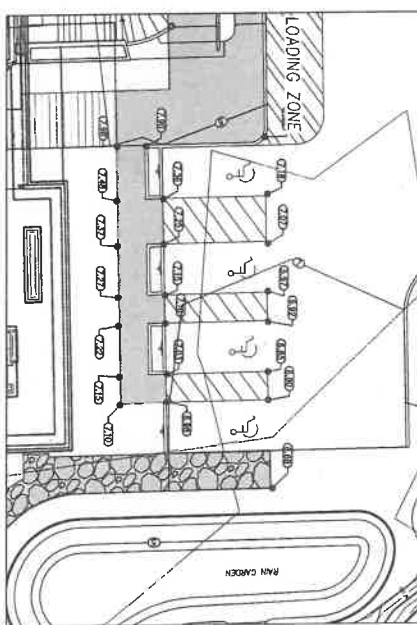
SCALE: 1 = 40

CITY OF AMESBURY
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON MARCH 11, 2025
I RECEIVED FROM THE MEMORARY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING, I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

DA

FOR REGISTRY USE
AMESBURY PLANNING
BOARD APPROVAL.



SITE GRADING
DETAIL SCALE: 1"=10'

SCALE: 1"=10'

PREPARED FOR

14 MERRIMAC STREET, LLC
2 MERRIMAC STREET

AMESBURY, MA 01913



NO.	DATE	RESPONSE TO PEER REVIEW	DESCRIPTION	ATT.
2	6/19/24	RESPONSE TO PEER REVIEW		
1	7/24/24	RESPONSE TO PEER REVIEW		

MEI
MILLENNIUM ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 82 ELM ST. SUITE 517
 13 HAWTHORN RD. EXETER, NH 03033 (603) 778-0528

SITE PLAN
IN
AMESBURY, MA
AT
2 & 13 MERRIMAC STREET

DETAILS

SHEET: C-1

PRECAST SEWER DETAIL

NOTES: 1) STEEL MANHOLES SHALL CONFORM TO ASTM A36 AND ASTM A53. 2) STEEL SHALL BE GALVANIZED OR LATEST EQUIV. 3) JOINTS SHALL BE MADE WITH 100% SOLID POLYURETHANE PLASTIC. 4) MANHOLES SHALL BE INSTALLED WITH 100% SOLID POLYURETHANE PLASTIC. 5) ALL TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A MINIMUM 10-20 GALLONS PER HOUR LEAKAGE. 6) PRECAST SECTIONS MAY BE SUBSTITUTED FOR ALL TOP STRUCTURES FOR ROAD PIPES.

WATER MAIN CONNECTION DETAIL

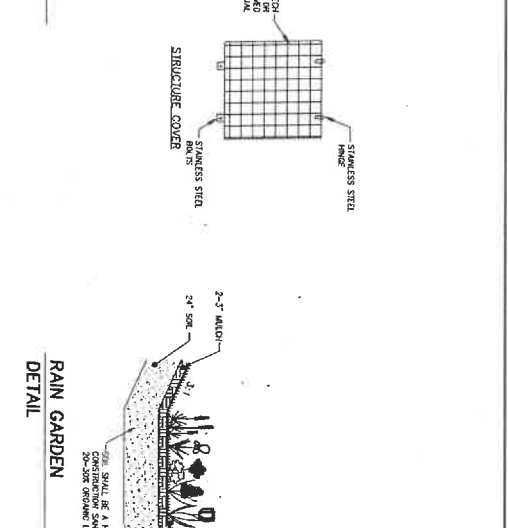
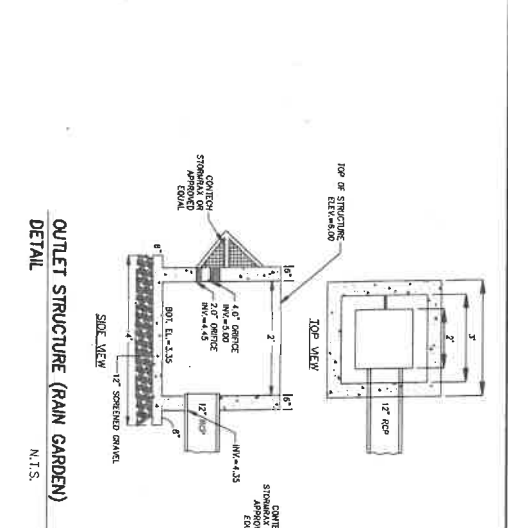
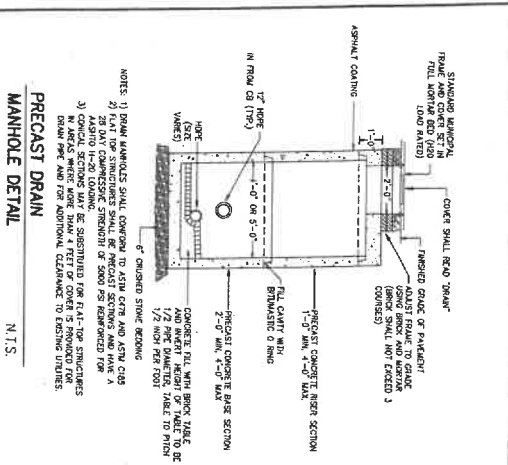
NOTES: 1) IF IN SHALL BE CONFORMANT WITH THE WATER DEPARTMENT. 2) THE CONNECTION OF REPAIRS SHALL BE MADE IN ACCORDANCE TO THE WATER DEPARTMENT.

TYPICAL TRENCH DETAIL

NOTES: 1) TRENCHES SHALL BE 18" DEEP WITH A 100 PS GROUND ALLOWANCE. 2) TRENCHES SHALL BE 18" DEEP WITH A 100 PS GROUND ALLOWANCE. 3) TRENCHES SHALL BE 18" DEEP WITH A 100 PS GROUND ALLOWANCE.

TYPICAL GATE VALVE BOX DETAIL

NOTES: 1) GATE VALVE BOX SHALL BE 18" DEEP WITH A 100 PS GROUND ALLOWANCE. 2) GATE VALVE BOX SHALL BE 18" DEEP WITH A 100 PS GROUND ALLOWANCE. 3) GATE VALVE BOX SHALL BE 18" DEEP WITH A 100 PS GROUND ALLOWANCE.

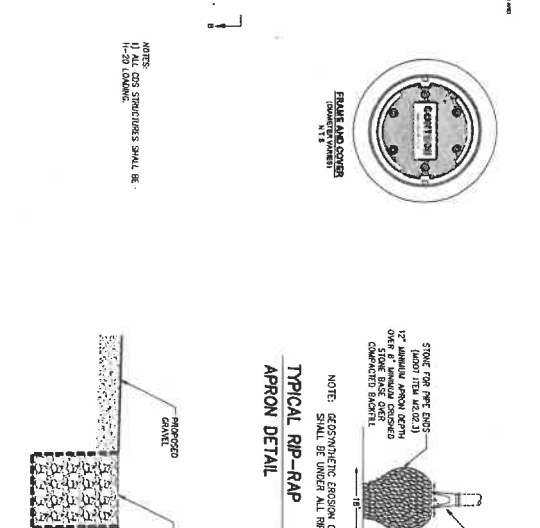
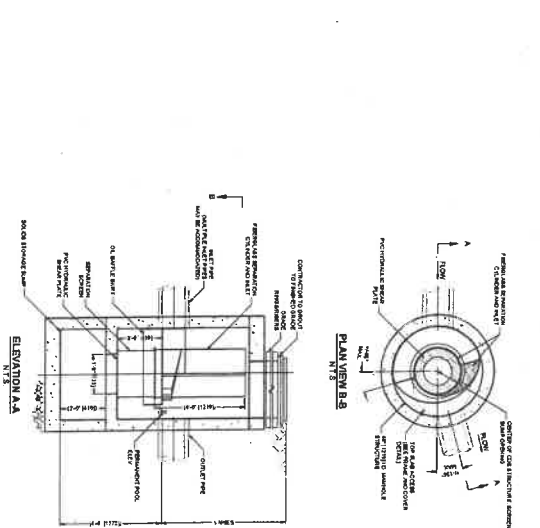
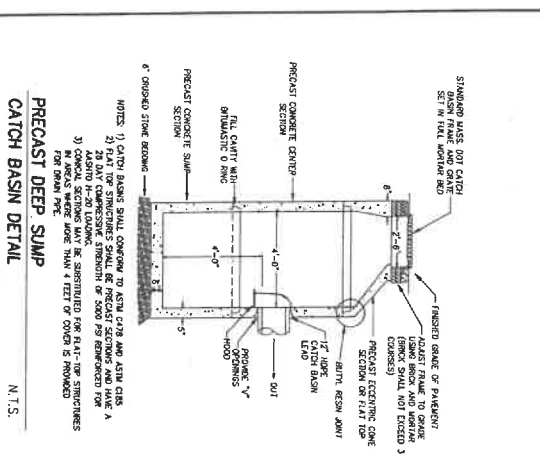


FOR RESERVATION USE

AMESBURY PLANNING BOARD APPROVAL

DATE

DATE



FOR RESERVATION USE

AMESBURY PLANNING BOARD APPROVAL

DATE

DATE

GRAPHIC SCALE

1" = 10'-0"

PREPARED FOR

14 MERRIMAC STREET, LLC

AMESBURY, MA 01813

NO.	DATE	DESCRIPTION	BY	DATE	SCALE	AS NOTED
2	6/16/24	RESPONSE TO REE REVIEW	J.M.			
1	1/23/24	RESPONSE TO REE REVIEW	J.M.			

MEI

MILLENNIUM ENGINEERING, INC.

82 ELIZABETH STREET, SUITE 200

AMESBURY, MA 01813

TEL: (978) 463-8880

FAX: (978) 463-8881

PROJECT: 1211054

SITE PLAN

AT

2 & 13 MERRIMAC STREET

DETAILS

SHEET: C-12

TEST PIT#23-1 ELEV. = 43.3 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-7 ELEV. = 7.2	TEST PIT#23-2 ELEV. = 63.1 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-8 ELEV. = 7.2	TEST PIT#23-3 ELEV. = 63.3 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-4 ELEV. = 61.1	TEST PIT#23-5 ELEV. = 62.2 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-6 ELEV. = 63.3
TEST PIT#23-1 ELEV. = 43.3 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-7 ELEV. = 7.2	TEST PIT#23-2 ELEV. = 63.1 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-8 ELEV. = 7.2	TEST PIT#23-3 ELEV. = 63.3 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-4 ELEV. = 61.1	TEST PIT#23-5 ELEV. = 62.2 C' - SANDY LOAM (REL. WETNESS) 10% 2/1 10% 4/8 TEST PIT#23-6 ELEV. = 63.3

FOR REGISTRY USE

AMESBURY PLANNING BOARD APPROVAL.

OFFICE OF THE CITY OF AMESBURY

THIS IS TO CERTIFY THAT ON MARCH 11, 2024

I RECEIVED FROM THE AMESBURY PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF

THEY HAVE BEEN FOLLOWING HAVE

RECEIVED NO NOTICE OF ANY APPEAL FROM

SUB DIVISION

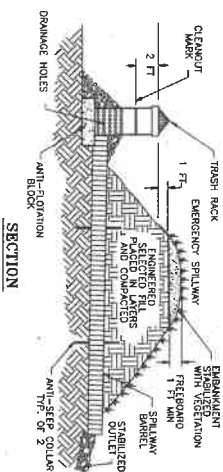
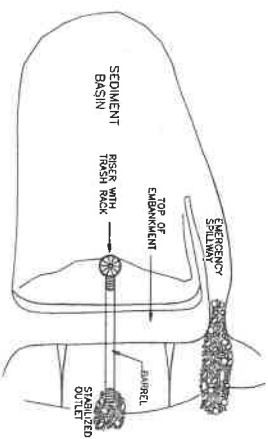
DATE	DATE

FOR RECORD USE
AMESBURY PLANNING
BOARD APPROVAL

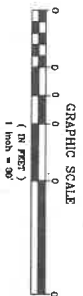
DATE

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
DATE IS TO BE COMPLETED BY THE CITY CLERK
I HEREBY CERTIFY THAT THE AMESBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (30)
DAY PERIOD FROM THE DATE OF THE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

DATE



SEDIMENT BASIN
DETAIL
N.T.S.



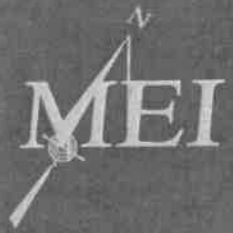
PREPARED FOR
14 MERRIMAC STREET, LLC
2 MERRIMAC STREET
AMESBURY, MA 01913

NO.	DATE	DESCRIPTION	BY	DATE	SCALE	AS NOTED	CHECK BY	SPEC.	PROJECT
2	8/19/24	RESPONSE TO PEER REVIEW	J.T.M.						
1	7/25/24	RESPONSE TO PEER REVIEW	J.T.M.						
1	7/25/24	RESPONSE TO PEER REVIEW	J.T.M.						

MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
42 ELIZABETH ST., SAUSSEBURY, MA 01922 (978) 443-9880
13 WILSON RD., EXETER, NH 03824 (603) 778-0528
MAR. 11, 2024
CHG. BY: S.B.C.
PRODUCED: M214054

SITE PLAN
AMESBURY, MA
2 & 13 MERRIMAC STREET

DETAILS
SHEET: C-14



MILLENNIUM ENGINEERING, INC.

Land Surveyors and Civil Engineers

STORMWATER MANAGEMENT REPORT

FOR THE

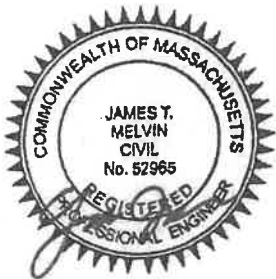
MARINA AT AMESBURY POINT

AT

**14 & 13 MERRIMAC STREET
AMESBURY, MA**

PREPARED FOR:

**14 MERRIMAC STREET LLC.
2 MERRIMAC STREET
AMESBURY, MA**



DATE: MARCH 11, 2024
REVISED: JULY 24, 2024
REVISED: AUGUST 19, 2024

Massachusetts:

62 Elm Street
Salisbury, MA 01952
Phone: 978-463-8980

New Hampshire:

13 Hampton Road
Exeter, NH 03833
Phone: 603-778-0528



MILLENNIUM ENGINEERING, INC.

Land Surveyors and Civil Engineers

**LONG-TERM POLLUTION
PREVENTION AND OPERATION AND
MAINTENANCE PLAN**

FOR THE

SITE PLAN

AT

**2 AND 13 MERRIMAC STREET
AMESBURY, MA**

PREPARED FOR:

**14 MERRIMAC STREET, LLC
2 MERRIMAC STREET
AMESBURY, MA**

DATE: JULY 24, 2024

REVISED: AUGUST 19, 2024

Massachusetts:

62 Elm Street
Salisbury, MA 01952
Phone: 978-463-8980

New Hampshire:

13 Hampton Road
Exeter, NH 03833
Phone: 603-778-0528



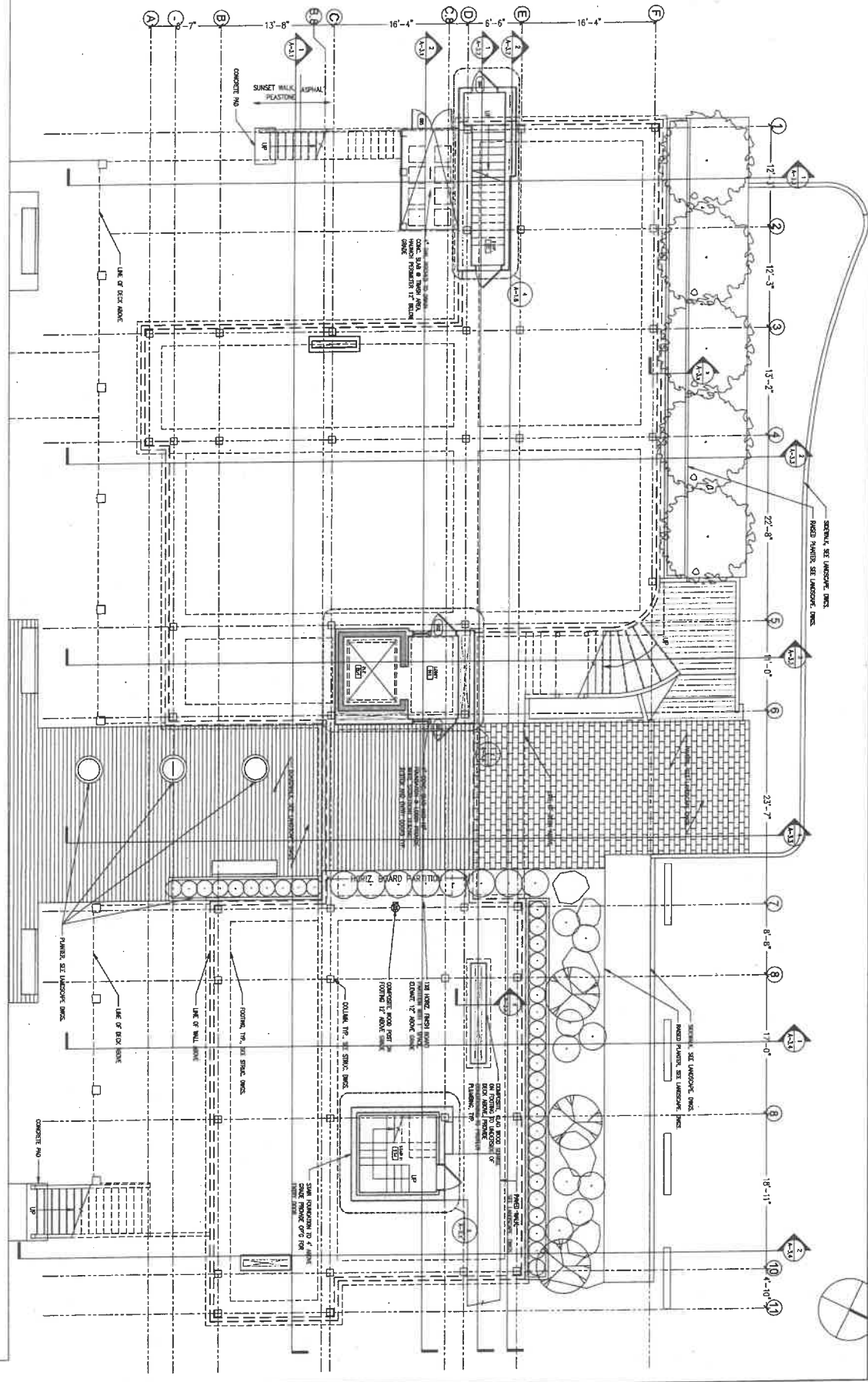
NO.	Description	Date
1	Design	
2	Construction	
3	Final	

Job No.	2021-072
Date	July 25, 2024
Drawn By	As Noted
Checked By	JAC/OK
Approved By	JAC/OK
Scale	AS SHOWN
Copyright	© 2024 Sever Architects, Inc.

GRADE FLOOR PLAN

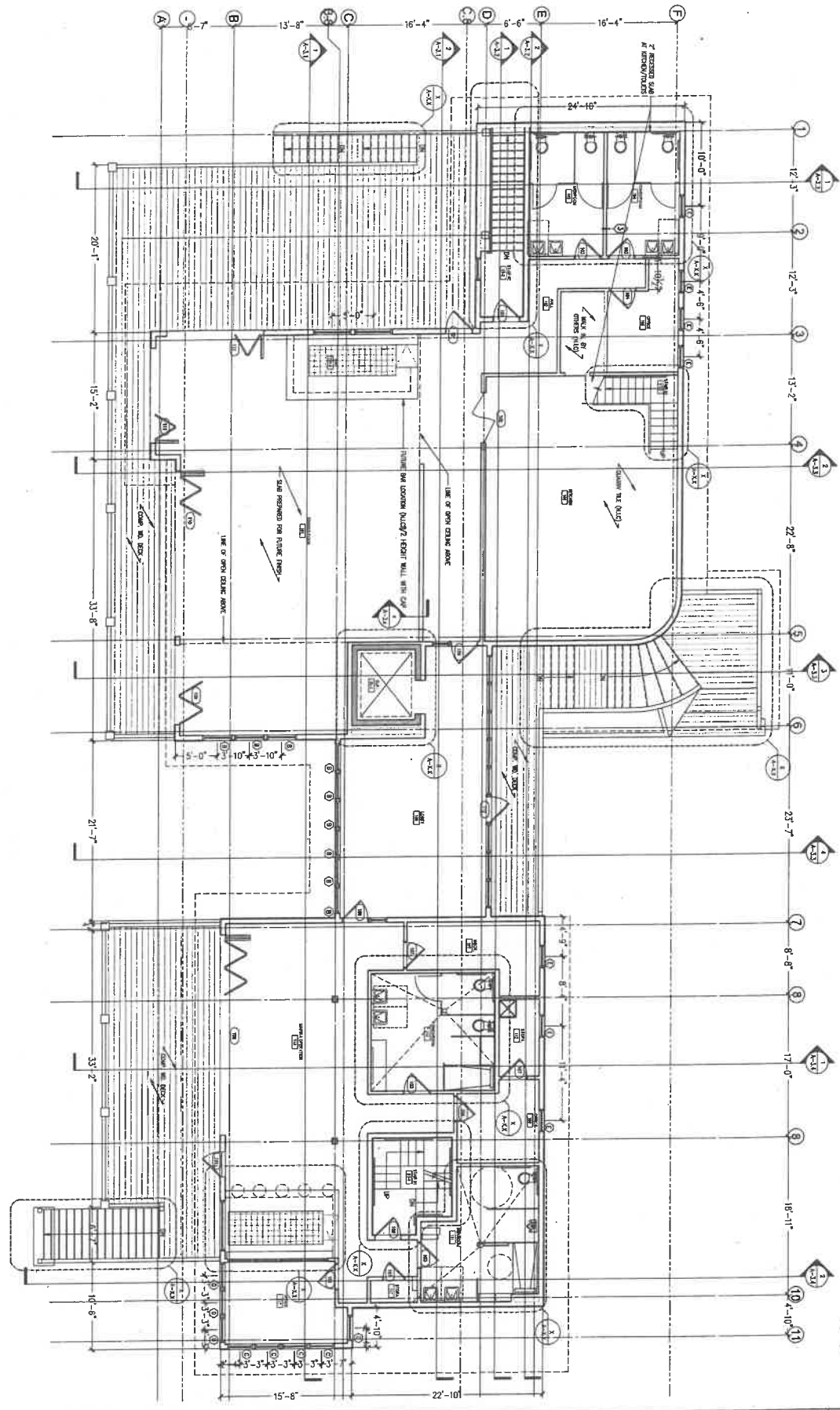
A-1.1

7-29-2024 - PLANNING BROAD



GRADE FLOOR PLAN

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.



7-13-2023 - DD Review

Sever Architects, Inc.
 63 Main Street
 Southbury, CT 06488
 Telephone: 203-744-0209
 www.severarchitects.com
 PROJECT ARCHITECT

PROJECT OWNER/OWNER
 Marina at Amesbury Point
 14 Main Street
 Amesbury, MA 01913

OWNER INFORMATION
 PROJECT INFORMATION
 PROJECT NAME
 PROJECT NUMBER
 PROJECT LOCATION
 PROJECT DATE

OWNER INFORMATION
 PROJECT INFORMATION
 PROJECT NAME
 PROJECT NUMBER
 PROJECT LOCATION
 PROJECT DATE

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 PROJECT DATE

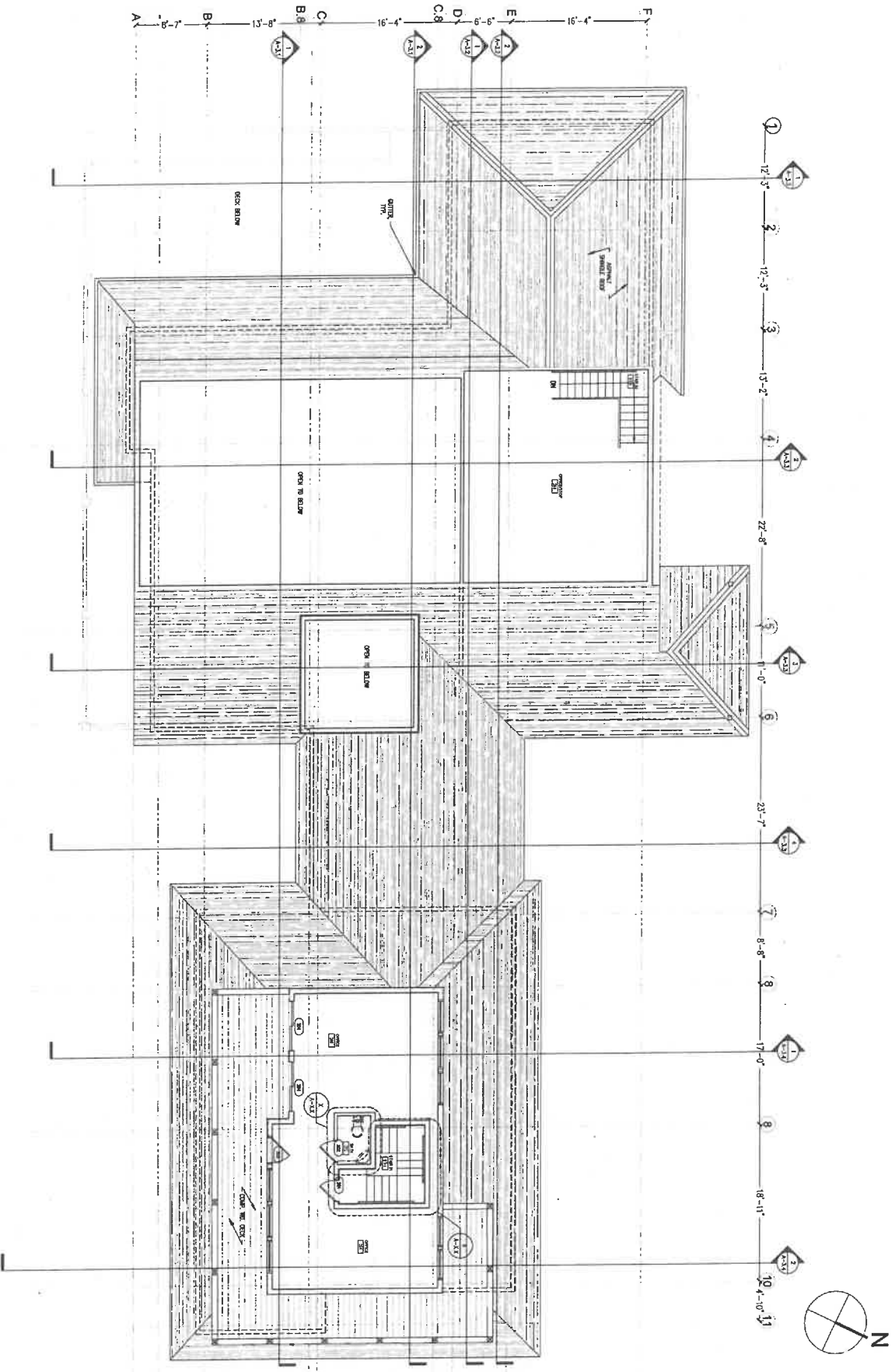
OWNER INFORMATION
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 PROJECT NUMBER
 PROJECT LOCATION
 PROJECT DATE



Seeger Architects, Inc.
 23 North Street
 Salem, Massachusetts 01970
 Phone: 978.744.1111
 Fax: 978.744.1112
 www.seegerarchitects.com
 PROJECT ARCHITECT

DATE: _____

PROJECT CONSULTANTS

MARINA AT
 AMESBURY POINT
 14 Maritime St.
 Amesbury, MA
 01813

PROJECT INFORMATION

NO.	DESCRIPTION	DATE
1	PROJECT INFORMATION	

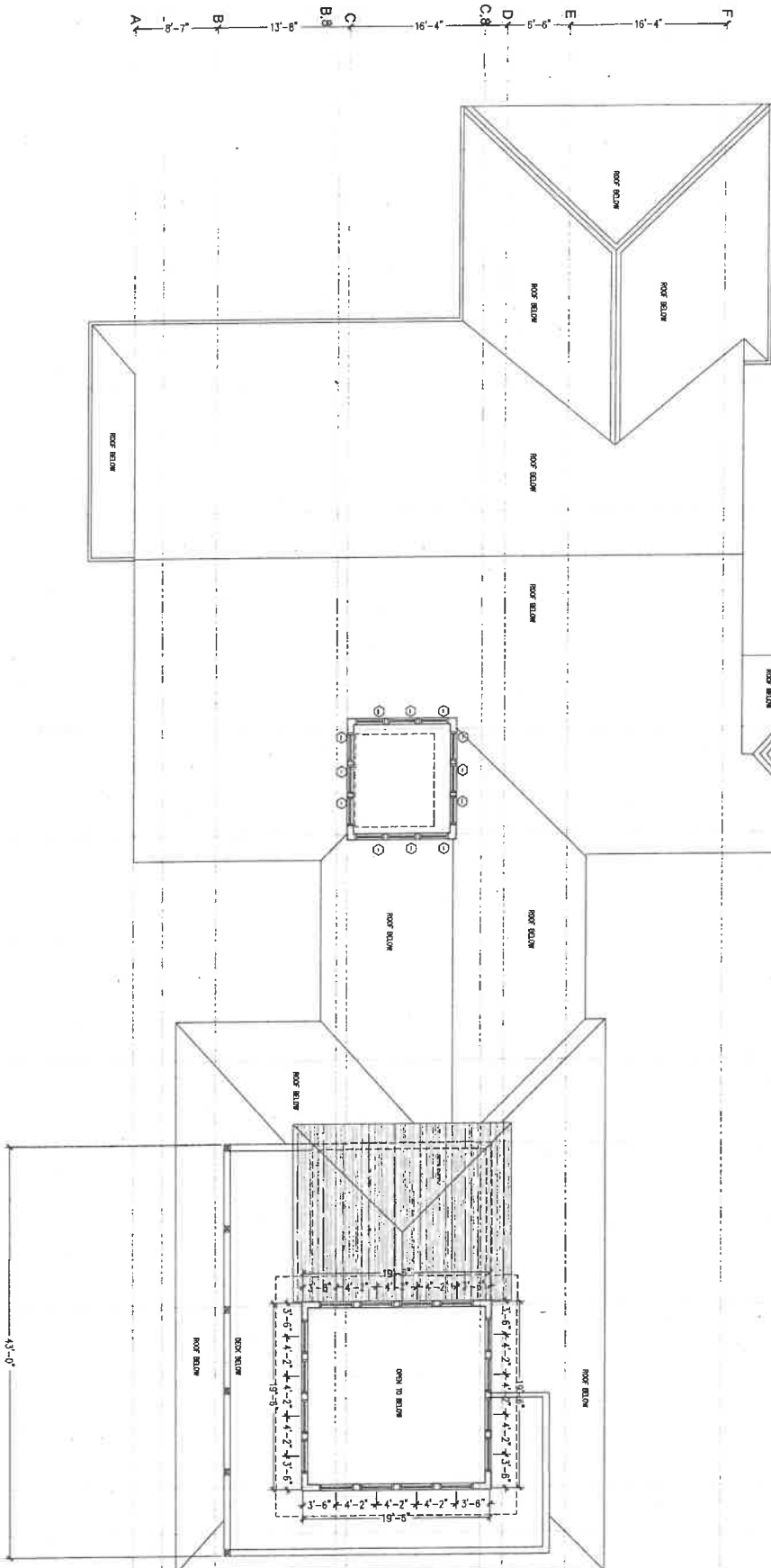
JO No. 2021-072
 Date July 13, 2023
 Drawn By AS/MSK
 Checked By JAS
 Approved By [Signature]
 In Right of [Signature]

SECOND FLOOR PLAN

SHEET NAME
A-1.3



12'-3" 3 12'-3" 3 13'-2" 4 22'-8" 5 11'-0" 6 23'-7" 7 8'-8" 8 17'-0" 8 18'-11" 10 4'-10" 11



Seeger
Architects, Inc.
33 North Street, 4th Fl.
Amesbury, MA 01913
Telephone: 978.344.0038
www.seegerarchitects.com
PROJECT ARCHITECT

SCALE

PROJECT INFORMATION

MARINA AT
AMESBURY POINT
14 Merimeac St.
Amesbury, MA
01913

PROJECT INFORMATION

OWNER INFORMATION

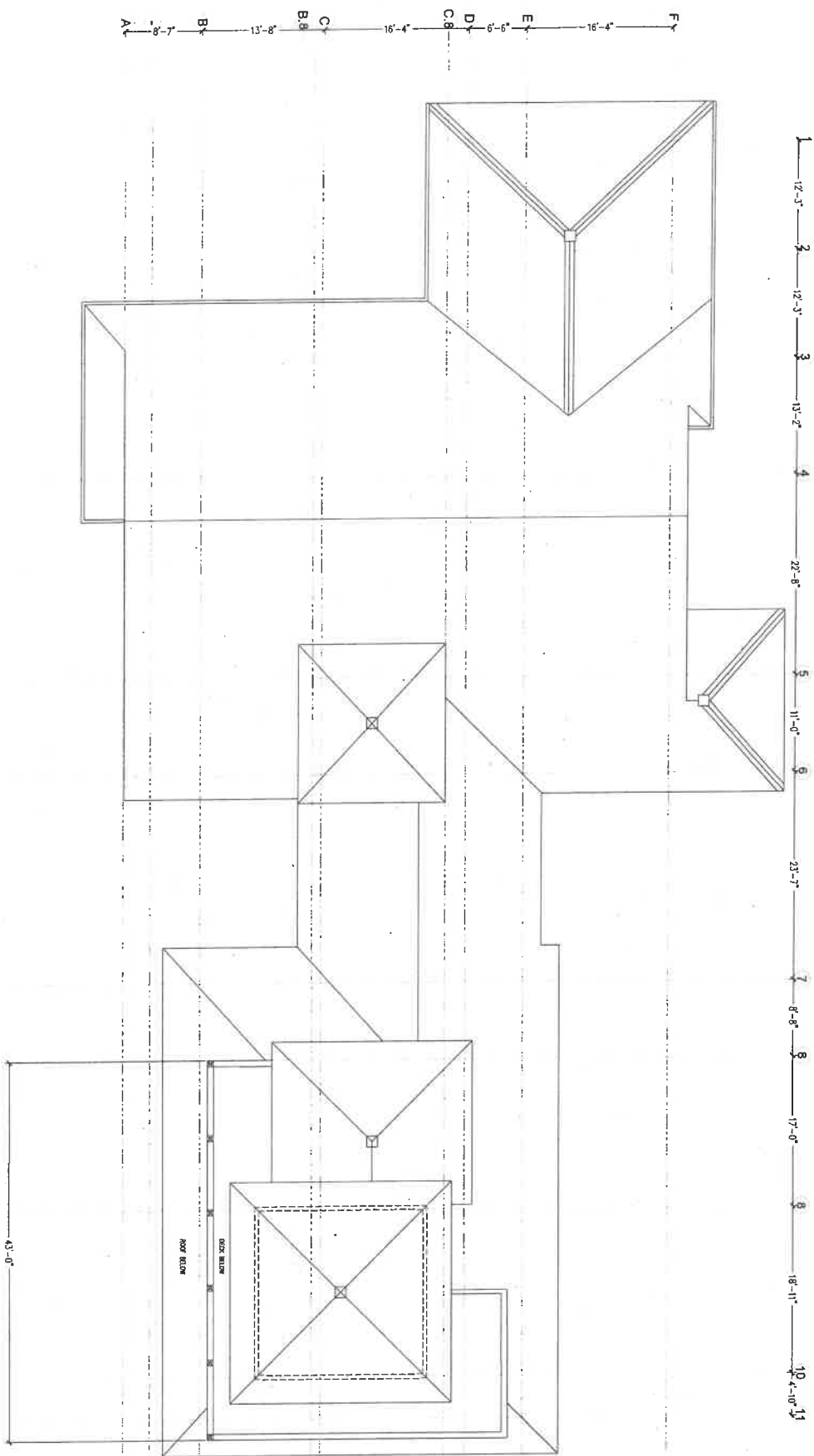
No.	Description	Date
1	Design	
2	Construction	
3	Final	

JOB NO.	2021-073
DATE	July 13, 2023
DESIGNED BY	AS HENNE
DRAWN BY	MS/SCS
CHECKED BY	MS/SCS
APPROVED BY	MS/SCS
CONVERTED TO	AS HENNE

ROOF PLAN

A-14

7-13-2023 - DD Review



Seeger Architects, Inc.
 63 North Street, 01970
 Amesbury, MA 01921
 Telephone: 978-744-0094
 www.seegerarchitects.com
 PROJECT ARCHITECT

REVISIONS

PROJECT INFORMATION

**MARINA AT
 AMESBURY POINT**
 14 Merriam St.
 Amesbury, MA
 01913

OWNER INFORMATION

NO. Description Date
 PROJECT REVISIONS

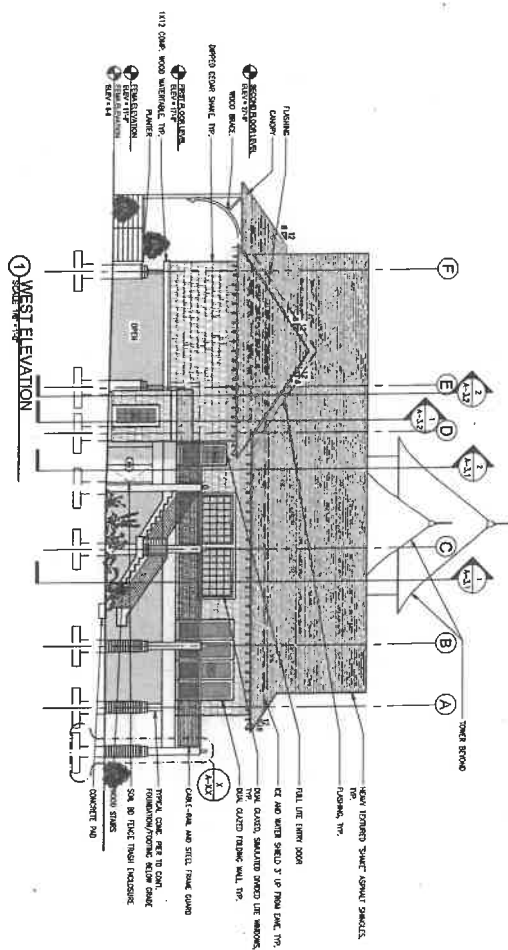
DATE 2021-07-27
 DATE July 13, 2023
 NAME As Noted
 DESIGNED BY JAC/CLS
 CHECKED BY JAC/CLS
 DRAWN BY JAC/CLS
 COUNCILMAN & BAKER ARCHITECTS, INC.
 63 North Street
 Amesbury, MA 01921

ROOF PLAN

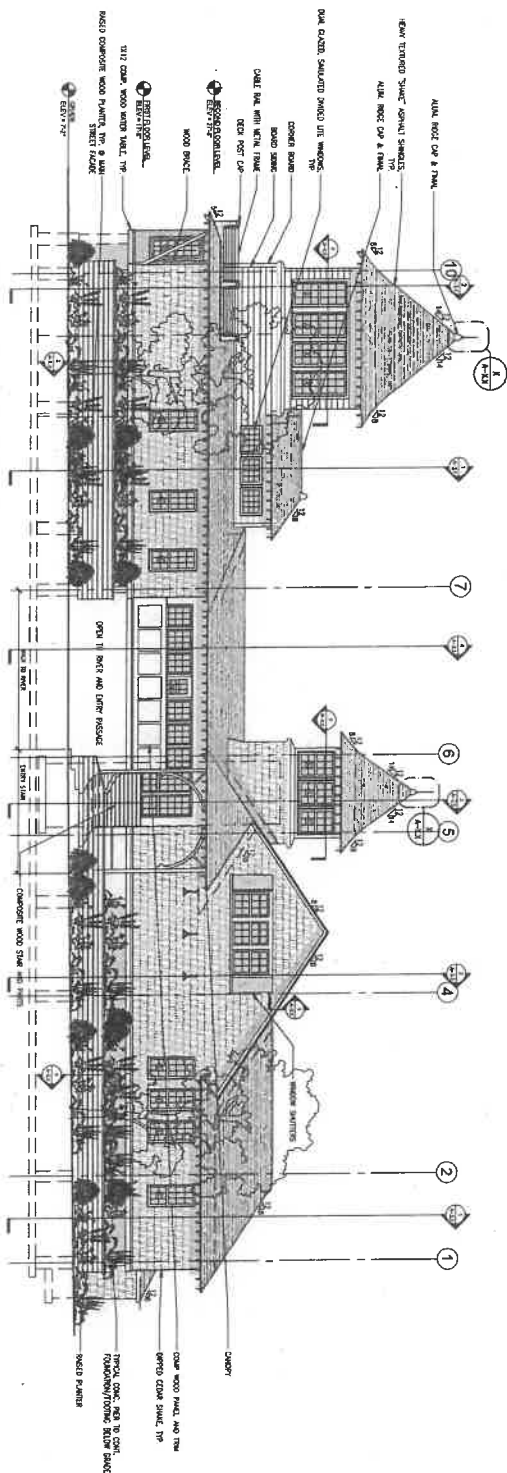
A-1.4

7-13-2023 - DD Review

[illegible]

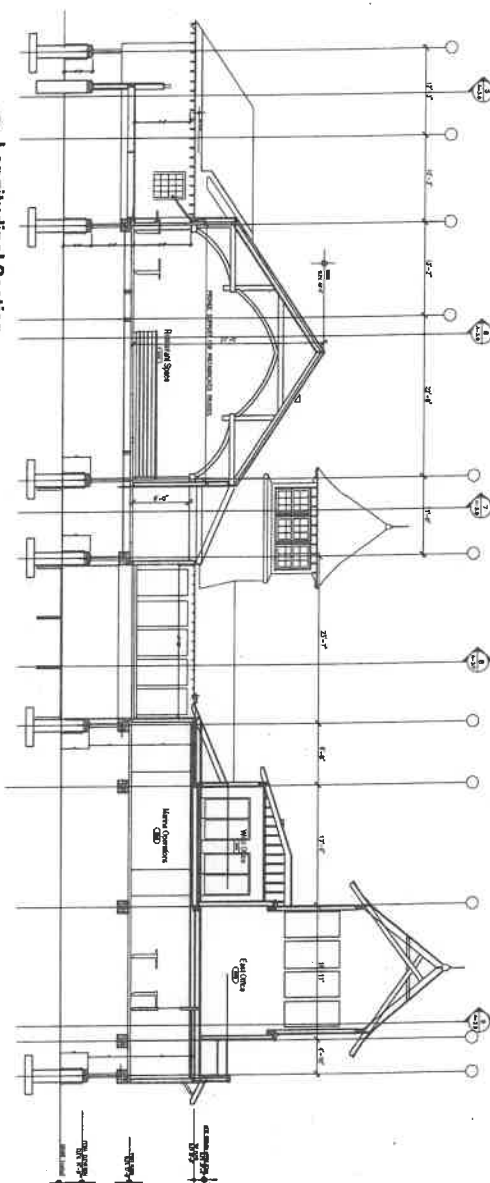


① WEST ELEVATION



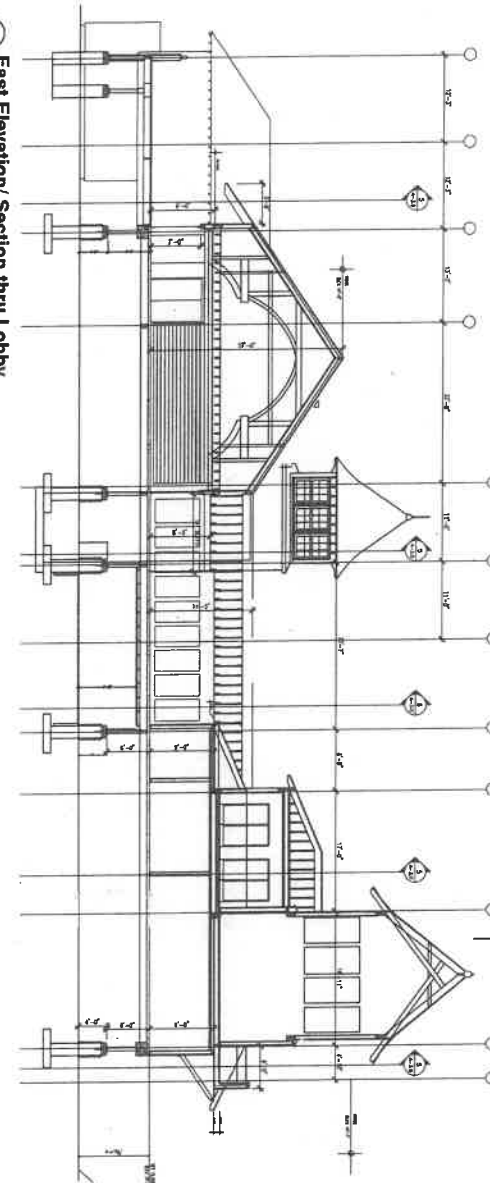
① MAIN STREET ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

[illegible]



1 Longitudinal Section

SCALE: 1/8" = 1'-0"



2 East Elevation/Section thru Lobby

SCALE: 1/8" = 1'-0"

Sepet Architects, Inc.
 83 North Street, 01913
 Amesbury, MA 01913
 www.sepetarchitects.com
 PROJECT ARCHITECT

SCALE

PROJECT COMMUNITY

MARINA AT
 AMESBURY POINT
 14 Merrimac St.
 Amesbury, MA
 01913

PROJECT INFORMATION

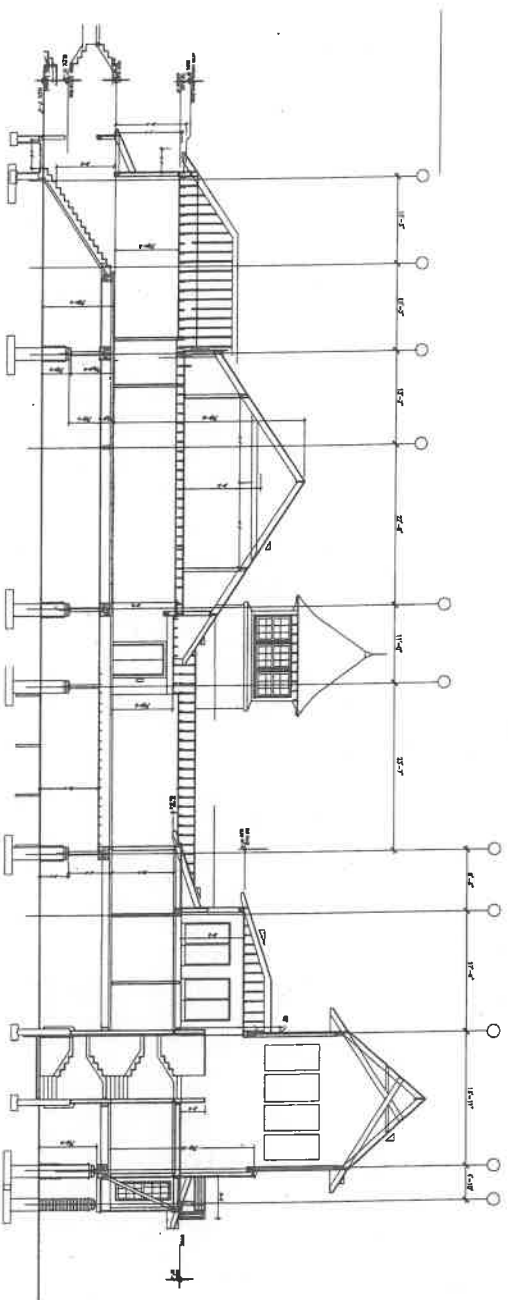
OWNER INFORMATION

No.	Description	Date
1	PROJECT PERMITS	
2		
3		
4		
5		
6		
7		
8		
9		
10		

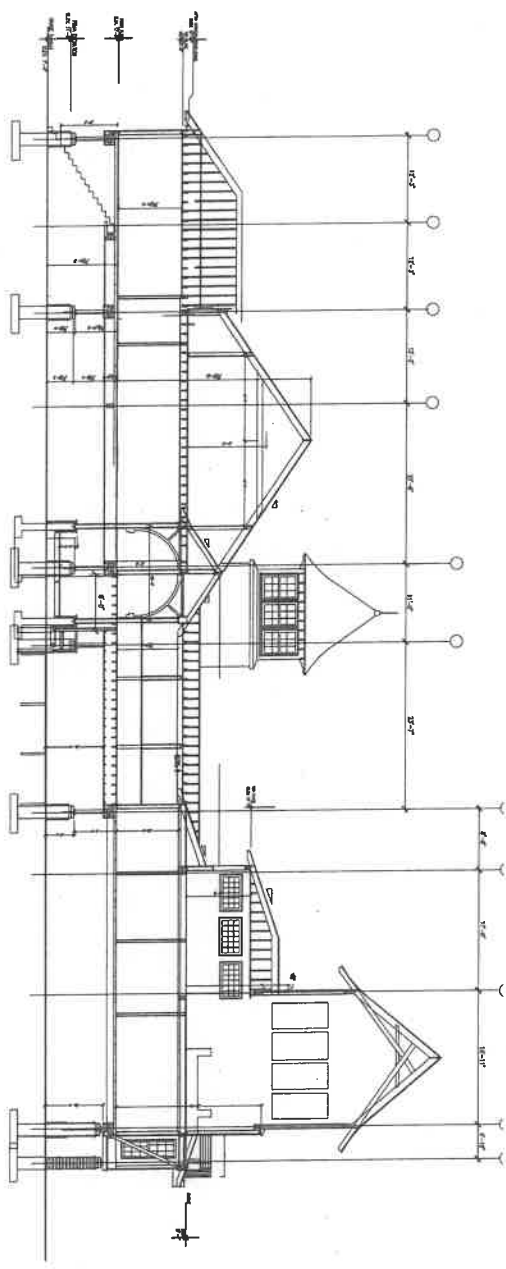
NO. 10	2023-07-23
DATE	July 13, 2023
DESIGNED BY	JLS/SP
CHECKED BY	JLS/SP
APPROVED BY	JLS
IN CHARGE	JLS

BUILDING SECTIONS

A-2.3



3 Longitudinal Section
SCALE: 1/8" = 1'-0"



4 Longitudinal Section
SCALE: 1/8" = 1'-0"

Seeger Architects, Inc.
35 North Street
Salem, Massachusetts 01970
Telephone: 978-744-0088
Fax: 978-744-0089
PROJECT ARCHITECT

SEAL

PROJECT CONSULTANTS

MARINA AT
AMESBURY POINT
14 Mainmac St.
Amesbury, MA
01913

PROJECT INFORMATION

OWNER INFORMATION

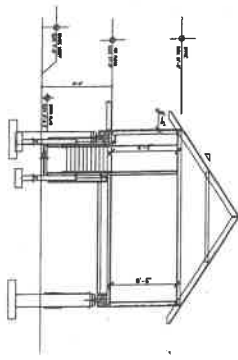
No.	Change	Date
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

Job No.	2023-012
Date	July 13, 2023
Scale	As Noted
Designed By	JAS/JDS
Drawn By	JAS/JDS
Checked By	JAS
Approved By	JAS
Project Name	Marina at Amesbury Point

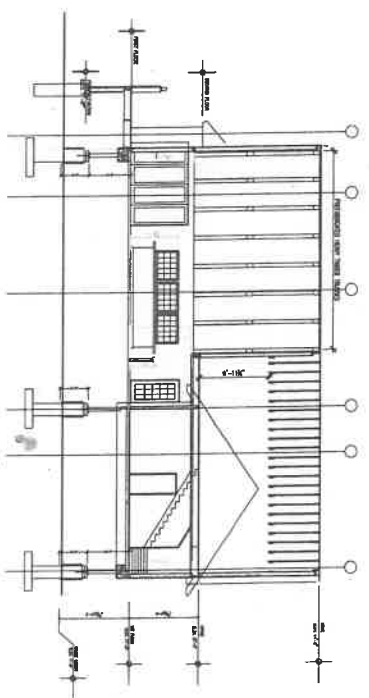
BUILDING SECTIONS

SHEET NAME
A-2.4

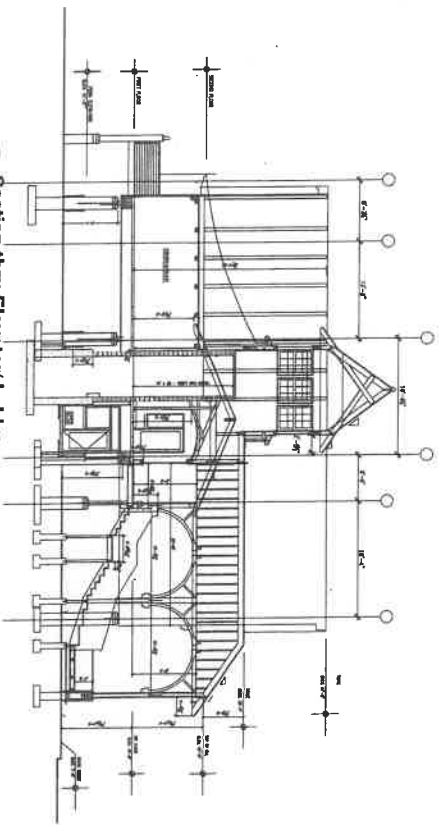
SHEET NO.



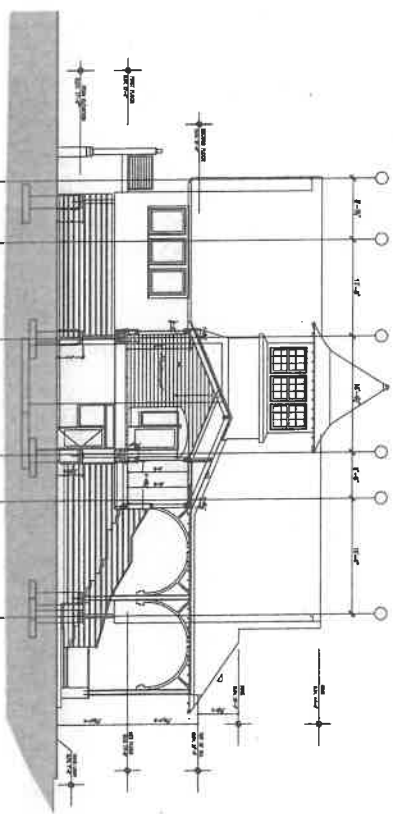
5 Cross Section thru Toilets
SCALE 1/8" = 1'-0"



6 Cross Section thru Dining/ Kitchen
SCALE 1/8" = 1'-0"



7 Section thru Elevator/ Lobby
SCALE 1/8" = 1'-0"



8 East Elevation/ Section thru Lobby
SCALE 1/8" = 1'-0"

Seeger Architects, Inc.
33 North Street
Salem, Massachusetts 01970
www.seegerarchitects.com
PROJECT ARCHITECT

SCALE

PROJECT CONSULTANTS

MARINA AT
AMESBURY POINT
14 Merrimac St.
Amesbury, MA
01913

PROJECT INFORMATION

OWNER INFORMATION

NO.	Description	Date
PROJECT HISTORY		
NO. 001	2021-01-22	
DATE	July 13, 2023	
DESIGNED BY	AK Houtte	
DRAWN BY	JAS/DS	
CHECKED BY	JAS	
APPROVED BY	Seeger Architects, Inc.	
PROJECT NUMBER		

BUILDING SECTIONS

A-2.5

Sege
Architects, Inc.
63 North Street
Salem, Massachusetts 01970
Tel: 978.744.4444
www.segearchitects.com
PROJECT ARCHITECT

SEAL

PROJECT CONSULTANTS

MARINA AT
AMESBURY POINT
14 Main Street
Amesbury, MA
01913

PROJECT INFORMATION

No.	Description	Date
1	Project Initiation	
2	Design	
3	Construction	

JAN. 2021	2021-072
Date	July 12, 2023
Drawn By	JA/ML
Checked By	JAS/ML
Approved By	JAS
Approved For	Sege Architects, Inc.

**BUILDING
SECTIONS**

A-2.6

