

June 1, 2026

Attn: Ms. Sharon McDermot, Chair
Amesbury Zoning Board of Appeals
c/o Mr. Nipun Jain, Director of Planning
Amesbury Community & Economic Development Department
1 Market Street Amesbury, MA 01913

Re: Revised Submission – Comprehensive Permit Application (M.G.L. c. 40B)

27 Kimball Road
Amesbury, Massachusetts
Applicant: MP Properties IV, LLC

Dear Chair McDermot and Members of the Board:

On behalf of MP Properties IV, LLC (the “Applicant”), please find enclosed a revised submission package for the Comprehensive Permit for the proposed residential development at 27 Kimball Road (the “Project”), filed pursuant to Massachusetts General Laws Chapter 40B. The enclosed materials are submitted in advance of our next scheduled hearing and supersede the corresponding sheets and exhibits in the prior submission. Specifically, this resubmission includes an updated Site Development Plan set dated June 1, 2026 reflecting a revised site layout, updated stormwater design and calculations. We have also included an updated Traffic Impact and Access Study dated May 29, 2026 which corresponds to the revised design submission. A corresponding landscaping design is in progress and is anticipated to be submitted within approximately two (2) weeks under separate cover. We would like to present these materials to the Board during the ZBA hearing on June 15, 2026.

The Applicant respectfully requests that these materials be forwarded to the Board’s recently retained third-party peer review consultant, BSC Group, Inc. (“BSC”), for review across the civil/site, stormwater, transportation, and wetlands disciplines for which BSC has been engaged. The Applicant and our design team look forward to coordinating with BSC and City staff to respond to any design comments and attend technical review meetings as the Board may direct.

The revisions reflected in the enclosed plans are being provided as a good-faith response to feedback received from direct abutters, neighborhood stakeholders, the Board and City staff during the public hearing process to date. The Applicant has carefully considered the comments raised by the community, City Staff and the Board.

Summary of Revisions

The principal changes incorporated into this revised submission are summarized below. Additional refinements are reflected on the enclosed plan set and associated supporting materials.

- 1. Reduction in Unit Count.** The total number of proposed residential units has been reduced from 95 units to 86 units, a density reduction of approximately 9.5%. This reduction responds directly to comments regarding overall project density and scale and accomplishes reduced impervious area and increased open space.
- 2. Reduction in Parking.** Consistent with the reduced unit count and supported by the Applicant's transportation consultant, the proposed parking supply has been reduced from 174 spaces (1.83 spaces/unit) to 146 spaces (1.70 spaces/unit). The revised parking meaningfully reduces impervious area and the overall footprint of paved surfaces on the site. While also providing a parking ratio that is appropriate for a rental community of this type.
- 3. Reduced Limit of Work.** In direct response to abutter feedback, the overall limit of work has been pulled back, preserving additional existing vegetation and natural buffer areas at the perimeter of the site where feasible. This change reduces site disturbance, retains additional mature trees and understory along the property edges, and helps mitigate visual and acoustic impacts to surrounding properties.
- 4. Increased Setbacks to Kimball Road Abutters.** Setbacks to the direct residential abutters along Kimball Road have been increased relative to the prior submission. This refinement directly addresses concerns raised by neighbors regarding proximity, screening, and overall site edge treatment along the Kimball Road frontage.

The revisions described above are offered voluntarily in the spirit of constructive dialogue with the City and the surrounding community. The Applicant has endeavored to strike a reasonable balance between responsiveness to community input and the continued economic and operational feasibility of the Project. Further reductions in density, parking, building footprint, or developable area, or the imposition of additional substantive conditions, may individually or cumulatively impair the financial feasibility of the Project and undermine the Project's goal of delivering a continuum of housing types that appeal to residents of varying ages, incomes and accessibility considerations.

The Applicant reserves all rights under Chapter 40B and 760 CMR 56.00, including but not limited to: (i) the right to revise, withdraw, or modify any element of the proposed revisions described herein in response to further comments, peer review findings, or changes in Project conditions or economics; (ii) the right to demonstrate that any further requested reductions or conditions would render the Project uneconomic; and (iii) the right to appeal to the Housing Appeals Committee in the event of a denial or the imposition of conditions that, individually or in the aggregate, would render the Project uneconomic or inconsistent with local needs.

Thank you for your continued time and consideration. Please do not hesitate to contact the undersigned with any questions in advance of the hearing.

Respectfully submitted,

MP PROPERTIES IV, LLC

By: _____
MP Properties IV, LLC

Enclosures:

- Site Development Plans, revised June 1, 2026
- Drainage Report, revised June 1, 2026
- Updated Traffic Impact and Access Study, dated May 29, 2026

cc:

Becky Frey, Community Development Coordinator, City of Amesbury
Jeffrey L. Roelofs
James Wards, Nutter, McClennen & Fish, LLP