



Amesbury Technical Review Committee
February 5, 2026

City Hall Auditorium
62 Friend St.
9:30 am

In Attendance:, Nipun Jain, Howard Snyder, Amanda Armington, Howard Snyder, Chief Serino, Joe Neipp, and Becky Frey

Absent: Lisa DeMeo, Joe Buckley, Jim Wilson, Lauren Blatchford

Chief Bailey called the meeting to order at 9:31 am.

Pre-Application Presentations:

1. 28 Haverhill Road

Matt Leidner with and Essek Petrie with Pulte Homes were present to speak to the application. Matt Leidner commented that the site is bound by Route 110 and Route 150 and has an existing family home. The site does have some environmental constraints. It is bisected by a wetland area. They are working with the Conservation Commission on delineating the wetland. The proposed project consists of two 63-unit buildings with a mix of 1 and 2 bedroom units. The buildings will be 5 stories with garage parking underneath. 20% of the units will be affordable. There is full access proposed via Haverhill Road and on Route 150 Extension. The proposal includes 216 parking spaces, with 112 surface spaces and 104 spaces equally split between the garages. The EV spaces will be located on the surface parking, and the garage includes bike storage. The project only uses about 3.5 acres of the 13-acre site. They have worked with Nick Cracknell and his team to develop a proposal for the remainder as a passive recreation space. They will include a neighborhood park with some parking spaces via an existing curb cut on Haverhill Road. There will be 3 public parking spaces and a bike rack. There is an existing extensive trail network on the site and they will tie into that. The trails continue offsite and connect to the Amesbury Heights neighborhood. The plan also includes a pollinator meadow. There is a major grade change on the site. It starts high on Haverhill Road, and they developed a layout that works with that grade. The garage end of the buildings are at the low side of the site. The driveway connection on Route 150 is 10 feet lower than the Haverhill Road driveway. They will need a stormwater management system to accommodate the impervious surface area. They are working on those details but anticipating using subsurface systems. The proposal is currently to connect to the water main on Haverhill Road. They conducted a flow test last summer and the results showed it would work. There will be an 8-inch water main to the site and each building will have a 4-inch domestic service and 6-inch fire service off the main. There will be two hydrants on the site. One as you come in off Haverhill Road and the other at the south end of the buildings on the right. There is an existing 8-inch gravity sewer on Haverhill Road on the north side. The existing gravity manhole is on that side of the street. They will connect into the gravity manhole via gravity flow out of the



Amesbury Technical Review Committee

February 5, 2026

City Hall Auditorium

62 Friend St.

9:30 am

building to a pump station and then a force main to pump up to discharge to the manhole. There is no natural gas proposed. There is electricity along Haverhill Road, and it is sufficient for the project.

Nipun Jain questioned if they could review the environmental mitigation details. Essek Petrie responded that there would not be any direct impact to the conservation area. They will file a Notice of Intent. Amanda Armington questioned if they could confirm the percentage of redevelopment in the riverfront area. Matt Leidner responded that they were just under 10%. Amanda Armington commented that no replication would be required. Amanda Armington questioned if they had a restoration plan or invasive species management plan for the open space. Essek Petrie responded that VHB was handling the natural resource side of the project, and they will coordinate with them. Amanda Armington questioned if they were planning any improvements or material change on the preexisting trails. Essek Petrie responded that they were not planning any significant construction. They will want to clean them up and make them passable. They are not widening them.

Howard Snyder questioned how successful they had been coordinating with the state on access to Route 150. Essek Petrie responded from their perspective they feel they need that access on Route 150 and Haverhill Road. They had a premeeting with DOT on that and DOT was not as favorable to it. It would be good if they could get the city's support in those future conversations. DOT's primary concern was cars making left turn onto Route 150. There is a 45 mph speed limit sign just beyond the proposed access. They are hoping there is opportunity to coordinate with DOT to come up with an approach. It may end up as a right turn only option. At the very least an emergency access is necessary. Chief Serino agreed. If they eliminate the second access, then the site plan changes significantly from his perspective. Essek Petrie commented that they are hoping to advance at least the emergency access. They are addressing cut through concerns by adding 3 speed humps through the site.

Chief Serino commented that he liked the way they set up the potential access. The two proposed trees in the corner at the bottom left cannot be there because it would prevent fire access. They need to put something else there. Essek Petrie agreed that made sense. Chief Serino noted that he would have more comments when they formally filed.

Chief Bailey commented that the police department supported two access points. The traffic impact studies would show different results for one access point vs. two access points. Any documentation they can provide to the city showing those differences would help the city provide support. Chief Bailey was satisfied with the parking and liked the



Amesbury Technical Review Committee

February 5, 2026

City Hall Auditorium

62 Friend St.

9:30 am

overall site. Essek Petrie confirmed they had a traffic engineer and would talk about looking at a concept A and concept B. Chief Bailey commented that it would be beneficial to be able to reference.

Nick Cracknell commented that they have had good collaboration with the applicants. They have incorporated a majority of their comments. It was good to hear that police and fire support the second curb cut. That intersection is complicated today. It would clearly be exacerbated if there was only one access onto Route 110. It is imperative to have the raised speed bumps on the site to avoid cut through traffic. The applicant should let the city know what they can do to advance that curb cut with DOT. They will work out the environmental elements with a Notice of Intent with the Conservation Commission. They can continue to discuss if the public parking should be gravel or paved and what the trail improvements will be. There are two different trail colors on the plan, and it would be good to understand the intentions there. It would be good if they could get a little more open area in the southwest to add to the community landing space. Putting a few larger trees in there could create an urban park. It is important some trails have loops to help people shorten their walks. They should create an edge for the pollinator meadow. They should delineate that well to make sure it doesn't become a dog park. A Shea block wall would look more substantial and appropriate for the wall. It will be important to work with Howard Snyder on the landscape plan. It looks spartan on this plan.

Nick Cracknell commented that he was conceptually comfortable with 5 stories if they get the skin of the buildings right. It is important to texture the tall buildings into the streetscape with landscaping. Essek Petrie responded that they completely agreed. Nick Cracknell commented that they need to screen the generators well or move them to the back. Essek Petrie responded they would screen them. Nick Cracknell commented that this was a proposal for 126 units that will be a mix 1-2 beds. They will be for ownership with 20% affordable units. The site is 10 acres with conservation constraints and a public access via an easement or city ownership. They need to look at the Route 110 intersection and pursue the access off Route 150. They will need to coordinate with DPW to discuss the utilities. Amesbury Heights is the biggest taxpayer to date. This will be almost as valuable as Amesbury Heights because it's ownership.

Nipun Jain commented that traffic will be an issue that needs to be discussed. They will need to show how traffic is impacted by the new driveway. It will be challenging for the signalization. There may be an option to make improvements at other intersections to increase capacity or something else that could make DOT more favorable to the Route 150 access. They will be reviewing that in the local permitting process as well. Nipun



Amesbury Technical Review Committee

February 5, 2026

City Hall Auditorium

62 Friend St.

9:30 am

Jain questioned if they had a timeframe on when Mass DOT would make a decision on the driveway. Essek Petrie responded that they will force the issue. They wanted to have this meeting here and will coordinate with the city to get feedback. They will follow up with DOT in the next couple weeks. Nipun Jain questioned if they would need state permits for 110 and 150. Essek Petrie confirmed they would. Nipun Jain commented that there was a lot of traffic discussion when they were permitting Amesbury Heights. Some of the concern was real and some not. This driveway is closer to the residential area on Route 110. The traffic engineer needs to look at improvements needed in that intersection. Essek Petrie confirmed they would. The Route 150 access will be critical to the operation of the intersection as well. Nipun Jain commented that traffic backs up during the evening, so they will need to work harder to convince the Board it is not a problem.

Nipun Jain commented that there are a lot natural resources on the site and that presents an opportunity to create some outdoor recreational space. That will be key for the future residents and the community. This is a good start, but there may be more opportunity to create an outdoor area for the residents. It would be nice to have something on site for the residents. There is a lot of opportunity to create trail loops and connect to Amesbury Heights.

Matt Leidner commented they were preparing to advance this to the Planning Board for a preapplication. Essek Petrie commented that they would follow up soon on the building design. Nipun Jain commented that it would be a more productive preapplication process if they had high level traffic information.

2. [230 Main Street](#) –

Postponed to 2/19/26 TRC Meeting.

3. [2 Elmwood Street](#)

Scott Brown and Madigel Matthias were present to speak to the application. Scott Brown commented that they were going to the Planning Board Monday night for a preapplication and going to the Historical Commission tonight. They are subdividing the lot and hoping to put a new residence on the right side of the lot. The site has an existing two family on it today. They are hoping to get a historical determination from the Commission tonight. They got their first formal feedback on Tuesday night from the Design Review Committee. They plan to incorporate some of that feedback into the



Amesbury Technical Review Committee

February 5, 2026

City Hall Auditorium

62 Friend St.

9:30 am

plans. The existing home was under construction when Mr. Matthias was first introduced to the Historic Preservation Special Permit. The proposed site plan will keep the existing two-family on the right and construct a new single-family home on the left. They are planning to add two new single car garages to the property in the back right corner of each lot. There is a possibility to make a garage for the two family into a two-car garage. The two lots will be slightly over 5,000 sf which is the minimum required that does not require a waiver from the Planning Board. Right now, there is a lot of existing parking on site. The DRC discussed the proposed home design was not best fit for the neighborhood. They are looking at a design with a front facing gable to be more consistent with the neighborhood. They will plan to remove the existing front porch. They will give it a more historically appropriate setting. The existing home is fully sided and the windows have been replaced with aluminum clad. They are consistent with what you would look for on a project of this type. There are a lot of funky elements on the back of the house. They are attempting to clean up most of that as best they can.

Howard Snyder commented that he would coordinate with the applicant on what DRC said and provide comments on an annotated plan.

Chief Serino had no comments.

Chief Bailey commented that the plan had good parking and he did not have any additional comments.

Nick Cracknell clarified that the DRC wanted to change the colonial revival to something gable facing. Scott Brown confirmed they collectively agreed a Victorian style house was the most appropriate for the neighborhood. They will revise the roofline on the plans. Nick Cracknell questioned what they were doing on the side walls. Will they dormer or gable? Scott Brown responded they would need to dormer the right side. If they are going to finish the attic level, then they need to stack on stairs below. Nick Cracknell commented that he would like to see both options. Nick Cracknell questioned if they were just repointing the brick foundation on the existing building. Scott Brown responded that they were planning on cleaning it up. Nick Cracknell clarified they were removing the front porch. Scott Brown confirmed that was correct. The applicant originally looked at doing an ADU, but that is limited to 900 sf and permanently tied to the existing 2 family. This meets the quality and character of the neighborhood. It fits in the rhythm of the street and doesn't stick out like an oversized storage shed. Nick Cracknell liked the added garages but did not like the proposed green color of the house. This is currently assessed \$623,000. If this is renovated into three-unit condos it



Amesbury Technical Review Committee

February 5, 2026

City Hall Auditorium

62 Friend St.

9:30 am

could be well north of a \$2 million asset. They are looking at 3-4 times net positive on the tax base. This project is good for Amesbury and the neighborhood.

Nipun Jain commented that this was a good project. It would be good to see a civil engineer incorporate what is needed for permitting. It should show the landscape, walkways, and utility connections. Because work is already happening on the house it is important to annotate what has already been done. Scott Brown confirmed they could provide updates photos to show what it looks like today. Nipun Jain noted a narrative would help as well.

Becky Frey noted that City Engineer Lisa DeMeo submitted written comments that she would forward to the applicant.

4. 19 Prospect Street

Everett Chamberlain commented that he was here with a similar project to the last one. There is an existing 2 family structure on an oversized lot in the neighborhood. The existing structure is not in good shape. They are working with the city to go through the Historic Preservation Special Permit process and add a second three-unit building on the lot. There will be five units total on the property. They have met with the Historical Commission and Design Review Committee already. They will incorporate their comments. The existing structure on the right will be renovated in a historic manner. The existing cedar siding will be restored. There are two existing curb cuts. One will be servicing the 2 units in the existing building. The new three-family will be serviced by a driveway in the back that will lead to a 3-car garage with tandem parking. They will narrow the curb cuts to just service the new driveways. They will be installing infiltration systems that will capture the runoff. The new structure is being designed to fill the missing tooth in the neighborhood. The project will be in keeping with the neighborhood. The garage for the existing house is down slope, so it will minimize the visual impact. The HVAC systems will be behind the structures. There is a fire hydrant on Chester St. and they will be sprinkling the new structure.

Chief Serino questioned if they were using a 13R (where it is tied to the main) or 13D (where there is a tank system) system. Their preference would be that they tie into the city water. Everett Chamberlain responded that they show a fire service, so that was the intention. The existing sewer line goes out the back. They will be putting in a new sewer line out to Prospect St. They will capture all the water on the site. There is a proposed retaining wall on the site to accommodate driveway parking. The trash area at the end of the retaining wall will be enclosed.



Amesbury Technical Review Committee

February 5, 2026

City Hall Auditorium

62 Friend St.

9:30 am

Chief Serino commented that the two-family structure will need to be brought up to fire code. The three-family will have to have a hardwired interconnected tie in with the alarm. There has been some discussion at the state level about an alarm on the exterior of the building. In the past DRC has had concern about doing that on a historic structure. When it comes time to discuss the sprinkler, then they can have that discussion. Everett Chamberlain confirmed they would bring it to current fire code compliance.

Becky Frey noted that City Engineer Lisa DeMeo submitted written comments that she would forward to the applicant.

Howard Snyder commented that he pictured a snow storage area where they have mapped out the trash pad. They may be able to incorporate trash on the side of the garage to allow for that snow storage. It may make sense to extend the block wall between two properties down and make it turn to pick up some of the grades. Then it would not be a drop off, but a more functional space. Howard Snyder questioned if there was access on the back of the renovated residential building. Everett Chamberlain responded that there will be a walk out basement. There will be a couple stairs to the left of the door. Howard Snyder commented that they could put a patio area at the renovated house with a brick walkway for more outdoor space.

Nick Cracknell commented that he agreed with Howard. The wall is odd between the two driveways. This project will be hugely beneficial for the street. They made the three-unit home and garage fit into the streetscape. They have done a great job making the parking work. The wall does not fit. They could consider a single car garage there instead. Everything else would be minimal comments. If the garage is set back, then they could fit it in. Nick Cracknell questioned if the retaining wall had 3 feet of exposure on the back. Everett Chamberlain confirmed that was correct. Nick Cracknell commented that it would be important to get the detail right on the wall.

Nipun Jain commented that they will need to show the mechanical locations and screening. They can work with Howard Snyder on the landscape plan. The single car garage is a great idea. They should put it on the plan, and then can decide if they want to do it.

Howard questioned if the fireplace would be woodburning or gas. Everett Chamberlain responded that it would be gas or electric. Nick Cracknell commented that if they vent it, then don't put it on the front of the house.



**Amesbury Technical Review Committee
February 5, 2026**

**City Hall Auditorium
62 Friend St.
9:30 am**

Administrative Review:

Administrative:

1. Minutes – 10-15-25; 11-5-25

Chief Serino motion to approve the minutes from 10-15-25 and 11-5-25 TRC meetings.
Seconded by Amanda Armington. The motion passed unanimously.

Adjournment:

Chief Serino motioned to adjourn at 11:02 am. Seconded by Nick Cracknell. The motion passed unanimously.