

1. Amesbury Planning Board Meeting Minutes
2. In Person Meeting – January 27, 2025, at 7:04 PM
3. Acting Chairman Keith Ratner called the January 27, 2025, Planning Board meeting to order at 7:04 PM.
4. *To submit a public comment ahead of time email Becky Frey at freyr@amesburyma.gov. To speak live at the meeting fill out a public comment form and turn it into Becky Frey. There will be a public comment portion of each public hearing discussed tonight.*
5. *The Chairman notes that tonight's Planning Board meeting is being recorded by Amesbury Public Access Television; this legal step has been taken but does not act as the official record. The written meeting minutes by the Recording Secretary is the official record.*
6. Nipun Jain commented that the Planning Board Chair and Vice Chair were both absent today. The members will have to appoint an Acting Chair for the night.
7. Joel Nice motioned to nominate Keith Ratner as Acting Chair for the January 27, 2025, meeting. Seconded by Michael Jewell. The motion passed unanimously.
8. Keith Ratner initiated roll call –
9. Keith Ratner – YES
10. Joel Nice – YES
11. Michael Jewell – YES
12. Tracey Chalifour - YES
13. David Frick – Absent
14. Pascal Rettig - Absent
15. Also: Nipun Jain Planning Director and Becky Frey (Community Development Coordinator)
16. **Continued Public Hearing – Bill 2024-096**
17. Keith Ratner commented that the first item on the agenda was Bill 2024 -096. There are only 4 Planning Board members present today, and they are still waiting for a memo from the city's attorney.
18. Michael Jewell motioned to continue Bill 2024-096 to the February 10, 2025, Planning Board Meeting. Seconded by Joel Nice.
19. Michael Jewell questioned why an outside organization knew more about not discussing this item tonight than the Planning Board. It does not look good when an outside organization has more information than the members of the Planning Board. It would have been more appropriate to receive an email before Lake Attitash Association. Nipun Jain confirmed they would send out notices in the future.
20. Nick Cracknell commented that the Lake Attitash Association and their attorney were informed that the Planning Board would not have a couple members today. There was no direction from Mr. Cracknell that this item did not require discussion because that is not his

authority. It was recommended that the item would be continued, but they did not ban public comment. If the public chose not to come it was because they felt the recommendation would be heeded.

21. Michael Jewell commented that it seemed they were under the impression it would not be discussed.
22. Nipun Jain commented that they communicated to their attorney that they were waiting for a legal opinion from KP Law and there was not any new information to discuss at the meeting from legal counsel.
23. Tracey Chalifour commented that she was concerned about getting late breaking information and questioned what the cut off for new information was. She did a lot of homework to review this. It is not fair to the Planning Board or public to get information last minute.
24. Nipun Jain commented that even if there is a deadline for a submission nothing prevents the applicant from discussing new items on the floor. The submission deadline is a 2-week deadline. If someone brings information to the Board at the public hearing, then it is hard not to take it into account. There are some things we can control and some we cannot.
25. Tracey Chalifour commented that she wanted to be as prepared as possible.
26. Nick Cracknell commented that in his opinion there was never a cut off for the city attorney. The primary goal of the meeting 2 weeks ago was to submit ideas for an amendment to the amendment. It was to understand the scope of the July legal notice and the vesting rights. Everyone has a pretty good understanding of the process now. On January 22, 2025, the Lake Attitash Association's attorney presented an amendment to the proposed amendments. That revision was sent to the city attorney for a response. They have not received a response yet. When OCED receives the memo, then it will be distributed.
27. Tracey Chalifour clarified that the three public comment letters that were submitted would be continued to next public hearing. Nipun Jain confirmed that was correct.
28. The motion passed unanimously.

29. Continued Public Hearing – 80 Haverhill Rd.

30. Keith Ratner commented that the applicant requested to continue their application to the February 10, 2025, Planning Board Meeting. Nipun Jain confirmed that was correct. The Planning Board only has 4 sitting members tonight and a special permit requires 5 sitting members.
31. Joel Nice motioned to continue the application for 80 Haverhill Rd. to the February 10, 2025, Planning Board Meeting. Seconded by Michael Jewell. The motion passed unanimously.

32. New Public Hearing – 233 Lions Mouth Rd.

33. Keith Ratner commented that they only have 4 members tonight, so they cannot review the special permit application.
34. Joel Nice motioned to continue the application for 233 Lions Mouth Rd. to the February 10, 2025, Planning Board Meeting. Seconded by Michael Jewell. The motion passed unanimously.

35. Administrative – Stantec Invoices

36. Nipun Jain read the invoice summary into the record.

1. A Stantec Invoice for Bailey's Pond in the amount of \$85.00.
2. A Stantec invoice for 47.5-57 Kimball Rd. in the amount of \$85.00.
3. A Stantec invoice for 14 S Hunt Rd. in the amount of \$721.25.

37. Tracey Chalifour motioned to authorize payment to the Stantec invoices listed above.

Seconded by Joel Nice. The motion passed unanimously.

38. Adjournment

39. Tracey Chalifour motioned to adjourn at 7:25 pm. Seconded by Joel Nice. The motion passed unanimously.