



September 22, 2025

Pascal Rettig, Chair
Amesbury Planning Board
62 Friend Street
Amesbury, MA 01913

**RE: Special Permit Application
6 Lake Attitash Way
Amesbury, Massachusetts**

Dear Chairperson Rettig and Members of the Commission:

On behalf of Nate Mallard (Applicant), McCarty Engineering Inc. (MEI) has prepared a Special Permit Application with supporting documentation for the property located at 6 Lake Attitash Way, shown as Parcel 103A Map 59 on the City of Amesbury Assessors. The parcel is approximately 1 acre in size, located in the Residence 20 zoning district and the Water Resource Protection Zone B Overlay district.

The land is currently vacant, and the applicant wishes to construct a single-family home on the subject parcel. The property contains an isolated wetland which is non-jurisdictional to MA DEP under the Wetland Protection Act, however per the City of Amesbury local bylaw the proposed project requires a Notice of Intent.

The local jurisdictional area has been created because of previous alterations. Neighboring parcels have historically dumped lawn clippings and leaf litter on site which created a berm allowing stormwater from Lake Attitash Way to stage up on the property, creating the isolated wetland. Since the wetland is "isolated" and not considered to be a vernal pool the area is not tributary to the public water supply, does not contain or support any wildlife, wildlife habitat or rare species, therefore the area is not to be considered significant.

MEI subsequently filed a Notice of Intent with the Amesbury Conservation Commission in May of 2025 but after correspondence with the Various Town Departments including the Town Planner, Building Commissioner and Conservation Agent it was determined that a revised design was required.

The attached proposed site plan associated with this application was developed in direct coordination with applicable Town officials. As the project site is located within the "Water Resource Protection Zone B", a special permit from the Amesbury Planning Board is required in accordance with section 14 of the Amesbury Zoning Ordinance.

The Massachusetts Department of Environmental Protection (MADEP) Stormwater Management Standards state that the Standards shall not apply to a single-family home project. However, the City of Amesbury's Local Bylaw exceeds certain provisions of the MADEP Stormwater Handbook by requiring applicants to provide a stormwater management system and provide artificial recharge of precipitation. The proposed project includes the installation of underground infiltration chambers (drywells) to infiltrate the roof top runoff from the house and garage, and the installation of a stone base layer beneath the proposed pervious pavers to treat the runoff from the proposed driveways. The project exceeds this requirement by surpassing the required 1" water quality volume for all new impervious area on site (roof top and driveways) within the proposed drywells and permeable paver driveways.

In addition to the stormwater mitigation proposed above, MEI is proposing a catch basin south of the wetland system on the property, with the intent of mitigating the existing drainage issues that historically occur on both the subject property as well as the abutting parcels. Early on in the design phase of this project, town departments including Planning, Conservation and DPW requested that we analyze a flooding condition that occurs in the vicinity of this property and consider mitigation measures. Based on observations during and after rainfall events, runoff from both Lake Attitash Way and the surrounding properties discharges overland to this isolated wetland, overflows to an abutting property across their lawn, down a shared driveway across Lake Attitash Way and ultimately to Lake Attitash without pretreatment. By collecting this overflow on this property, this catch basin will divert the runoff and convey it to the existing drainage system that is located in Lake Attitash Way. This piped network ultimately flows to a water quality unit which provides treatment prior to discharging the runoff to Lake Attitash.

We look forward to working with Board in the review of the proposed Project. Should you require additional information or additional copies of the information submitted please feel free to contact our office.

Sincerely,



Brian Marchetti, P.E
Vice President



John Plifka
Project Engineer