



Amesbury Technical Review Committee

August 6, 2026

Cultural Center

39 Millyard

9:30 am

In Attendance:, Chief Bailey, Lauren Blatchford, Nick Cracknell, Patrick MacDonald, Howard Snyder, Amanda Armington, Joe Neipp, Chief Serino, and Becky Frey

Absent: Nipun Jain, Jim Wilson, Joe Buckley

Chief Bailey called the meeting to order at 9:35 am.

CMMP Review:

1. 29 Water Street

Mike Sanchez represented 29 Water Street. They are converting a mill building into 6 residential condos. They have mobilized on site with a demolition permit and have a licensing agreement with the city in place. The site plan and special permit applicant was approved by the Planning Board on July 13, 2026, and they received Conservation Commission approval in April. They have not done a full SWPP. They are only going outside the fence line for utility connections. Each process shouldn't be more than a day or 2 in the street. This is a fully contained site, and the scaffolding is up. The demolition will be completed this month. They are waiting for the appeal period to be up. The site went through National Night Out with no incidents. The plan is to be done with the outside staging down by November 1, 2026. The interior should be done by spring. They hope to be completed by May.

Nick Cracknell commented they should schedule a preconstruction meeting for next week.

Amanda Armington requested clarification on the foundations. Mike Sanchez responded it was interior to the building for the elevator.

Patrick McDonald questioned if they should have the storm water engineer in the preconstruction meeting. Mike Sanchez responded there were two storm basins in the street. It was nowhere near where they were working. Patrick McDonald questioned if they needed anything else with DPW. Mike Sanchez responded they pulled all the permits they needed.

Chief Bailey thanked Mike Sanchez for the coordination on National Night Out. They have done a good job keeping the public safe and working with the city to make it work.



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Nick Cracknell motioned to approve the CMMP for 29 Water Street as revised. Seconded by Chief Bailey. The motion passed unanimously.

Prospective Project Review:

1. 46 Elm St. – Sunrise Bagel

Ryan Lopes commented that he lived in Amesbury and was looking to bring Sunrise Bagel to town. The company started in central Maine in 2021. They are interested in opening their 5th location here. The goal today is to try to anticipate permitting and gather information from the Committee. This would be the first location in Massachusetts. They expect to be creating jobs and will make artisan scratch made baked goods. They don't expect significant impact to traffic. It would be a 4-6 month build out. They are trying to open by the end of 2026 or early 2027. This is a tried-and-true model and expansions get easier each time.

Nick Cracknell questioned how many seats they anticipated inside. They need that count to do the parking calculations. Ryan Lopes commented that they will figure out how many spaces they can fit, then decide seating from there. Nick Cracknell commented they will need to figure out how many legitimate parking spaces there are. If there is a gap, then they will need a waiver.

Becky Frey commented that Jim Wilson had looked at the rough floor plan and noted that the seating can trigger other permitting and fire code regulations if you go over a certain threshold. It would be good to get feedback from Inspection's and the Fire Department on that as well.

Nick Cracknell commented that they will need to account for solid waste, deliveries, snow storage management, signage, and lighting. Ryan Lopes commented they were not changing anything from the exterior apart from adding a pedestal sign. Nick Cracknell commented that the building was not finished on the outside. There should be a conversation between the building owner, the first tenant and our department on what the finish will look like. It should go through the Design Review Committee. Nick Cracknell commented that he could reach out to the building owner to help start that conversation.

Howard Snyder commented that the site plan should show how the site functions and how the use will occur. Nick Cracknell commented that it should be a scaled drawing showing how they will use the site. Nick Cracknell commented they could follow up after this meeting to discuss further.



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Amanda Armington commented that internal work does not need to come to the Conservation Commission. The whole site is in the 200-foot riverfront, so outdoor work onsite could require permitting. Anything involving grading, fill, or tree removal would require Conservation Commission approval.

Patrick McDonald commented he did not have any comments at this time but would review the utility connections when the site plan was submitted.

Joe Neipp commented that they could work Inspections, Fire, and Police on occupancy load and discuss a sprinkler system.

Lauren Blathford commented that parking and safe access to the site are the biggest police concerns. Chief Bailey commented that he liked the idea of figuring out the parking first and then determining the seating. Parking should not bleed over to across the street. Nick Cracknell commented that they could talk to the neighbor across the road and work on an agreement for parking. This is a great idea for the space. Chief Bailey agreed.

2. 40 Water St. – Port Pickle

Jake Heger represented his client Jake Vanderlugt and both were present to speak to the project. They have identified 40 Water Street as a great opportunity for an indoor pickle ball court location. This could be a great amenity to Amesbury. Jake Vanderlugt commented that he was from Kansas City which is a mecca for pickle ball. There are not a lot of regulation size pickle ball courts in this area. The Pickler in Seabrook has a different model where members pay \$140 a month for unlimited play. This model would be for people who want to casually play. The concept would have 4 cushioned courts. There would not be any food and beverages onsite, and they will not have a lot of staff. Customers can book their court electronically and can access the building electronically as well. There is a company in Michigan that has been running this model for 3 years and they are exceeding their benchmarks. They are open 24/7 and 365 days a year because of the camera system. This model allows access for people who want to play at 9 or 10 pm. There is a viewing lounge and there are lockers. This is a community benefit to Amesbury. They are in active communication with the new landlords and hope to hear back soon. There are 75,000 people within a 15-minute vicinity. This is a hidden gem location. It meets the ceiling height without columns or drains in the way. The occupancy load would be a maximum of 25-35 people. The facility has 45 parking spots but 20 spots are allocated to 40 Water Street.



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Amanda Armington commented that this was not in the Conservation jurisdiction so she did not have any comments.

Nick Cracknell commented this was an awesome proposal and exactly what this location needs. There is good synergy with the downtown. OCED has been working to figure out how to do outdoor pickle ball courts in Heritage Park. But now there is a conflict with the new residential condos in that area. There may be an opportunity to do an outdoor pickle ball court at 40 Water Street as well. There is a big grassy area next to it. They could do something outdoor down the road. Parking should not be an issue given the model. It is also part of a bigger shared area. Jake Vanderlugt agreed the outdoor court would be cool. They were also thinking about adding a playground area. There are a lot of ways they could utilize the grassy area.

Nick Cracknell commented that the Planning Board just approved a 124 unit building just up the road. This would be a good amenity for that location. They should coordinate with OCED when they have a site plan.

Howard Snyder questioned if they planned to provide any sales for sports drinks or pickle balls onsite and questioned if there would be locker rooms or just restrooms. Jake Vanderlugt responded they would just be adding bathrooms and no showers. They would set up vending machines for drinks and balls. There will be lockers for people to utilize. The goal would be to operate under the 24/7 365 days a year model, but they are open to limiting the hours if needed. They will not have staff to check people in. They will use keys and cameras for that.

Lauren Blatchford commented that it would operate like 24-hour fitness facility. Jake Vanderlugt confirmed that was correct. They will have digital score boards and instant replay capability. They are confident in this model and location.

Patrick McDonald commented as they get further in the process, they will need to discuss the water and sewer depending on the service level. Jake Heger commented the landlord was waiting to find the right tenant and then was going to assess what was needed for the build out.

Joe Neipp commented this was an awesome idea and good for Amesbury. Joe Neipp commented that he had not been in the building so it would be good to look at it and the safety measures in place. Jake Vanderlugt commented it has a dry suppression system.



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They will build out the bathroom. There is not a lot of insulation, so they need to fix that. Joe Neipp commented they could coordinate a walkthrough of the building.

Chief Bailey agreed this was a good idea and the location was key. Chief Bailey questioned if they would be playing music at this facility. Jake Vanderlugt confirmed they would have a playlist going, but it would not be super loud. Chief Bailey commented that having a facility that people could go to at 2 or 3 am would be great for people who work odd hour shifts. They don't want to generate complaints, but he liked the 24 hour model.

Administrative:

1. Traffic Request Discussion

Chief Bailey commented that they discussed this in the past. The TTC was dissolved and that created a gap for some of these proposals. One of those gaps is roadway improvement projects.

Nick Cracknell commented that they need a forum for these traffic improvements. If the city is hiring a third party and or developing programs, policies, and projects they should be vetted by TRC so everyone is on the same page. The idea is to bring higher level projects here to vet them.

Patrick McDonald commented that he will work on a list with Nick Cracknell to understand what projects are on the table now and then they can add to it. Chief Bailey agreed these items should be at TRC so everyone is on the same page.

Lauren Blatchford clarified that simple citizen requests should contact their city councilor.

Patrick McDonald noted he would set up a group Teams portal to share this information and build the spreadsheet.

2. Minutes – 7-9-26

This was tabled to the next meeting.

Adjourn:

Nick Cracknell motioned to adjourn the meeting at 10:42 am. Seconded by Lauren Blatchford. The motion passed unanimously.