

Feb. 09, 2023

City of Amesbury
Planning Board
62 Friend Street
Amesbury MA 01913

RE: Earthwork Special Permit Modification
12-14 South Hunt Road
Amesbury, MA

Copy to: MCP IV 24 South Hunt Owner LLC
Global Property Developers Corp

Dear Members of the Board:

On behalf of our clients Global Property Developers of 80 First Street, Bridgewater, MA 02324, we are pleased to submit the following documents:

It is noted that Global is the development agent for Amesbury Sports Ventures LLC, owner of 12-14 S Hunt Road.

1. Two (2) copies of Stormwater Management Report, by Kelly Engineering Group, Inc. dated February 9, 2023.
2. Two (2) copies of the record test pit locations and associated logs.
3. Two (2) copies of the Stormwater Pollution Prevention Plan, by Kelly Engineering Group, Inc. dated February 9, 2023
4. Two (2) copies of the Plans to Accompany Earthwork Application, by Kelly Engineering Group, Inc., dated February 9, 2023
5. Two (2) copies of the Geotechnical Report, prepared by Summit Geoengineering Services, dated February 9, 2023
6. Two (2) copies of the Soil Management Plan, prepared by Kelly Engineering Group, Inc and TRACEY Environmental Consulting LLC., dated February 9, 2023
7. Two (2) copies of the cut/fill analysis plan prepared by Frank Delucia & Son, Inc. dated February 9, 2023
8. Two (2) copies of the Certified Abutter List
9. Two (2) copies of the Special Permit Application

*All documents listed above have been uploaded to the special permit application on Open Gov. We note as a part of the modification request submitted in December of 2022, a filing fee of \$500 was provided. Hard copies will be provided.

The purpose of these documents is to submit documentation to support the request for a modification to Earth Filling Special Permit per Section XIB.2 of the Amesbury Zoning By-Laws, on 12-14 S Hunt Road. There is an existing Special Permit on this site.

1. Issue a Modification to the Earth Filling Special Permit per Section XIB.2 of the Amesbury Zoning Bylaws

The project requires an Earth filling Permit per Section XI B.2 since it will involve “The movement, transport, alteration, redistribution, or filling with any earth material in the aggregate volume of 1,000 cubic yards or 1,500 tons or greater”. An Existing Special Permit has been issued for the site associated with the ongoing construction.

A soil Management plan and any other required information has been prepared and submitted herewith. Associated Site Development Plans, Cross Sections, and Wall Renderings have been uploaded to Open Gov as a part of the Site Plan Review Filing for 24 S Hunt Road.

The proposed modification entails the regrading of the lot to support the placement of fill material from the proposed project on 24 S Hunt. 2 Level pads will be created. Additionally utilities will run through the site to serve the proposed development on 24 S Hunt Road. Sewer, Water, Gas and Electric will be served through the utility corridor created on 12-14. Existing utilities have been stubbed into the site as a part of the approved project on this site which is currently under construction. All work associated with the curb cut, parking lot, YMCA facility and dome will be completed per the approved plans. There is a match line shown on the Plans to accompany Earthwork Application where the proposed modifications will tie into the approved plans currently under construction. All approved work within the 100’ buffer zone to resource areas remains unchanged.

An updated Stormwater Report has been prepared utilizing the existing approved report with minor modifications to account for the grading alterations. No new impervious area is proposed under this modification. Peak mitigation will utilize the existing subsurface recharge system underneath the dome/field. Additionally the curb cut will be completed per approved plans and associated subsurface recharge system and basin will be constructed per the approved plans. Erosion control measures and drainage controls for the proposed regarding have been provided on the Plan to Accompany Earthwork Application.

As described in the soil management plan minimal imports and exports are proposed as the site has been designed to allow for a balanced site between 12-14 and 24 S Hunt Road.

Note: This Application is being filed concurrently with a request for Earthwork Special Permit and Site Plan Review on 24 South Hunt Road to allow for the construction of a 400,000 s.f. manufacturing facility with associated parking, loading, stormwater management, utilities and other site development features.

If you have any questions or desire additional information please feel free to call.

Sincerely,

KELLY ENGINEERING GROUP



Garrett Horsfall, Senior Engineer