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2024 NOV -7 P 3:39

CITY OF AMESBURY, MA

PLANNING BOARD DECISION

Property Ownership: **Victor J Vigna Jr. Revocable Trust
35A Pleasant Valley Road
Amesbury, MA 01913**

Applicant: **Victor Vigna
35A Pleasant Valley Road
Amesbury, MA 01913**

Application Type: **SPECIAL PERMIT**

Project: **Accessory Dwelling Unit In An Existing Structure**

Location: **35A Pleasant Valley Road, Amesbury, MA 01913**

Date: **October 28th, 2024**

GENERAL

On or about 09/03/2024 the Planning Board of Amesbury (the "Board") received a Special Permit application to convert the second floor of an existing garage into an Accessory Dwelling Unit at 35A Pleasant Valley Road. The application was submitted along with a Plot Plan and Floor Plan drafted by Victor Vigna. The Plans are attached to this Decision as exhibits.

Public Hearing

The Board held the public hearing on the Special Permit application referenced herein and a decision was rendered on 10/28/2024. This is the Final Action of the Board ("Decision") on the application for Special Permit.

Special Permit – Accessory Dwelling Unit
35A Pleasant Valley Road, Amesbury, MA 01913

Waivers

Requirement	Requested Waiver	Decision of the Board
XI.K.3.F.2.ii A DADU that is within a required side yard or rear yard setback for the zoning district shall not have any windows, balconies, or doors higher than eight feet above grade facing adjacent property. A corner lot shall have two front yards with the principal front yard being where the address is assigned.	Request to allow existing windows above eight feet in the side yard setback facing an adjacent property.	Granted given the fact that they are preexisting windows, and no exterior renovations are proposed.

Chair, Amesbury Planning Board

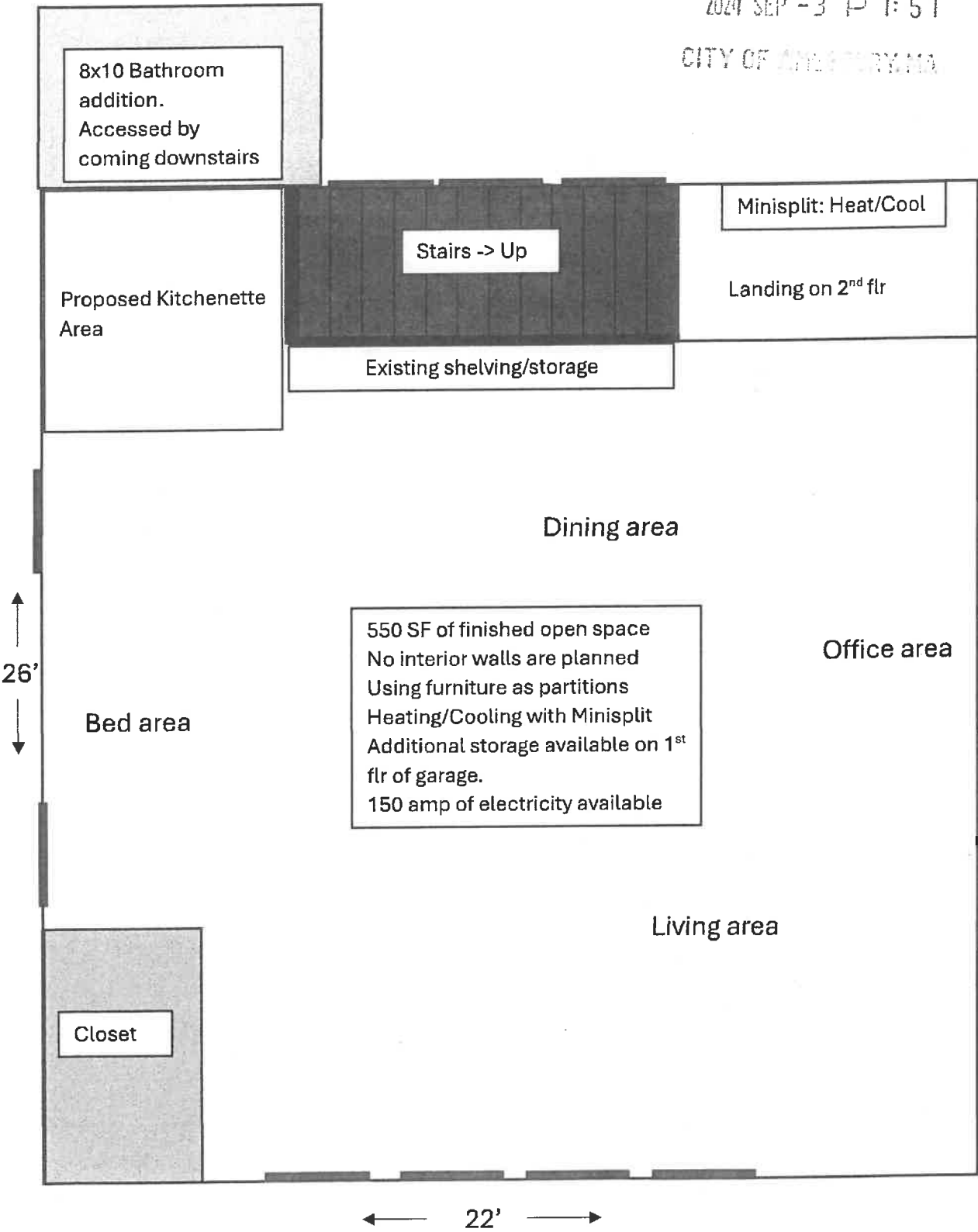
Exhibits

Floor Plan (on 2nd floor of garage)

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CITY OF ANNAPOLIS, MD



Plot Plan

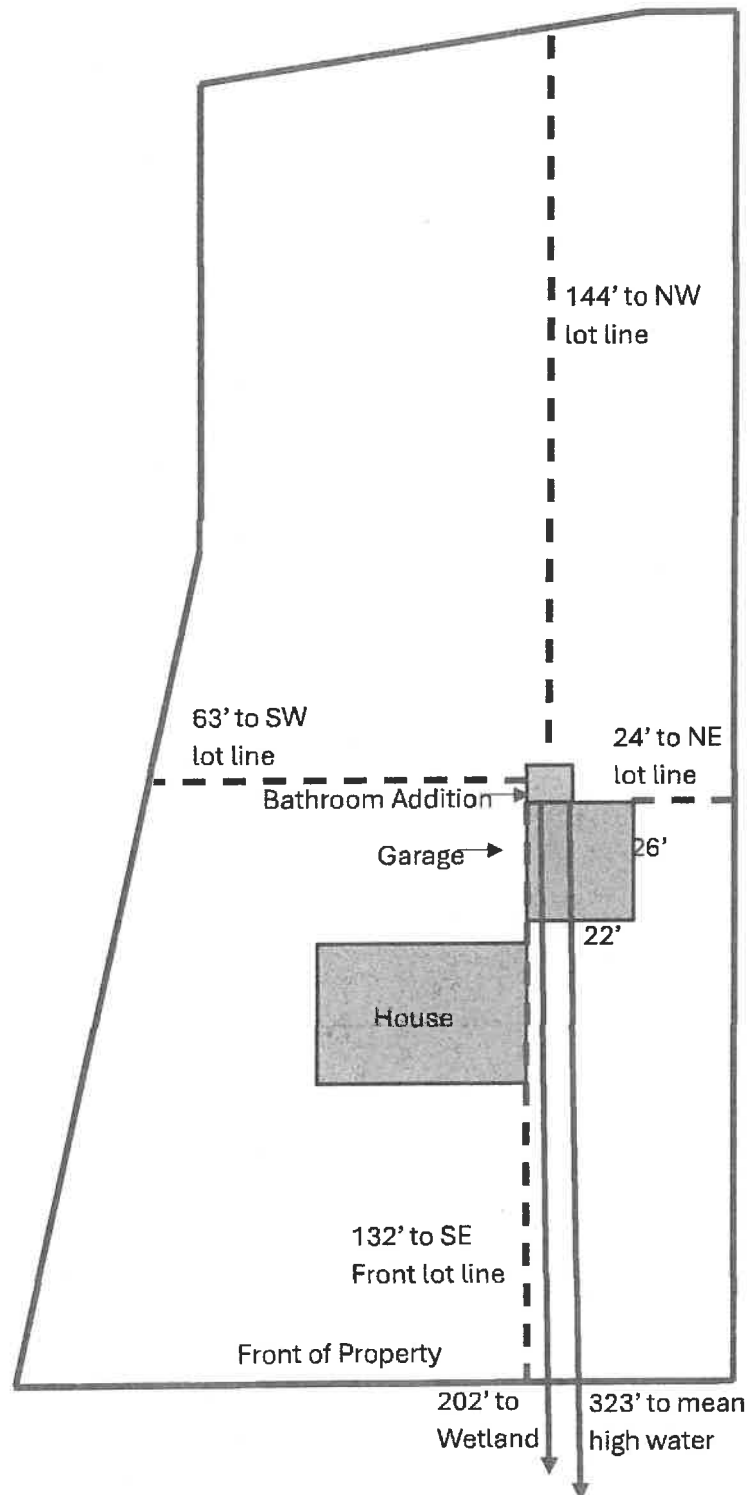
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2024 SEP -3 P 1:57

Name: Victor Vigna, Jr.

Address: 35A Pleasant Valley Rd., Amesbury, MA 01

CITY OF AMESBURY, MA



TO:

Victor Vigna
35A Pleasant Valley Road
Amesbury, MA 01913

PLANNING BOARD VOTE:

On 10/28/2024, the Amesbury Planning Board voted 5-0 in favor of the approval of the Special Permit for the proposed Accessory Dwelling Unit at 35A Pleasant Valley Road in Amesbury MA as per approved plans and supporting information included in the application, subject to the findings, waivers and conditions stated in this Decision.



Filed with the City Clerk on November 7, 2024



City Clerk

A Building Permit is required for any construction or remodeling. It is your responsibility to file this Special Permit Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

Any appeal shall be made pursuant to Mass. General Laws, Section 17, Chapter 40A, and shall be filed within twenty (20) days after the date of filing of such notice in the City Clerk's Office.