

**26 Friend Street
Amesbury**

Request for
**Special Permit Special Permit for
Multifamily Use and Site Plan Review**

June 9, 2025



GRAF ARCHITECTS



Mead, Talerman & Costa, LLC
Attorneys at Law



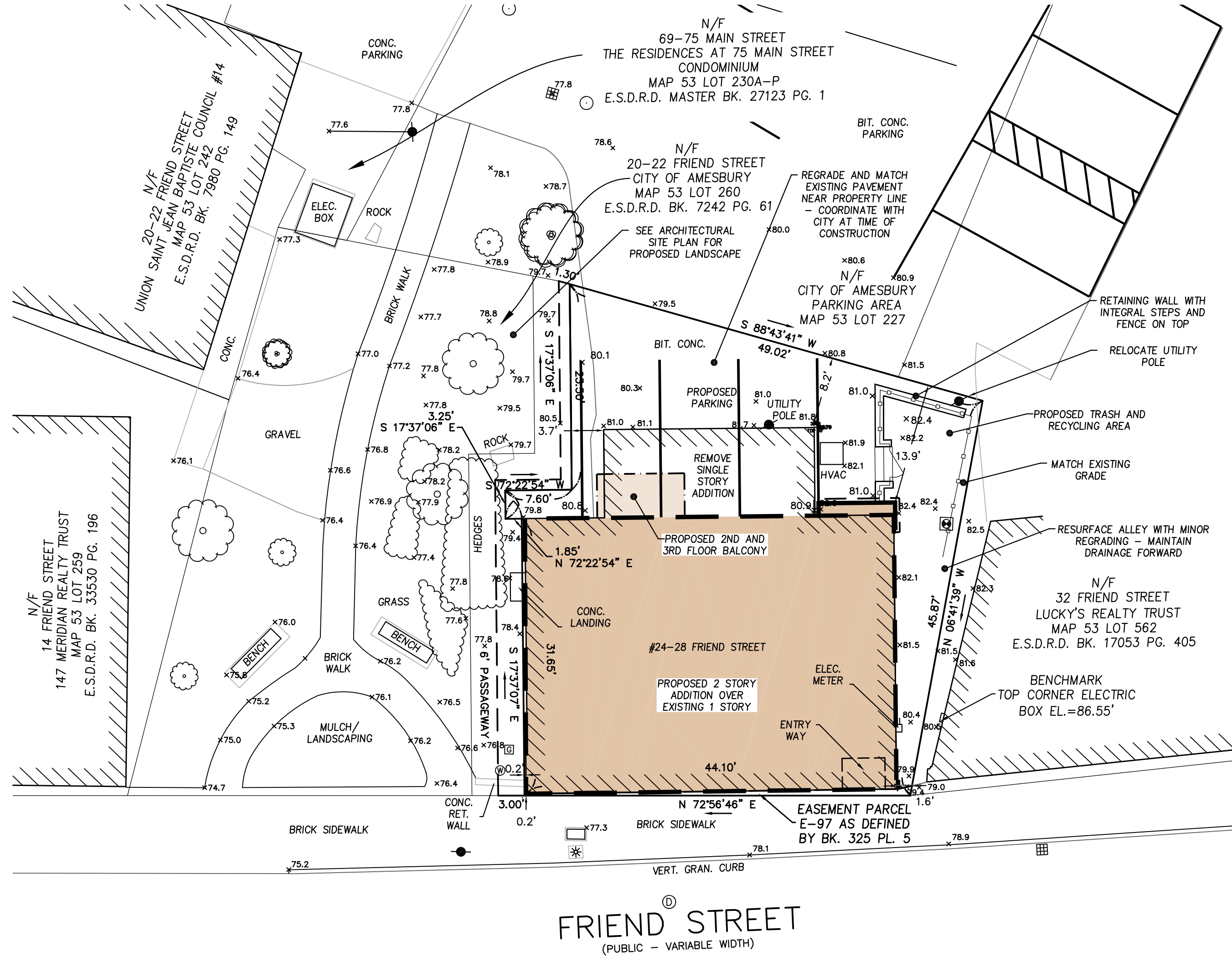
26 Friend Street Overview

- Central Business District
- Renovation and additions to single story commercial building
- Proposing four story, mixed-use, building
 - Commercial on first floor
 - Two-bedroom units on each of the three new floors
- Three parking spaces in the rear of the building
- Pocket type gathering area to the east of the building which will be open to the occupants as well as the pub

26 Friend Street

Property

- Pre-existing nonconformities:
 - Lot size: 2,447 s.f., where 5,000 s.f. required
 - Frontage: 44.1 ft., where 50 ft. required
 - Rear setback: 8.2 ft., where 30 ft. required
 - Side setback: 1.5 ft., where 5 ft. required
 - Side setback: 0.2 ft., where 5 ft. required
 - Zero parking spaces, where 3.5 are required
- Planning Board may allow modifications to non-conforming structures on non-conforming lots where there is at least 2,000 square feet and 20 feet of frontage – as is the case here

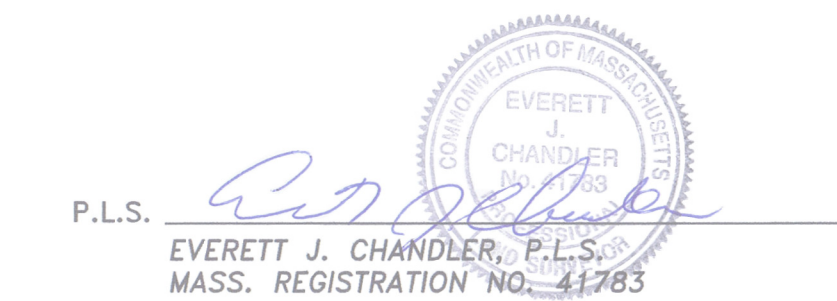


CBD

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SQUARE FEET	2,447 SQUARE FEET	2,447 SQUARE FEET
MINIMUM LOT FRONTAGE	50 FEET	44.10 FEET	44.10 FEET
FRONT SETBACK	0 FEET	0.2 FEET	0.2 FEET
SIDE SETBACK (R)	5 FEET	1.6 FEET	1.6 FEET
SIDE SETBACK (L)	5 FEET	0.2 FEET	0.2 FEET
REAR SETBACK	30 FEET	8.2 FEET	13.9 FEET
MAXIMUM LOT COVERAGE(%)	70.0%	64.0%	54.7%
MAXIMUM HEIGHT	40 FEET	9.3 FEET	36.5 FEET
MAXIMUM STORIES	4 STORIES	1 STORIES	3.5 STORIES
MINIMUM OPEN SPACE	10.0%	1.6%	1.6%
MINIMUM PARKING REQUIRED	8	0	3

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

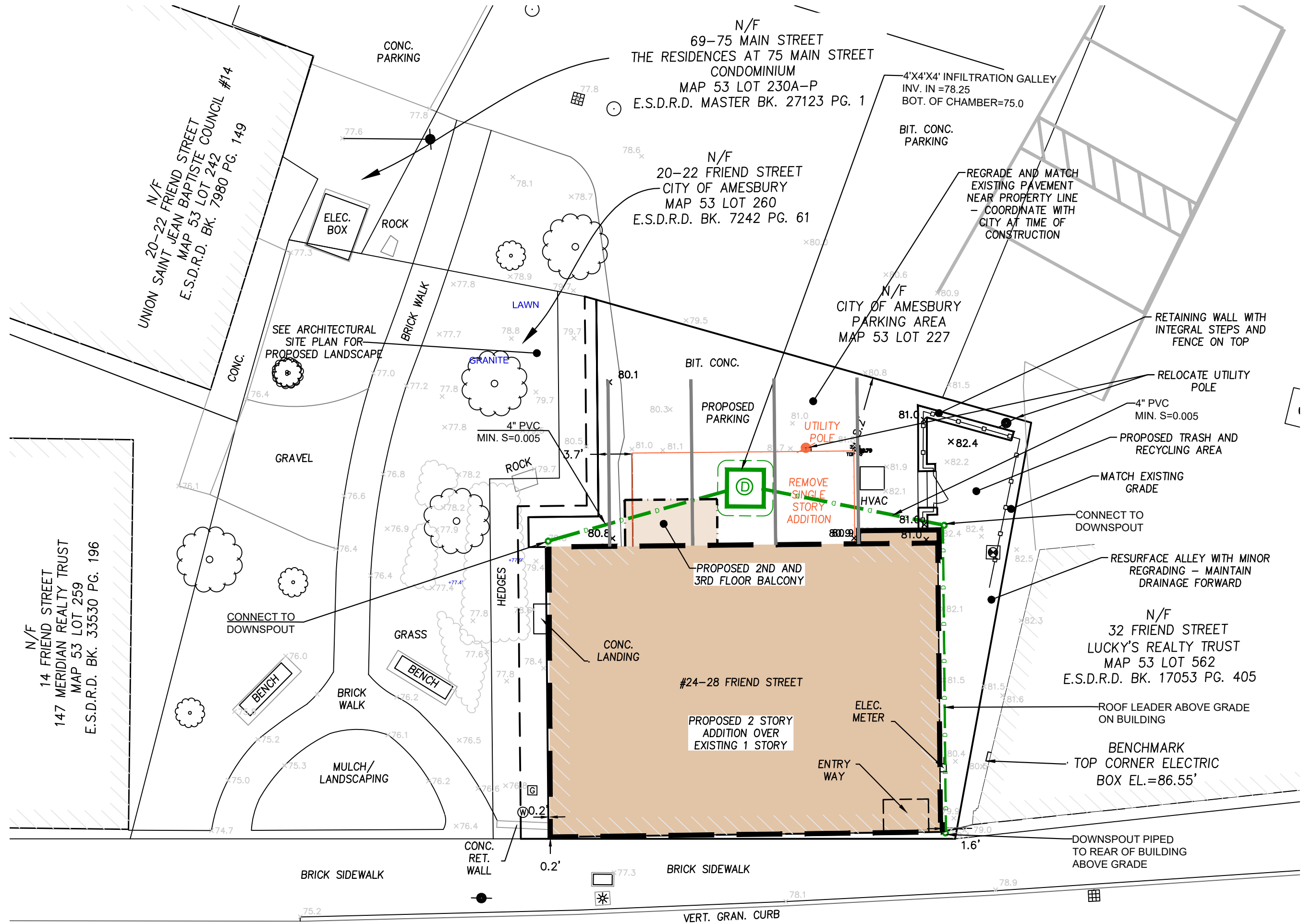
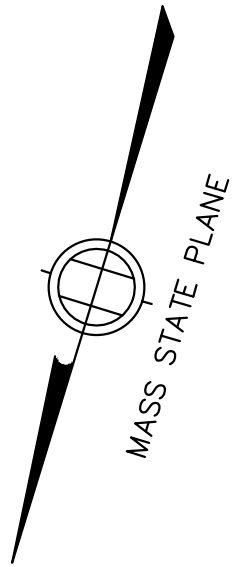


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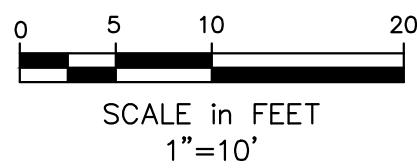
SCALE in FEET
1"=10'

[illegible]

PROJECT NO. 2024-26FRIEND
DATE: <u>MAY 7, 2025</u>
SHEET NO. 1 OF 1



FRIEND STREET
(PUBLIC - VARIABLE WIDTH)



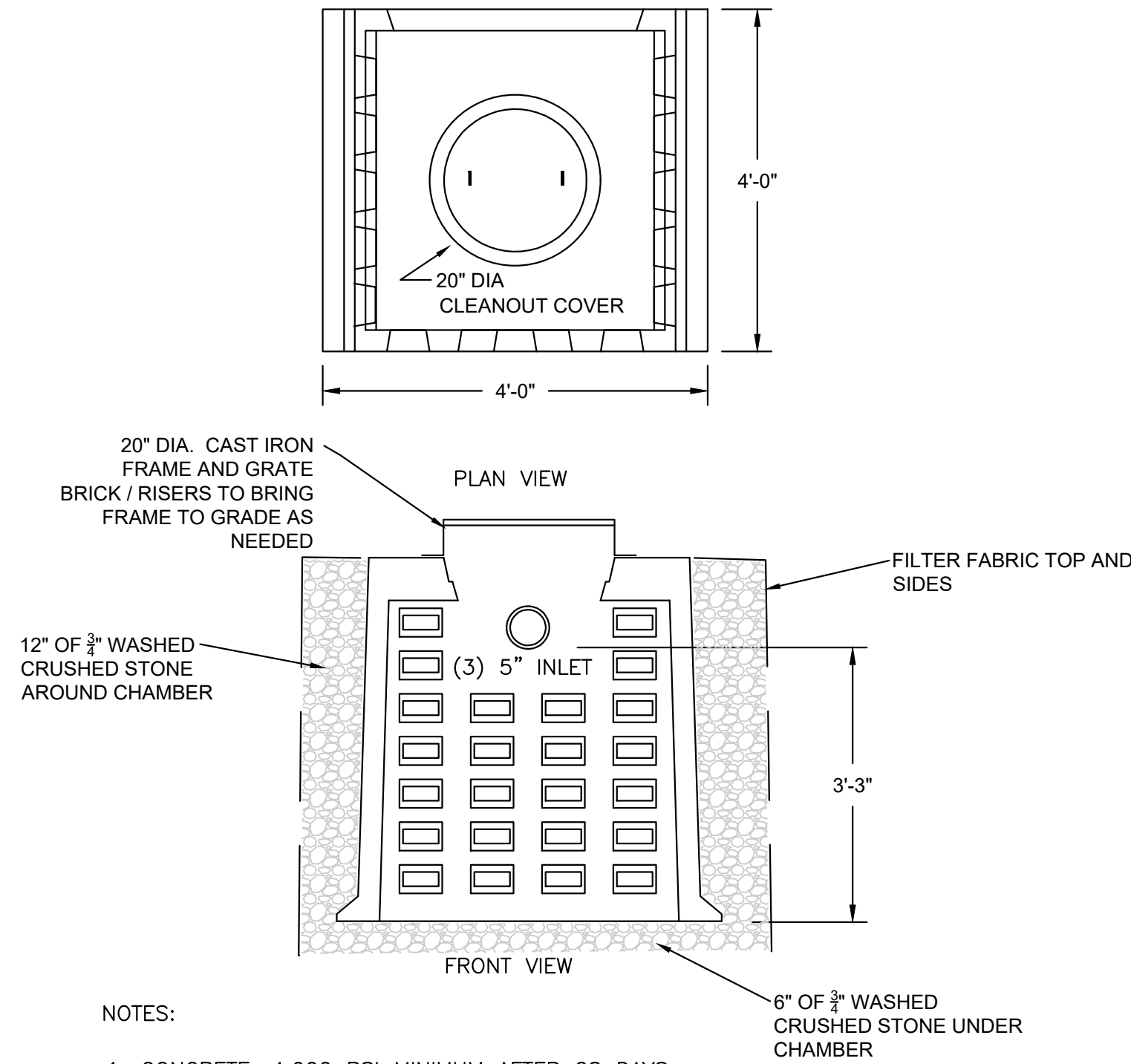
LOCUS TITLE INFORMATION

26 FRIEND STREET

OWNER: NEWBURYPORT HOMES, LLC

DEED REFERENCE: BOOK 41630 PAGE 431

ASSESSORS: MAP 53 PARCEL 261

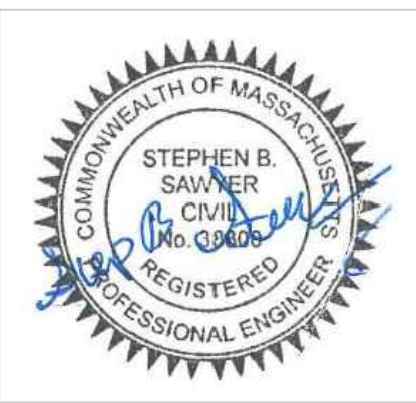


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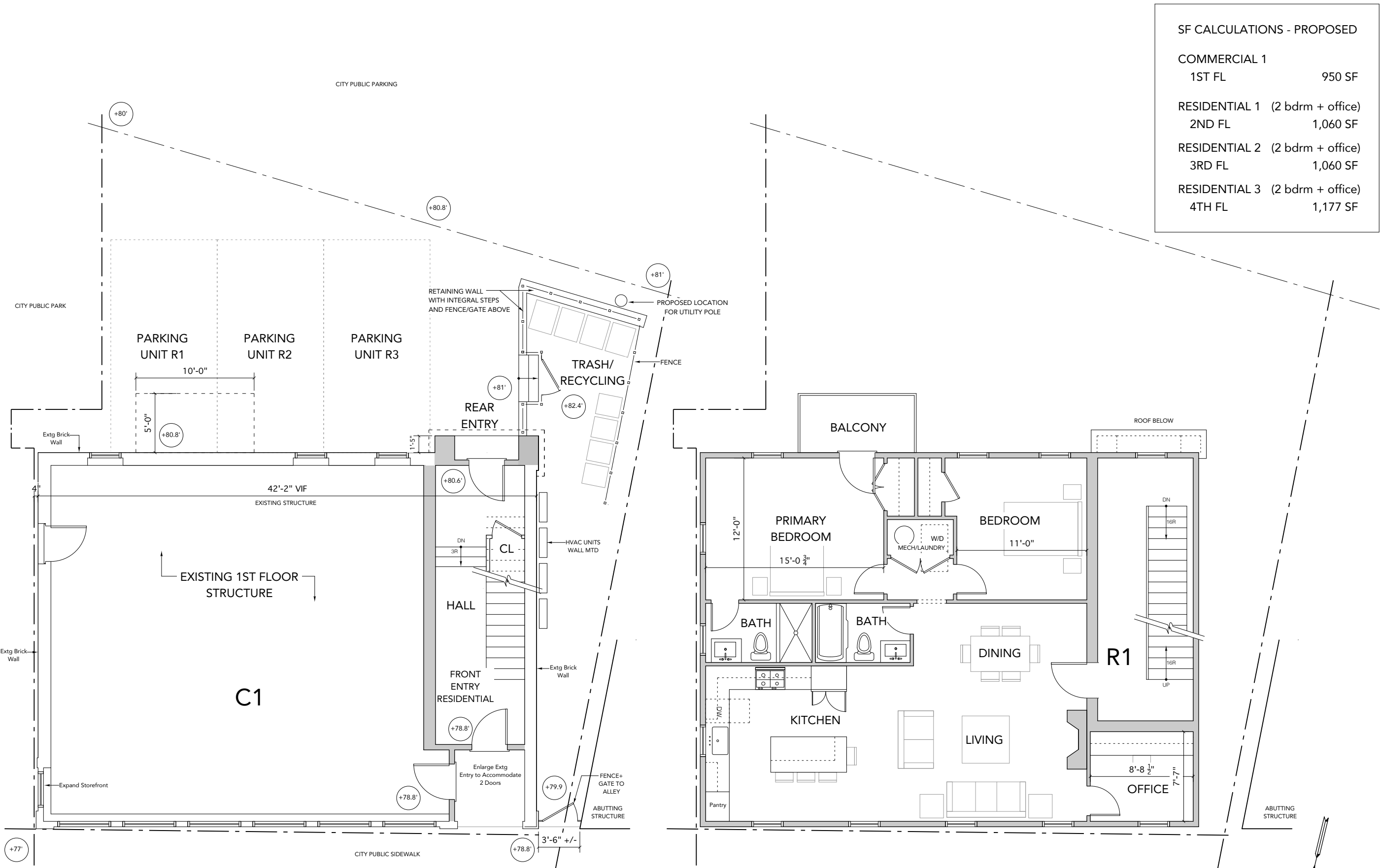
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.
3. GALLEY AVAILABLE IN BOTH END AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.

4' X 4' X 4.25' INFILTRATION GALLEY

NOT TO SCALE



Copyright 2024 Winter GEC, LLC															
Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626		SBS Engineering 15 COLLINS STREET NEWBURYPORT, MA 01950 978-884-6850		SCALE:				FIELD: <u>JK</u> CALCS: <u>CO/EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>		SITE PLAN		PLAN OF LAND IN AMESBURY, MASSACHUSETTS		PROJECT NO. 2024-26FRIEND	
				HORIZ: 1"= 10'										DATE: APRIL 29, 2025	
				VERT: N.A.										SHEET NO.	
														1 OF 1	
				NO. DATE BY		REVISIONS									



1 First Floor Plan
SCALE: 1/8" = 1'-0"

2 Second Floor Plan
SCALE: 1/8" = 1'-0"

SF CALCULATIONS - PROPOSED

COMMERCIAL 1	
1ST FL	950 SF
RESIDENTIAL 1 (2 bdrm + office)	
2ND FL	1,060 SF
RESIDENTIAL 2 (2 bdrm + office)	
3RD FL	1,060 SF
RESIDENTIAL 3 (2 bdrm + office)	
4TH FL	1,177 SF

project:

26 FRIEND
STREET

Amesbury, MA

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

title:

PROPOSED
First + Second
Floor Plan

SCALE: 1/8" = 1'-0"

11 april 2025

A01

project:

26 FRIEND STREET

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architect:

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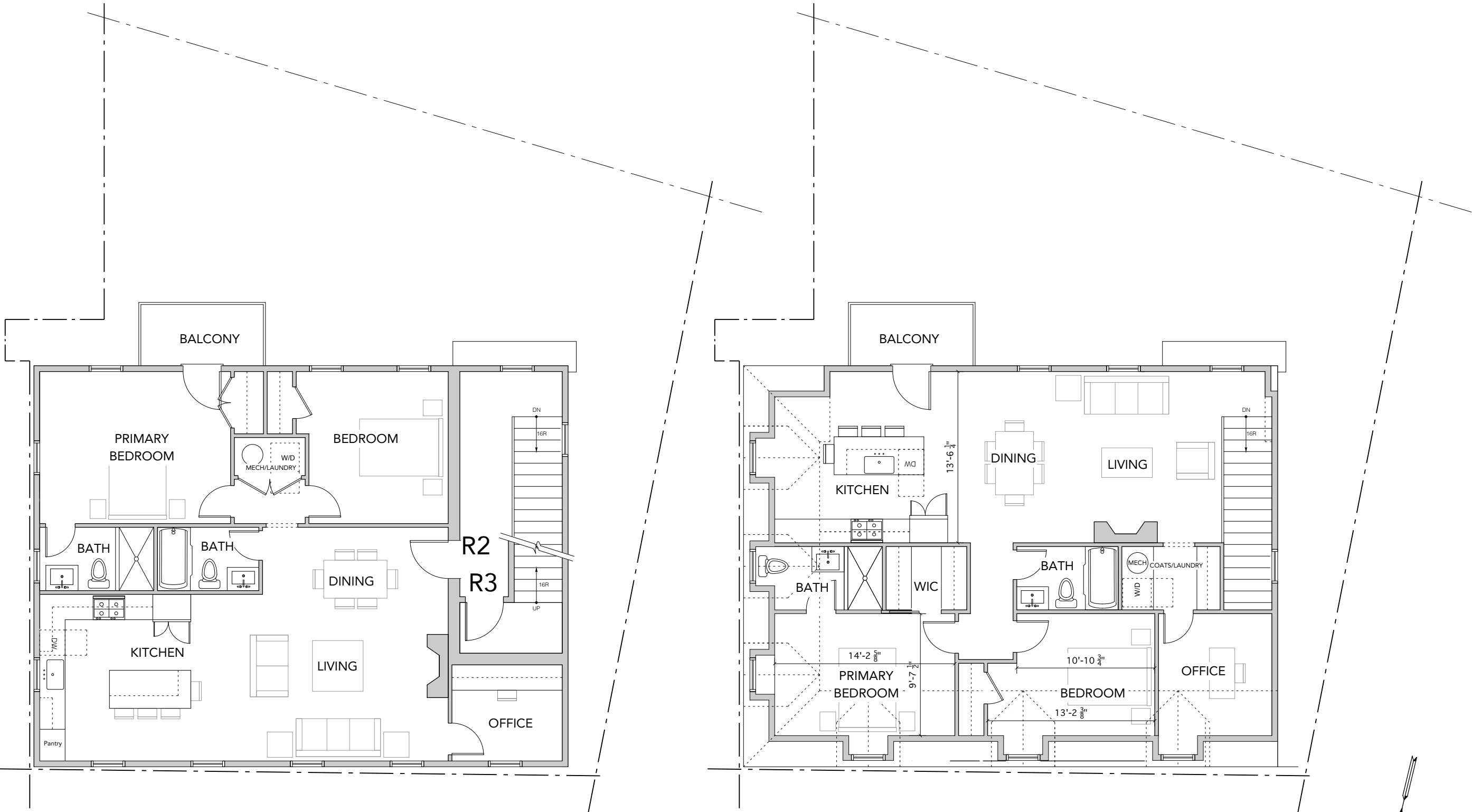
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PROPOSED
Third + Fourth
Floor Plan

SCALE: 1/8" = 1'-0"

11 april 2025

A02



1 Third Floor Plan
SCALE: 1/8" = 1'-0"

2 Fourth Floor Plan
SCALE: 1/8" = 1'-0"

project:

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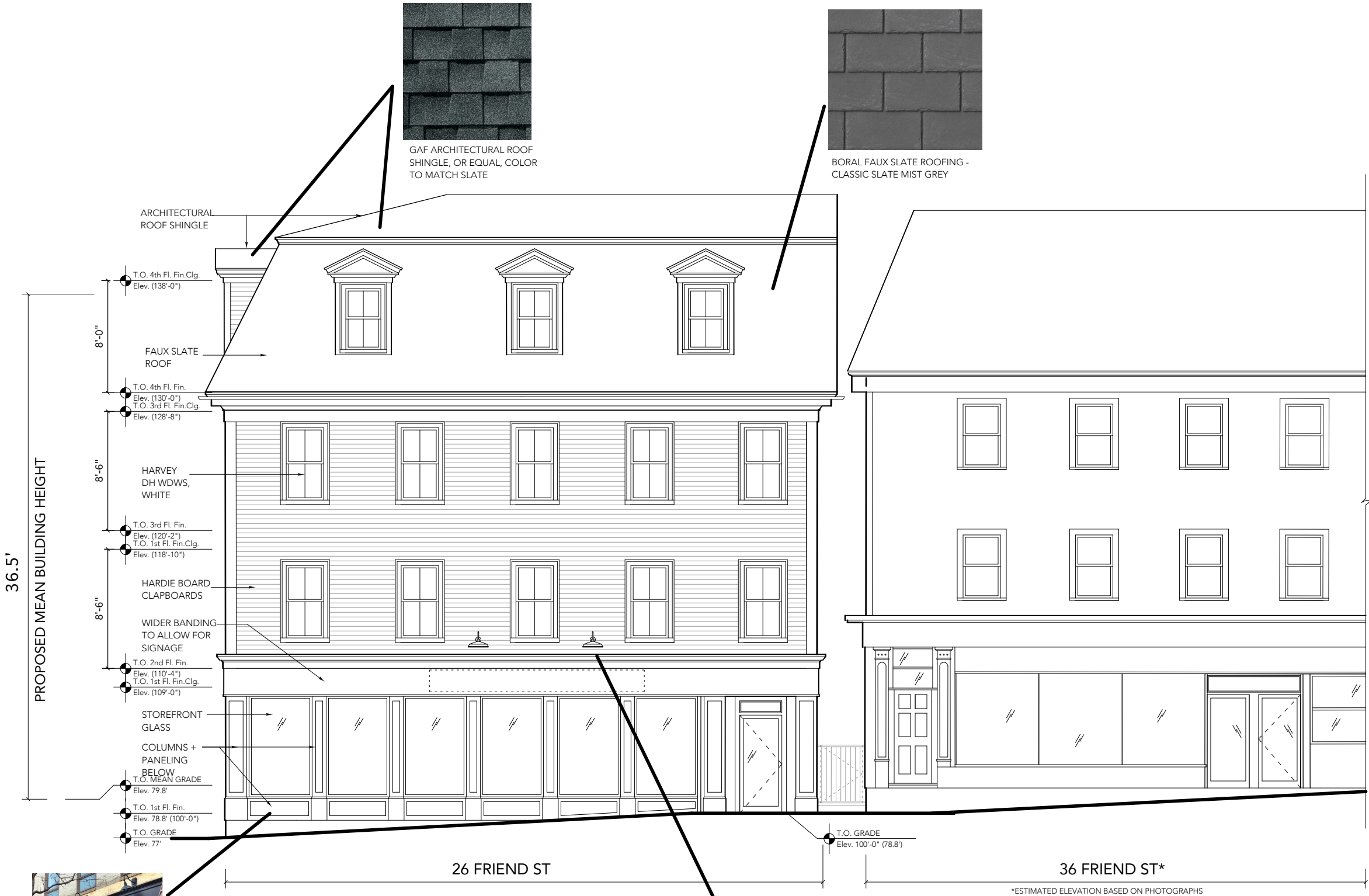
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PROPOSED Exterior Elevations

SCALE: 1/8" = 1'-0"

11 april 2025

A03



STOREFRONT - COLUMNS, PANELS, FIXED GLASS



BARN LIGHT FIXTURE
WALL MOUNTED GOOSENECK,
DARK SKY COMPLIANT, BLACK

1 Front Exterior Elevation - Street View
SCALE: 1/8" = 1'-0"

project:

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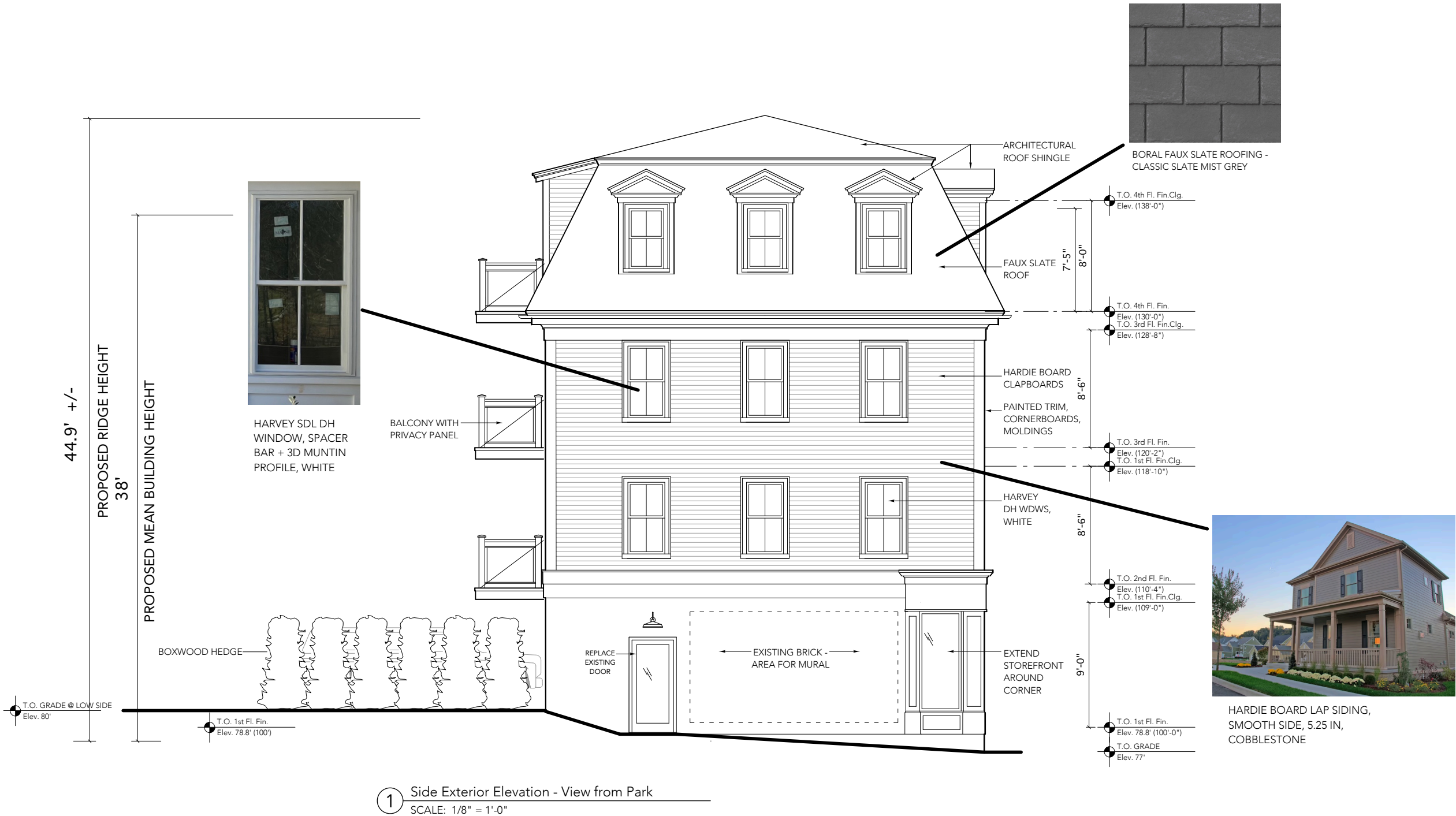
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PROPOSED
Exterior Elevations

SCALE: 1/8" = 1'-0"

11 april 2025

A04



project:

26 FRIEND STREET

Amesbury, MA

architect:

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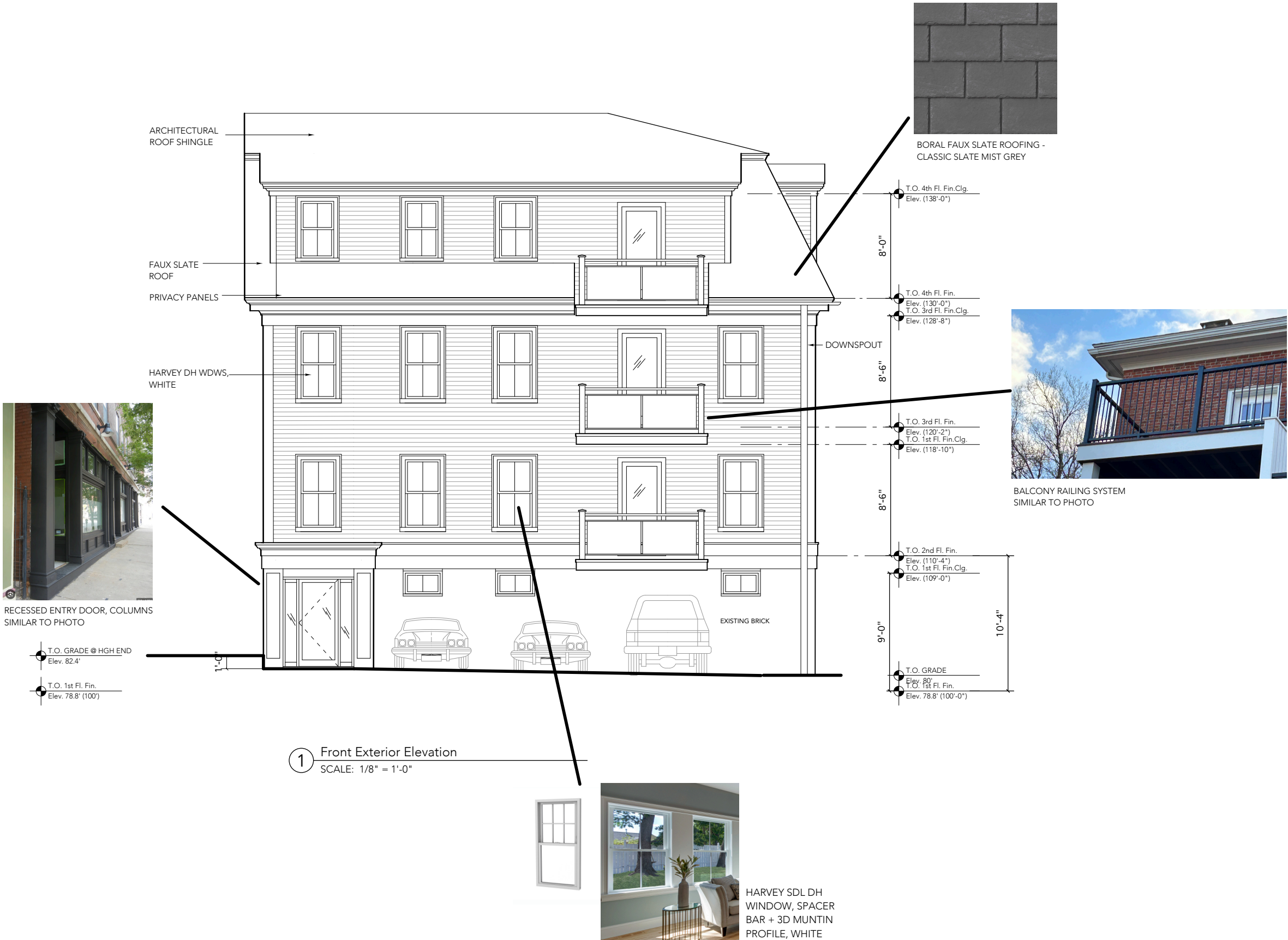
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PROPOSED
Exterior Elevations

SCALE: 1/8" = 1'-0"

30 may 2025

A05



project:

26 FRIEND STREET

Amesbury, MA

architect:

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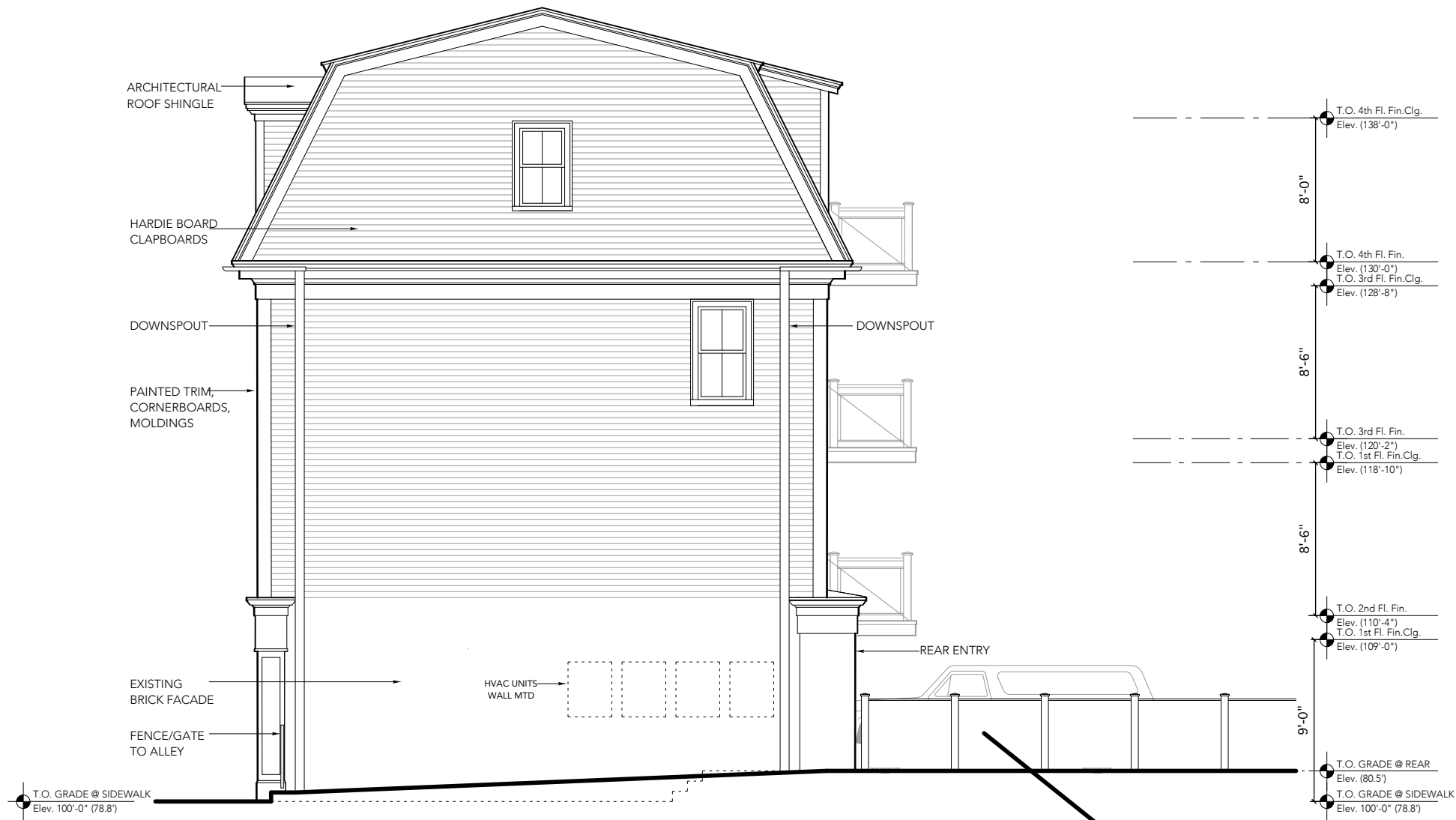
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PROPOSED
Exterior Elevations

SCALE: 1/8" = 1'-0"

11 april 2025

A06



1 Side Exterior Elevation
SCALE: 1/8" = 1'-0"



4' HIGH CEDAR FENCING FOR
TRASH/RECYCLING AREA

project:

26 FRIEND STREET

Amesbury, MA

architect:

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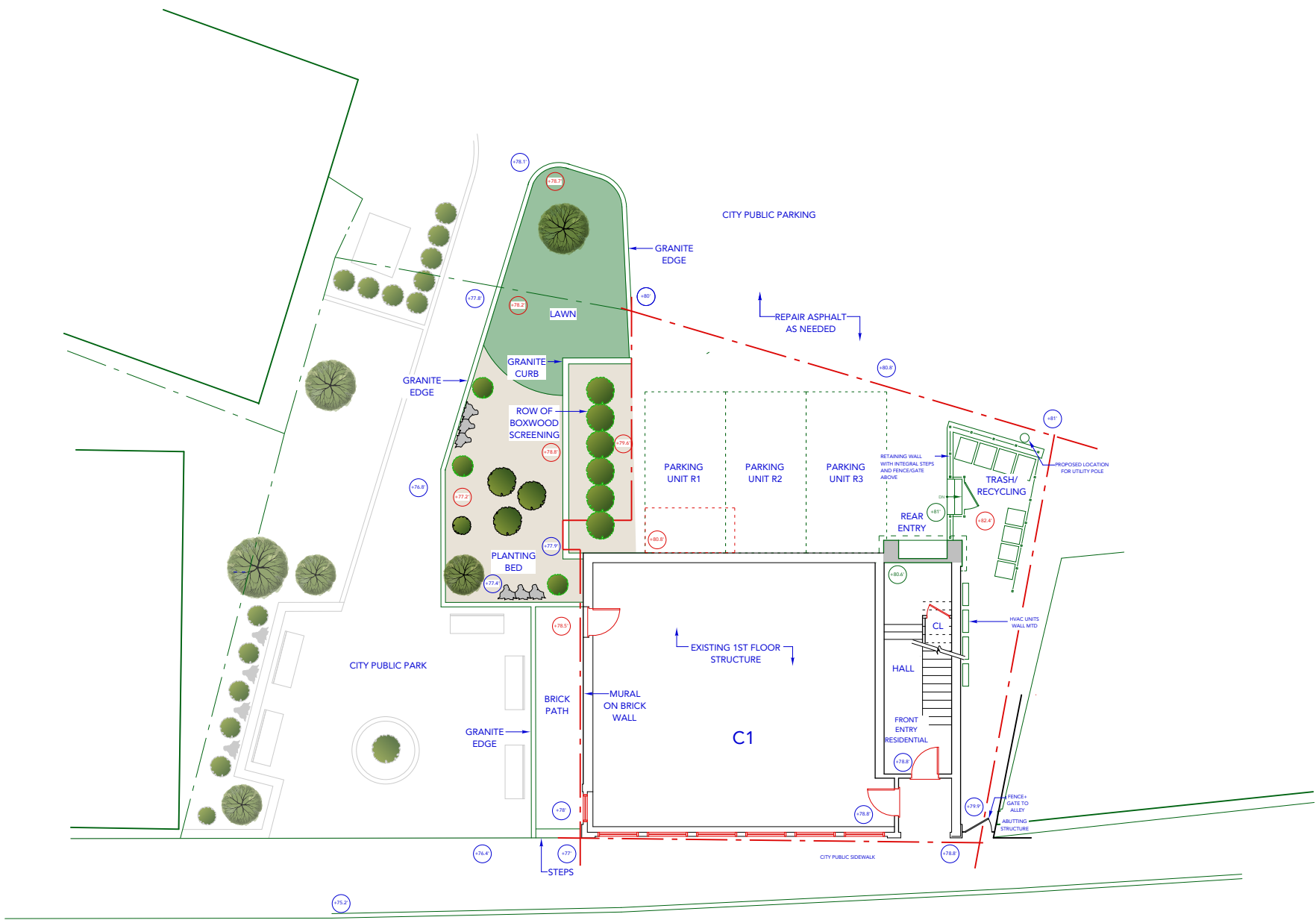
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Landscape Plan

SCALE: 1/16" = 1'-0"

11 april 2025

L01



1 Landscape Plan
SCALE: 1/16" = 1'-0"

26 Friend Street

Special Permit

§ X-J

1. Listed in the table of use regulations as a special permit
 - Multifamily Residential is listed as allowable by Special Permit from the Planning Board
2. Essential and/or desirable to public convenience or welfare
 - Included in table – determined by City to be desirable
 - Increase housing CBD Zone/ Downtown area
 - Activate the area in non-business hours
 - Limit the amount of traffic on the streets
3. Not create undue traffic congestion or unduly impair pedestrian safety
 - Nominal impact on traffic
 - Sidewalks – no impact on pedestrian safety
 - Creates three parking spaces and is served by nearby lots

26 Friend Street

Special Permit

§ X-J

4. Will not overload any public water, drainage, or sewer system or any other municipal system...
 - Nominal increase of 990 gpd
 - Will continue to maintain drainage
 - will not create a hazard or negatively affect the health, safety or general welfare of any area of the city.

26 Friend Street

Special Permit

§ X-J

5. Special regulations fulfilled – Section XI-J.4
 - Multifamily use located in purposefully dense downtown
 - Does not take up any larger footprint than exists today
 - No physical limitations
 - Sufficient local parking and no negative traffic impacts
 - Multifamily permitted by right
 - Currently nonconforming and the proposed modifications can be approved under section VI.F.11
 - Rear setback intensification is on second floor and above and the adjacent City Parking Lot
 - No negative impact on existing/possible structures
 - Upward extension of sideline non-conformities appropriate for downtown density and streetscape
 - Current one-story structure is relatively out of place
 - Parking is improved from zero compliant (potentially two in practice) parking spaces to three compliant spaces

26 Friend Street

Special Permit

§ X-J

6. Will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health or welfare
 - Complimentary style to the surrounding neighborhood, namely the more densely constructed commercial downtown
 - New public gathering space adjacent to the building
7. Will not cause an excess of that particular use that could be detrimental to the character of neighborhood
 - Consistent with the downtown and the City's desire for a mix of commercial space and residential space

26 Friend Street

Site Plan Review

§ XI-C

1. Site Plan complies with Dev. and Performance Standards
2. Minimizes traffic and safety impacts of the proposed development on adjacent highways or roads and maximizes the convenience and safety of vehicular and pedestrian movement with the site.
3. The proposed development, to the extent feasible:
 - Is integrated into the existing landscape
 - Minimizes adverse environmental impacts
 - Minimizes obstructions of scenic views
 - Preserves unique natural or historic features
 - Minimalizes tree, veg. + soil removal and grade changes
 - Maximizes open space retention
 - Screens objectionable features
 - Minimizes noise and odors associated with commercial/industrial activities (not applicable)

26 Friend Street

Site Plan Review

§ XI-C

4. Architectural design of the proposed development is in harmony with the vernacular architecture of the City
5. Served with adequate water supply and waste disposal systems and will not place an excessive demands on City services and infrastructure
6. Plans show stormwater will be managed and addressed

26 Friend Street **Request**

- Special Permit for Multifamily Use
 - Allow Three parking spaces, where eight are required
 - Reduction allowed by XI-J.4
 - Currently no conforming parking spaces
- Site Plan Approval





RIGHT
TURN
ONLY

Data Recovery
American Lazer
CommSat
**MOVED TO A
NEW LOCATION**
New Address
3 Graf Rd, Suite 7
Newburyport, MA 01950

VoIP Phone Systems

Medical Services

Surveillance Camera Sy







BARKING
DOG
BAR & GRILL





