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MEETING NOTICE

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PROVISIONS OF M.G.L. CHAPTER 30A §§18-25
Version 7.1.10

ZONING BOARD OF APPEALS

Date and Time: Thursday, November 19, 2026 – 7:00 pm
Location: City Hall Annex Auditorium – 62 Friend St.

Public comment can be made by:
• Attending the meeting to speak during the public comment period
• or Emailing your full name, address, and comment with the subject line PUBLIC COMMENT (and the project your comment relates to) by 3 pm on the day of the meeting to Becky Frey at freyr@amesburyma.gov. Your comment will be read aloud at the appropriate time in the agenda and entered into the public record.

Call to Order

Roll Call/Attendance

Meeting Minutes: 10/22/26

Continued Hearings:

1. **25 Chase Street** – Variance
   Eric L. Primack, Trustee has filed a **Variance** application for **lot area** at **25 Chase Street Map 53 Lot 128A** pursuant to Section VI.B and Section X.I of the Amesbury Zoning Ordinance to construct a single-family home at this location. A full description of the request is included in the application.

Continued Hearings:

2. **5 Ellis Court - Appeal**
   This is an appeal pursuant to G.L. c. 40A, Sections 8 and 15 filed by **Michael F. Minahan, Jr. and Brittany Ann (Mosier) Minahan**, who reside at 5 Ellis Court, regarding the property located at **102 Friend Street (rear) Map 52 Lot 244**, owned by **Ricky R. LaPlante**, challenging the August 11, 2026 determination of the Director of Inspectional Services/Building Commissioner that the commercial use at 102 Friend Street (rear) is a pre-existing nonconforming use and declining to take zoning enforcement action. The subject property is located in the R8 Zoning District.

3. **27 Kimball Road – Comprehensive Permit**

   MP Properties IV, LLC has submitted an application for a **Comprehensive Permit** pursuant to **M.G.L. Chapter 40B Section 20-23.** The proposed project is to construct a 95-unit multifamily cottage rental development consisting of 1, 2, 3 bedroom units on a

9.4 acre property located at 27 Kimball Road Amesbury, MA (Map 73 and Lot 19) and within the R-40 zoning district, as shown on a plan by Allen & Major Associates, Inc. dated January 26, 2026. 25% of the proposed housing units will be deed-restricted for low or moderate income housing.

Adjourn