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December 4, 2024

By Electronic Submission and Hand

Pascal Rettig, Chair
Amesbury Planning Board
City of Amesbury
62 Friend Street,
Amesbury, Massachusetts 01913

Re: 80 Haverhill Road – Planning Board Historic Preservation Special Permit Request

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents 80 Haverhill Road, LLC (the “Applicant”), relative to an application for an Historic Preservation Special Permit (“HP-SP”) under section XI.J2 and Site Plan Review under section XI.C of the Amesbury Zoning Ordinance (“Ordinance”) for multi-family housing at 80 Haverhill Road, Amesbury, MA (Assessor’s Map 85, Lot 59) (the “Property”). The Applicant appeared before the Board for a pre-application conference at the Board’s November 25, 2024 meeting and is scheduled to appear before the Board for a formal hearing on December 9, 2024.

Based upon feedback and discussions with the City and the pre-application conference, the Applicant submits the following (i) an updated set of architectural plans dated November 21, 2024, (ii) an updated landscaping plan dated December 4, 2024, (iii) an updated site plan dated November 8, 2024, revised December 3, 2024, and (iv) an updated stormwater management report dated November 8, 2024, revised December 4, 2024.

Architectural Plans

The Applicant submits the attached architectural plans. These were presented at the pre-application conference, but not formally submitted until now. These plans now show exterior sconces on the rear doors of the historic house on Page A06; show exterior barn lights at garage doors and wall sconces at balconies, show garage image and specification and image of hardie plank on Page B07; and show wall sconce at the door at garage level and edited the note regarding condensers at rear of carriage house to say “screen accordingly” on page B08.

Landscaping Plan

The landscaping plan has been updated to reflect the changes to the site plan set described below.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office

227 Union Street, Suite 606
New Bedford, MA 02740

Site Plan and Stormwater Management Report

Based upon the discussions at the pre-application conference, the Applicant has updated the site plan set. Although only 12 parking spaces are required by the Ordinance, the Applicant proposed 16 spaces, 4 more than required. After hearing from the Board, the Applicant agrees to increase the number of parking spaces from 16 to 17. Three of the 17 parking spaces will be designated as reserved for visitors to the Property, as shown on the plans. Additionally, as requested by the Board, the Applicant has added patios to the site plan set. Given that the additional parking space and the new patios change the surface of the Property, the Applicant is submitting an updated stormwater management report.

New Waiver Request for Open Space

Given that the Applicant is adding an additional parking space and the patios as requested, the proposal now falls below the 50.00 % Open Space required by the Ordinance. The new Open Space is 43.5%. Therefore, the Applicant respectfully requests an additional waiver for relief from the Ordinance requirements of Open Space pursuant to section XI.J2.2.b.4.

Respectfully submitted,
80 Haverhill Road, LLC
By its Attorney,

LSM by BJR

Lisa L. Mead
Benjamin J. Roberts

cc: Client

Attachments