

Development Narrative
27.5 and 29 Clarks Road, Amesbury
East End Smart Growth Overlay District Application
September 26, 2025

Project Summary

Location:	27.5 and 29 Clarks Road, Amesbury
Assessor's ID:	80-21 and 80-22
Deed:	Book 38273 Page 334 and Book 41035 Page 253
Lot Size:	11 acres +/-
Frontage:	235' +/-
Use:	Residential: 2-3 Family, Multi-Family
Square Footage:	156,100 +/- excluding below-grade parking
Number of Housing Units:	152 including 31 affordable units
Parking:	203 spaces consisting of 106 covered below-grade and 97 surface
Bicycles:	At least 21 bicycle parking spaces shall be provided (surface and garage)
Description of Units:	see attached plans
Phasing:	The project will be constructed in one phase.

Project Description

This application is submitted under the East End Smart Growth Overlay District (Smart Growth Ordinance) for the development of 152 residential units in three buildings containing approximately 156,000 square feet of space.

The two front buildings set the historically appropriate streetscape for the project and are 2 story buildings containing three residential units each. The third building steps from two stories at the amenity area to four stories for the main residential portion of the building. This building will have two sections joined together by an atrium and below-grade parking area. This below-grade parking will continue under the entire building and help reduce space utilized for parking above grade.

Total parking proposed is 203 spaces of which 106 are below grade and 97 are surface.

The building will contain amenities such as a community room, gathering space, a fitness center, and an exterior patio. The site will offer amenities including an outdoor patio with grills, fire pit, seating, a play area for children, and woodland walking paths connecting to the conservation land off Point Shore Drive.

The project layout and design of the buildings responds to the feedback heard from the community during the East End Smart Growth Overlay District creation process and the Merrimack River District Report, both initiatives in which the development team played an active role.

Utilities:

The proposed project will be serviced by existing City utilities located in Clarks Road. Existing utility connections servicing the existing dwellings will be abandoned, cut and capped at the mains. New sewer, electric, telecommunications, gas and water services will be installed for the project. All new electric and telecommunication services will be underground. Final sizing and locations will be coordinated and confirmed with the City Public Works and individual utility providers.

Stormwater:

Stormwater management systems will be implemented to manage and mitigate any increase in stormwater runoff. A network of catch basins, drain manholes, pipes, proprietary stormwater treatment devices, underground chambers and above ground stormwater basins will be utilized. This network will capture, treat, infiltrate and manage stormwater runoff to ensure no adverse effects from stormwater arise from the development of the site. All stormwater management systems will be designed in full compliance with the Massachusetts Stormwater Standards and City of Amesbury Stormwater Management Ordinance.

Environmental:

The existing project site is 11.0 Acres±, with a bordering vegetated wetland (BVW) approximately 2.4 Acres± bifurcating the site. The project proposes to only develop the northern portion of the site, with the building located greater than 50' from the BVW and a 25' no disturb maintained. However, a proposed trail and boardwalk is proposed within the 25' no disturb and through the wetland to connect Clarks Road to the existing Open Space located off Point Shore Drive. The trail is designed to limit impacts to the wetland resource areas and removal of any trees within the wetland. The remaining upland (approximately 4.4 Acres±) on the south side of the BVW is proposed to remain completely wooded with no proposed development with the exception of the trail.

Affordable Housing

The project will comply with Section 6 Housing and Housing Affordability.

6.3.1 Narrative:

The proposed development at 27.5 and 29 Clarks Road is appropriate for diverse populations as required by Amesbury Zoning section 6 Housing and Housing Affordability:

Households with children: The development contains two and three-bedroom units which could be suitable for families. The amenities for the project include a play area and walking paths through the adjacent, to-be conserved woods. Sidewalks and crosswalks connect the project to the Ghost Trail and other recreational opportunities.

Individuals: The development contains both studio and one-bedroom units which can serve well as housing for individuals.

Individuals with disabilities: Five percent of the units will be handicap accessible, and all units are handicap adaptable. In addition, all floors are elevator-serviced, including the underground parking, relieving residents who choose that option from snow removal or moving cars to enable snow removal.

The Elderly: All floors are elevator-serviced, including the underground parking, relieving residents who choose that option from snow removal or moving cars to enable snow removal. Additionally, as noted above, 5% of units are handicap accessible and all units are handicap adaptable.

6.3.1 An Affirmative Fair Housing Marketing Plan will be submitted at a later date and is subject to review and approval by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC, formerly DHCD) and the Planning Board. A submission waiver is requested.

6.3.2 The project will comply with the cost and eligibility requirements of Section 6.4, the required evidence to be provided at a later date. A submission waiver is requested.

6.3.2 (second bullet numbered 6.3.2) Plans demonstrating compliance with Section 6.3 and 6.5 will be provided. A submission waiver is requested.

6.3.3 The Affordable Housing Restriction will satisfy the requirements of Section 6.6 and will be provided at a later date. A submission waiver is requested.

6.3.4 Floor plans detailing location, quantity and size of units accessible to the disabled will be provided at a later date. A submission waiver is requested.

Waivers Requested

5.2.1.c to allow amenities related to both the 2-3 Family buildings and the Multi-Family building to be located in the 2-3 Family zone.

5.2.2.a To build one building containing 146 units, where “no more than forty-eight (48) units per building” are allowed, “provided that the minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply”. (Note: The applicable section for the EESGOD is 7.2.2, not 7.1)

7.2.1 to build two three family buildings each 10’ from the front property line, where 20’ is required

10.5.b.1 To allow 1.33 parking spaces per unit where 1.75 spaces are required

10.5.b.4.d To allow for 16 compact spaces of 8.5’ width by 18’ length

10.5.c.1 Landscape Buffers to provide a 10’ buffer strip along Clarks Road where 20’ is required

10.5.e.2.b To disturb slopes greater than 25%. (language in zoning is “shall be avoided”.)

10.5.o To construct a building which “cast(s) a shadow on any residential structure in existence at the time of Preliminary Plan Submission between 9am and 3pm from February 21 to October 21.” (Our shadow study shows potential for minimal shadowing of a shed located at 31 Clarks Road, in an area currently shadowed by a large evergreen tree.)

Zoning Scrivener’s Error or Waiver

10.5.e.1.c To permit a four story building approximately 90’ from an abutting building 3 stories or less, due to signed ordinance failing to capture the approved language change from 150’ to 75’. (scrivener’s error- mistake highlighted below). The landscape buffer as required will be provided.

- c. Any portions of new buildings within 200 feet of existing residential buildings three (3) stories or less, shall not exceed three (3) stories. The PAA may waive the two hundred (200) feet to no less than one hundred and fifty (150) feet provided a landscape buffer is provided along the closest property line(s) consisting of a combination of solid wooden fencing at least 6 feet high and a 20 feet wide vegetative buffer consisting of evergreen trees no less than 4” in caliper and other evergreen flowering shrubs as approved by the PAA. See Style Guide.

Submission Waivers

In keeping with the goal of streamlined permitting under the East End Smart Growth Overlay District, we respectfully request that the Planning Board begin the process of examining our proposed project while we concurrently complete the necessary engineering and planning documents required in the zoning. It is our intention that all required materials be submitted prior to the Board contemplating a vote on the Project. While portions of the following information are included with this application, a Submission Waiver is requested from 6.3, 10.3.h, and 10.5.d.4, (respectively, relating to Affordable Housing, Signage, and Open Space form and responsible entity) so that these materials can be completed in their entirety and presented to the Board.

Materials for Review

Included for review are

Site Development Plan in Amesbury, Massachusetts, 27.5 & 29 Clarks Road prepared by The Morin-Cameron Group, Inc., dated September 29, 2025

29 Clarks Road, Amesbury, MA Conceptual Design Review September 2025 by Halvorson Tighe & Bond

29 Clarks Road Landscape Materials Plan and List by Halvorson Tighe & Bond, dated 09/22/2025

27.5 and 29 Clarks Road Perspective Views by HDS Architecture, dated September 29, 2025

Development Narrative dated September 26, 2025, containing narratives on Utilities, Stormwater and Environmental.

Traffic Narrative, 29 Clarks Road Residential Development, by Vanasse & Associates, Inc., dated September 17, 2025

Development Team

Applicant:

Eagles Crossing LLC

Andover Real Property Management, Inc.,
Manager

Louis P. Minicucci, Jr., its President

Permitting:

Minco Development Corporation

Alexander J. Loth

Louis P. Minicucci, Jr.

Architect:

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Civil Engineer:

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Scott Cameron, P.E., Principal

Will Schkuta, P.E., Director of Engineering

Landscape Architect:

Halvorson Tighe & Bond Studio

Bob Uhlig, VP of Landscape Architecture
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Shannon Jamieson, Senior Landscape
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Traffic

Jake P. Carmody, P.E., Principal

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Affordable Housing:

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