

The Commonwealth of Massachusetts  
**AMESBURY BOARD OF APPEALS**

**NOTICE OF SPECIAL PERMIT**

Conditional or Limited Variance or Special Permit  
(Amesbury Zoning Bylaw, Sections 6 & 7 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been denied

To: Erik Primack

Address: 4 Field St., Amesbury, MA

4 Field St.

Identify Land Affected

By the City of AMESBURY Board of Appeals affecting the rights of the owner with respect to the use of premises on:

4 Field St.

Amesbury, MA

Street

City/Town

The record title standing in the name of Erik Primack

Whose address is 4 Field St.

Amesbury, MA

Street

City/Town

State

Be a deed duly recorded in the Essex County Registry of Deeds in Book: 34190 Page: 350

Registry District of the Land Court, Certificate No: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

The decision of said Board is on file with the papers in Decision or Case No: ZBAS-23-5

In the office of the City Clerk, Amesbury.

Signed this \_\_\_\_\_ day of \_\_\_\_\_

Board of Appeals: \_\_\_\_\_

Chairman

Board of Appeals: \_\_\_\_\_

Clerk

Received and entered with the Register of Deeds in the County of Essex, Book \_\_\_\_\_ Page \_\_\_\_\_

DENIED: \_\_\_\_\_

Attest: \_\_\_\_\_

EXPIRES: N/A

Special Permit Denied – Residential Conversion from Single-Family Dwelling to Two-Family Dwelling



# Amesbury

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Zoning Board of Appeals  
39 South Hunt Road  
Amesbury, MA 01913

**4 FIELD ST., AMESBURY**

**SPECIAL PERMIT / FINDING - DENIED**

## FINDINGS AND DECISION

RE: Application of Erik Primack, 4 Field St., Amesbury, MA, for a Special Permit/Finding under Amesbury Zoning Bylaws Section XI.KI, for a residential conversion from a single-family home to a 2-family home.

### Procedural History

1. Application for a residential conversion, pursuant to Section XI.KI of the Amesbury Zoning Bylaws was made by the above-referenced owner and filed with the Zoning Board of Appeals on April 11, 2023.
2. **A public hearing on the Special Permit / Finding application was held on June 29, 2023.**
3. This Special Permit / Finding Application is accompanied by: a Certified List of Abutters, Assessor's Property Card.
4. The plans and other submission material were reviewed by the Zoning Board of Appeals. Throughout its deliberations, the Zoning Board of Appeals has been mindful of the statements of the applicant, as made at the public hearing and those of the abutters.

### Findings

1. The subject property is located at 4 Field St., Amesbury, Mass.
2. The applicant is requesting to convert a single-family dwelling to a two-family dwelling.
4. The members were presented with information different from the application and drawing. The drawing reviewed at the meeting shows two units attached by two garages, as opposed to the original drawing provided.
5. The Owner states at the meeting that these will be individual condominiums and sold as such, which is different that what was conveyed in the application.

In view of the foregoing, the Zoning Board of Appeals hereby decides that:

1. Based on its findings, the Board felt that the proposed residential conversion does not meet the definition of a residential conversion to a two-family dwelling or the intent of the Bylaw.

**Record of Vote**

**Based on its findings the Board voted 0 to 5 and DENIED the SPECIAL PERMIT for a residential conversion from a one-family dwelling to a two-family dwelling.**

Board members considering and voting on the application were:

| <u>Name</u>      | <u>Vote</u> |
|------------------|-------------|
| Sharon McDermot  | No          |
| David Haraske    | No          |
| Donna Collins    | No          |
| Charles Basler   | No          |
| Michael McCarthy | No          |

The undersigned certifies that the copies of this decision (and plans referred to above) have been filed with the City Clerk. Any Appeal of this decision shall be made pursuant to Section 17 of the Zoning Act (M.G.L. Chapter 40A) and must be filed within twenty (20) days after the Notice of Decision is filed with the City Clerk.

AMESBURY ZONING BOARD OF APPEALS

\_\_\_\_\_  
Sharon McDermot  
Chairman

\_\_\_\_\_  
DATE



# Amesbury

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Zoning Board of Appeals  
39 South Hunt Road  
Amesbury MA 01913

June 30, 2023

RE: 4 Field St.  
Amesbury, MA 01913

Dear Abutter:

At a public hearing held on June 29, 2023 the Board of Appeals **DENIED A SPECIAL PERMIT / FINDING** for the above-mentioned property for a conversion of a single-family dwelling to a two-family dwelling under Section 10, Chapter 40A, General Laws of Massachusetts.

Respectfully,

  
Donna Lickteig,  
Adm. Asst.



# Amesbury

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Zoning Board of Appeals  
39 South Hunt Road  
Amesbury, MA 01913

June 30, 2023

Mr. Erik Primack  
4 Field St.  
Amesbury, MA 01913

Dear Mr. Primack:

At a public hearing held on June 29, 2023, the Zoning Board of Appeals DENIED your Special Permit/Finding for a residential conversion from a one-family dwelling to a two-family dwelling.

Any appeal shall be made pursuant to Section 17, Chapter 40A, General Laws of Massachusetts, and shall be filed within twenty (20) days after the filing date of such notice in the office of the city or town clerk.

Please feel free to call with any questions or concerns.

Respectfully,

Vinny Tirone,  
Dir. of Inspectional Services

# SPECIAL PERMIT WORKSHEET

Date: 6-29-23

Member: Haraske

Applicant:

Property: 4 Field St

Zoning District:

Precinct:

Property Owners: Primack

Required: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Existing: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Proposed: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Proposed project: ERIC PRIMACK

Presentation by: ERIC PRIMACK

Documentation:

Abutter(s) comments:

Notes:

## SUMMARY OF FINDINGS:

- 1) Currently exists in Table of Uses?
- 2) Is essential/desirable to public convenience/welfare?
- 3) Will not create undue traffic/impede pedestrian safety?
- 4) Will not overload public systems:
- 5) Special Conditions (Section XI) satisfied? CONV. OF 1 FAM TO 2 FAM
- 6) Will not impair character/health/welfare of district?
- 7) Will not create excess of use in neighborhood: WOULD NOT

DECISION: APPROVED/DENIED STIPULATION(S):

|                  |   |     |  |
|------------------|---|-----|--|
|                  | Y | N   |  |
| Michael McCarthy | Y | (N) |  |
| Donna Collins    | Y | (N) |  |
| Sharon McDermot  | Y | (N) |  |
| David Haraske    | Y | (N) |  |
| Charles          |   | (N) |  |

# SPECIAL PERMIT WORKSHEET

Date: 6/29/23  
 Applicant: Erik Primack  
 Property: 4 Field St.  
 Property Owners: SAME

Member: McCarthy

Zoning District:

Precinct:

Required: Area: \_\_\_\_\_ Frontage: \_\_\_\_\_ Front: \_\_\_\_\_ Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_ Rear: \_\_\_\_\_

Max. Height: \_\_\_\_\_ Max Stories: \_\_\_\_\_ Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Existing: Area: \_\_\_\_\_ Frontage: \_\_\_\_\_ Front: 32.5 Left Side: 19.8 Right Side: 33.2 Rear: 192.2

Max. Height: 26.6 Max Stories: 3 Max Bldg area (%) 6.77% Min. Open Space: 93.3%

Proposed: Area: \_\_\_\_\_ Frontage: \_\_\_\_\_ Front: 41.2 Left Side: 19.8 Right Side: 19.8 Rear: 86.9

Max. Height: 26.6 Max Stories: 3 Max Bldg area (%) 18.1% Min. Open Space: 81.9%

Proposed project: Conversion of single family house to 2-family home.

Presentation by: Erik Primack

Documentation: \_\_\_\_\_

Abutter(s) comments: see attached.

Notes: presented incorrectly, wrong project.

## SUMMARY OF FINDINGS:

- 1) Currently exists in Table of Uses? No
- 2) Is essential/desirable to public convenience/welfare? not as provided.
- 3) Will not create undue traffic/impece pedestrian safety? may or may not.
- 4) Will not overload public systems: N/A
- 5) Special Conditions (Section XI) satisfied? Have not.
- 6) Will not impair character/health/welfare of district? It will
- 7) Will not create excess of use in neighborhood: Correct.

DECISION: APPROVED/DENIED STIPULATION(S): \_\_\_\_\_

|                  |   |     |       |
|------------------|---|-----|-------|
|                  | Y | N   |       |
| Michael McCarthy | Y | (N) | _____ |
| Donna Collins    | Y | (N) | _____ |
| Sharon McDermot  | Y | (N) | _____ |
| David Haraske    | Y | (N) | _____ |

# SPECIAL PERMIT WORKSHEET

Date: 6.29.2023

Member: Basker

Applicant: Eric Primack

Property: 4 Field St.

Zoning District: RS

Precinct:

Property Owners:

Required: Area: 2660 Frontage: \_\_\_\_\_ Front: \_\_\_\_\_ Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_ Rear: \_\_\_\_\_

Max. Height: \_\_\_\_\_ Max Stories: \_\_\_\_\_ Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Existing: Area: 2660 Frontage: 9160 Front: 32.5 Left Side: 19.8 Right Side: 33.2 Rear: 192.2

Max. Height: \_\_\_\_\_ Max Stories: \_\_\_\_\_ Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Proposed: Area: 6664 Frontage: 9160 Front: 41.2 Left Side: 19.8 Right Side: 19.8 Rear: 86.9

Max. Height: \_\_\_\_\_ Max Stories: \_\_\_\_\_ Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Proposed project: 1 Family → 2 Family

Presentation by: Eric Primack

Documentation: \_\_\_\_\_

Abutter(s) comments: Condo, traffic, priv. use denied, density, comp. change

Notes: degraded in context, design changes since not safety

"second structure" - Primack

## SUMMARY OF FINDINGS:

- 1) Currently exists in Table of Uses? no
- 2) Is essential/desirable to public convenience/welfare? no
- 3) Will not create undue traffic/impede pedestrian safety? maybe
- 4) Will not overload public systems: maybe
- 5) Special Conditions (Section XI) satisfied? as found no
- 6) Will not impair character/health/welfare of district? no
- 7) Will not create excess of use in neighborhood: yes

DECISION: APPROVED/DENIED STIPULATION(S): \_\_\_\_\_

Michael McCarthy

Y

N

Donna Collins

Y

N

Sharon McDermot

Y

N

David Haraske

Y

N



**SPECIAL PERMIT WORKSHEET**

Date: 6/29/23  
~~5/25/23~~

Member: Collins

Applicant: Primack

Property: 4 Field St

Zoning District: 8

Precinct:

Property Owners: 9

*\*for 2fam, 12K*

Required: Area: 8K Frontage: 80 Front: 25 Left Side: 15 Right Side: 15 Rear: 30

Max. Height: 35 Max Stories: 2 1/2 Max Bldg area (%) 30 Min. Open Space: 50

Existing: Area: 15550 Frontage: 91'6" Front: 32.5 Left Side: 19.8 Right Side: 33.2 Rear: 19.2

Max. Height: 26.6 Max Stories: 3 Max Bldg area (%) 6.7 Min. Open Space: 93.3

Proposed: Area: 15550 Frontage: 91'6" Front: 41.2 Left Side: 19.8 Right Side: 19.8 Rear: 8.7

Max. Height: 26.6 Max Stories: 3 Max Bldg area (%) 18.1 Min. Open Space: 89

Proposed project: refam -> 2fam w/garages

Presentation by: \_\_\_\_\_

Documentation: \_\_\_\_\_

Abutter(s) comments: \_\_\_\_\_

Notes: \_\_\_\_\_

**SUMMARY OF FINDINGS:**

- 1) Currently exists in Table of Uses? yes NO
- 2) Is essential/desirable to public convenience/welfare? not as presented
- 3) Will not create undue traffic/impede pedestrian safety? will, according to neighbors
- 4) Will not overload public systems: probably not
- 5) Special Conditions (Section XI) satisfied? not
- 6) Will not impair character/health/welfare of district? will
- 7) Will not create excess of use in neighborhood: probably not

DECISION: APPROVED/DENIED STIPULATION(S): \_\_\_\_\_

|                  |   |          |       |
|------------------|---|----------|-------|
| Michael McCarthy | Y | <u>N</u> | _____ |
| Donna Collins    | Y | <u>N</u> | _____ |
| Sharon McDermot  | Y | <u>N</u> | _____ |
| David Haraske    | Y | <u>N</u> | _____ |
| Charles          | Y | <u>N</u> | _____ |

# SPECIAL PERMIT WORKSHEET

Date: 6/29/23

Member: Sharon

Applicant: Eric Primack

Property: 4 Field St. Amesbury

Zoning District:

Precinct:

Property Owners: Eric Primack

Required: Area: 12000 Frontage: \_\_\_\_\_ Front: \_\_\_\_\_ Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_ Rear: \_\_\_\_\_

Max. Height: \_\_\_\_\_ Max Stories: 2 1/2 Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Existing: Area: 2660 Frontage: \_\_\_\_\_ Front: 32.5 Left Side: 19.8 Right Side: 33.2 Rear: 192.2

Max. Height: \_\_\_\_\_ Max Stories: \_\_\_\_\_ Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Proposed: Area: 18.19 Frontage: 41.2 Front: 41.2 Left Side: 19.8 Right Side: 19.8 Rear: 86.9

Max. Height: \_\_\_\_\_ Max Stories: 2 1/2 Max Bldg area (%) \_\_\_\_\_ Min. Open Space: \_\_\_\_\_

Proposed project: convert to 2 family

Presentation by: Eric Primack

Documentation: \_\_\_\_\_

Abutter(s) comments: \_\_\_\_\_

Notes: Frontage on Field St. ; Jenna Matsis has a petition w/ 17 sig. against projection

Uick Matsis - 3 Field St.

realtor - says this is a condo

Katie Hernandez (30 Chase St)  
2 little kids - worries about narrow st.

Laura Ukas 22 Chase St.  
great design; not the location

Glenn Currie - 6 Field St. - opposed

Jim Sweeney - 66 Avalon St. (not in favor)

## SUMMARY OF FINDINGS:

- 1) Currently exists in Table of Uses? no
- 2) Is essential/desirable to public convenience/welfare? not as presented
- 3) Will not create undue traffic/impede pedestrian safety? may or may not
- 4) Will not overload public systems: will not
- 5) Special Conditions (Section XI) satisfied? no
- 6) Will not impair character/health/welfare of district? will
- 7) Will not create excess of use in neighborhood: will not

DECISION: APPROVED/DENIED STIPULATION(S): \_\_\_\_\_

|                  |   |   |
|------------------|---|---|
|                  | Y | N |
| Michael McCarthy | Y | N |
| Donna Collins    | Y | N |
| Sharon McDermot  | Y | N |
| David Haraske    | Y | N |
| Charles          |   | N |

**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Jenna Motsis

Address: 3 Field Street

City: Amedbury State MA Zip 01913

Home Phone (603) 401-8684

Matter(s) on which you would like to speak: Special permit 4 Field Street

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

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I have read and understand the rules of decorum printed on the reverse of this form.

Signature:  Date: 6/29/23

## Donna Lickteig

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**From:** Jenna-Lee Motsis <jennaleec@hotmail.com>  
**Sent:** Thursday, June 29, 2023 11:29 AM  
**To:** Donna Lickteig; mcdermots@amesburyma.gov; harasked@amesburyma.gov; mccarthym@amesburyma.gov; baslerc@amesburyma.gov  
**Subject:** Zoning Board Meeting-Topic of Discussion: 4 Field Street  
**Attachments:** Lindsay Pappas Statement.docx

Good Morning,

In anticipation of the zoning board meeting this evening, I would like to share these images as evidence of the current condition of 4 Field Street, topic of discussion for the meeting. I would respectfully encourage the board members to drive through our neighborhood, to get an idea of not only the condition of the property, but the infrastructure of the neighborhood. I apologize in advance if this email is unconventional, I just didn't have a way to share these images with you this evening at the hearing. I'm also attaching one of the abutter's statements as she will be unable to attend tonight's hearing, in case you have not already received it.

Thank you in advance for your time and consideration.

Jenna Motsis  
3 Field Street  
Amesbury, MA 01913  
603.401.8684





**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Nick Motsis

Address: 3 Field St

City: Amesbury State MA Zip 01913

Home Phone (978) 920-7378

Matter(s) on which you would like to speak: Special Permit 9 Field St

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

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I have read and understand the rules of decorum printed on the reverse of this form.

Signature:  Date: 6/29/23

**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Matt Thurlow

Address: 5 Field St

City: Amesbury State MA Zip 01913

Home Phone (978) 420 8978

Matter(s) on which you would like to speak: Special Permit 4 Field St

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

NONE

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: Matt Th Date: 6/29/23

**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Katie Hernandez

Address: 30 Chase St.

City: Amesbury State MA Zip 01913

Home Phone (978) 872-5805

Matter(s) on which you would like to speak: 4 Field St.

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: Katie Hernandez Date: 6/12/13

**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Mrs. Laura W. Nikas

Address: 22 Chase St.

City: Amesbury State MA Zip 01945

Home Phone (508) 423-2694

Matter(s) on which you would like to speak: 4 field St. / Primach

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

N/A

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: [Signature] Date: 6/29/2023

**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Glenn R. Currie Jr

Address: 6 Field St.

City: Amesbury State MA Zip 01913

Home Phone (978) 992-7789

Matter(s) on which you would like to speak: Variance request - ~~#4~~ 4 field st.

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

Katherine Currie  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: Glenn R Currie Date: 29 JUN 23

## Donna Lickteig

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**From:** Lara Owens <laraeoinma@gmail.com>  
**Sent:** Thursday, June 29, 2023 6:08 PM  
**To:** Donna Lickteig  
**Subject:** Public Comment Re: 4 Field Street

Good afternoon.

I am very concerned regarding the possibility of transitioning 4 Field St from a single family to a 2 family residence.

Even with garages and driveways for each unit, there will be too many cars since they will be family homes and presumably a minimum of 4 cars total for the property. The streets in this area are one lane and as it is, people are parking on sidewalks on Aubin, and they park too close to corners on Dublin, Chase, and Aubin. They blow through intersections leading to near accidents and often one person has to back down the street to make room.

My car was hit by someone backing out of their driveway because they did not see me and I had nowhere to go to avoid them since the roads are so narrow.

I do not feel that a 2-family house is suitable for the lot. I believe there will be additional safety hazards with the increased traffic, children who play outside, and our lack of sidewalks.

Thank you for your time.

Lara Owens  
49 Dublin Street  
Amesbury, MA 01913  
760-362-3444  
laraeoinma@gmail.com

Sent from my iPhone

## Donna Lickteig

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**From:** Donna Lickteig <lickteigd@amesburyma.gov> on behalf of lickteigd@amesburyma.gov  
**Sent:** Wednesday, June 28, 2023 10:14 AM  
**To:** Vinny Tirone  
**Subject:** FW: 4 Feild St  
  
**Importance:** High

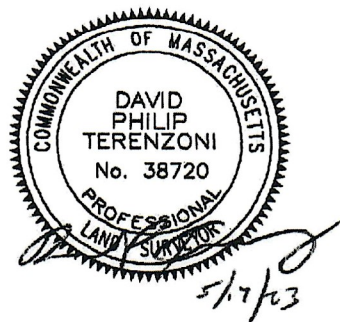
This is regarding the ZBA hearing this Thursday. Please respond to Ms. Pappas.

-----Original Message-----

**From:** Lindsay Pappas <lindsaympappas@yahoo.com>  
**Sent:** Wednesday, June 28, 2023 10:08 AM  
**To:** Donna Lickteig <lickteigd@amesburyma.gov>  
**Subject:** 4 Feild St

Hello I am a resident on Dublin St. writing to enter my public comment to contest the tear down and new construction on 4 Field Street. The neighborhood is very tight and streets are very small and narrow in this section of town. It is unsafe to add another entire occupancy. Cars are parking on the sidewalk on Aubin St. and in the road on Chase St., Dublin St. and Field St because there are no sidewalks. This makes it difficult and dangerous for police fire and EMS to get down to an emergency especially during the winter months. Adding potentially 4+ cars to the over congested area is a major safety issue. Thank you for taking my comment into consideration.

Best, Lindsay Pappas R.N., B..S.N.



P23-002