



AMESBURY PLANNING BOARD

PRE-APPLICATION CONFERENCE

Property Address: 230 & 234 Main, 2 Macy and 4 Rosedale

Map ____ Lot ____

Current Owner: See attached

Applicant, if different from Owner: Robert Zeraschi c/o Lisa Mead, Mead Taleran Costa, LLC

Owner's/Applicant's Address: 30 Green St

Newburyport MA 01950

Mailing Address (if different from above) _____

Email Address: Lindsey@mtclawyers.com Telephone: 978-463-7700 ext. 103

Project/Permit Details:

Are there any prior approvals/permits for this site?

Type of Permit Issued (Check all that apply)

☐ Subdivision ☒ Special Permit ☒ Site Plan ☐ Other

Permit Granting Authority: Planning Board

Date Permit Issued (Decision Date): _____

Recording Information (Provide Book & Page as recorded at the Registry of Deeds)

a. Decision _____

List all other permits required for the project: Demolition Permit

Zoning Requirements and Dimensional Controls

	Minimum Requirements	Existing	Proposed
Lot Area	See attached		
Frontage			
Setback (Front)			
Setback (side)			
Setback (Rear)			
Building Height			
Lot Coverage Area			
Open Space			
Parking Spaces			

Project Description

Describe the proposed uses and other salient features of the Project. The narrative should be sufficiently descriptive to provide a good understanding of the site layout, access, utility capacity and needs, parking and traffic assessment.

See attached memo.

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(Note: Use additional sheets, as needed)

Describe existing site conditions, including any existing uses, site constraints and environmental resources present on the property.

See attached memo.

[illegible]

What preliminary engineering and permitting design work has been completed to date, e.g. soil testing, traffic counts, availability of utility capacity, etc?

Applicant is in the process of obtaining a traffic study and stormwater analysis in order to create a stormwater report.

What are some of the keys aspects of the project, project review or next steps you would like to discuss with the Board?

Applicant would like to discuss Historical Preservation Special Permit application and waivers.

Supporting Documents:

Section XI.C of the Amesbury Zoning Bylaw lists the documents to be included in the formal Site Plan application. Further, it describes the performance and designs standards required to be met when the final application is filed with the Board. Although not required, indicate below if you will be submitting with the pre-application conference request, any of the preliminary documents/information associated with Section XI.C

Existing Conditions Plan

Overall Site Plan

Parking layout and access Plan

Grading Plan

Preliminary Building Design

Preliminary Traffic Study

Environmental management plan

The project may require other permits and compliance with other sections of the Amesbury Zoning Bylaw (AZB). You are encouraged to review the pertinent sections of the AZB applicable to the project and discuss with the Board at this pre-application conference. Provide necessary supporting information as it pertains to those sections for consideration with this request.

Application Fee: \$50.00

Signature Lisa Mead, Attorney for Robert Zeraschi Digitally signed by Lisa Mead,
Attorney for Robert Zeraschi
Date: 2026.01.13 09:45:24 -05'00'

Name/Title Lisa Mead, Attorney for Robert Zeraschi

Date: 01/13/2026