



Amesbury Technical Review Committee

April 2, 2026

City Hall Auditorium

62 Friend St.

9:30 am

In Attendance: Chief Bailey, Lauren Blatchford, Nick Cracknell, Joe Buckley, Amanda Armington, Jim Wilson, Joe Neipp, and Becky Frey

Absent: Nipun Jain, Howard Snyder, Chief Serino

Chief Bailey called the meeting to order at 9:37 am.

Outdoor Dining Applications:

1. [Phoenix Cafe – 19 Main Street](#)

Krystle Humphreys, owner of Phoenix Café, commented that they would like to use one parking space across from their entrance. They plan to put 3 tables there with 2 seats at each table. The Café is not handicapped accessible today, so this offers more opportunity for service.

Nick Cracknell clarified that the business was on the second story. Krystle Humphreys confirmed that was correct. Outrider used three spaces here last year. They are asking for one of them.

Nick Cracknell clarified they will need jersey barriers on three sides.

Chief Bailey noted the only reservation he had was that there was a fire main coming out of the side of the building. Chief Serino should review this before they give final approval. It was previously approved for Outrider, so it should be fine.

Chief Bailey motioned to recommend approval for the outdoor dining application for Phoenix Café pending sign off from Chief Serino. Seconded by Jim Wilson. The motion passed unanimously.

Application Review:

1. [2-6 Meadowbrook Landing Drive – Preapplication](#)

Paige Libbey with Jones and Beech and Michael and Jenna Green from Green and Company were present to speak to the application. Paige Libbey commented that the property is on Meadowbrook Road off Kimball Road. It almost fronts on Birchmeadow Road. The parcel is 150 acres. It is mostly wooded but there has been some disturbance caused by the current landowner. There is a pond on the northern border and some isolated wetlands throughout the site. In addition to past disturbance there is a gravel trail from the end of Meadowbrook Road out to Birchmeadow Road. They are proposing a cluster subdivision and did a preliminary yield plan with 47 lots. The lots are clustered



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to the western portion of the property. There is an air strip that runs through the middle of that. They will stay to the west of that and avoid the isolated wetland. That will help mitigate new disturbance. The lots are between 10,000 and 15,000 sf. There will be a 2,500 foot linear addition to the existing road. They will need waivers for the road length and requirement for a secondary egress. They have met with the Planning Department, DPW, and Fire prior to submitting this plan. A couple other waivers will be needed to reduce the right of way width, road width, and install sidewalks on one side instead of two. They will need to file a special permit because this is in the Water Resource Protection District. The only impact to that are any upgrades required to the road. The utility connections for the sewer and water will go along gravel road out to Birchmeadow Road. They will stub in there. They have been to the Planning Board for a preapplication and discussed the utilities and open space. Some Board members were not sure if the open space should be public. They are looking for feedback from staff.

Nick Cracknell commented that OCED has spent a fair bit of time on this. It is hard to believe there would not be public ownership and access for the open space. It will make a fantastic neighborhood park and generate a great recreational asset for the neighborhood and the surrounding streets. Lake Attitash has small lots with little open space. There may be some concerns on Birchmeadow about large crowds parking to access the open space. They will need to figure out how to provide public access to the site in a way that it works. The obvious break point on the property is between the 100-acre piece, which is a different ecology, than the northern part of the property that has been mined for gravel. Wetlands are coming in from the west from Merrimac creating the C shape of the development and then a choke point of wetlands leading to the open space. They have been trying to get the road to stop before the choke point. This is close to where it should be for the maximum length of the road. The concern isn't the number of units it's the limit of work and the impact at the choke point. If this is a public road, then there should be some parking spaces to allow people to park and access the open space. This is a great project, and they are doing a great job collaborating. This is the best proposal we have seen in 40 years. It is important to go back and do the 4-step design process. Hopefully we can make this work with the utility connections. There is no secondary access and Chief Serino has been plugged into that. He submitted a letter supporting the access with conditions. We look forward to meeting again to fine tune further ideally before this is formally filed.

Paige Libbey clarified their goal was to keep the road and open space public. There were a couple people who felt that it may not feel like an open invitation. They will need to think about how to satisfy providing public parking. There was concern from some Birchmeadow residents about the public parking on that road.



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Joe Buckley commented that it is in the drinking water protection area, so the less parking the better. DPW will ask for an access easement. The 200-foot buffer comes in on the south side as well. Nick Cracknell noted they will be doing work in the 200-foot buffer. Paige Libbey commented that if the land is turned over to the city, then they won't need the easement. They will work out whatever is needed.

Nick Cracknell commented that the proposed utility trench for water and sewer is on an existing trail that people could drive a pickup truck on today. Paige Libbey noted they picked that location because it is previously disturbed.

Joe Buckley commented that because it's a utility, they would want an easement even if the city owns it. It's cleaner to protect the utility.

Amanda Armington questioned if they had a wetland scientist flag on site. Paige Libbey responded that they used data from an older plan set, but they will have a wetland scientist do the flagging. Amanda Armington questioned if they would file an ANRAD. Paige Libbey responded that she was not sure. Amanda Armington commented that she would suggest it because it seems some of the wetland is BVW and some isolated which changes who regulates it.

Chief Bailey questioned if Meadowbrook Road would be a city accepted street. Nick Cracknell commented that was the intention. Chief Bailey commented that he was not a fan of the one-sided sidewalk but understood the request. That's his only concern. Nick Cracknell commented that he supported the one-sided sidewalk in this rural context. It is more important that the sidewalk goes to Kimball Road. They need to have a conversation about what they are doing in the first 400 feet of the roadway. They will need to discuss with the DPW what is already there and what else needs to be done.

Paige Libbey questioned if there were any other comments on putting the water and sewer through the open space. Joe Buckley responded that he gave them two options. As long as there's an easement it's fine. They will close the loop with the right of way.

Becky Frey commented that the Planning Board brought up concerns about the length of the pipe and future maintenance. Joe Buckley responded he was not concerned and it's a common practice. They have to be maintained. Nick Cracknell questioned how wide the easement would be. Joe Buckley responded it's common to go 30 feet. Paige Libbey commented that the trench is 4 feet wide but the separation between the sewer and water is 10 feet apart. Nick Cracknell commented that they should try to keep it as



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tight as they can because they will be cutting down trees on the side. Joe Buckley noted they need the width for separation, installation, and maintenance.

Amanda Armington commented that if they were doing water and sewer trenching across the wetland then they should include that in the filing so the Commission can consider temporary impacts.

Nick Cracknell commented they should look at the trail and get some cross sections of what they are trying to do there. Paige Libbey confirmed they could do that.

CMMP Review:

1. 80 Haverhill Road – Site Plan and Special Permit

Nick Cracknell motioned to approve the CMMP for 80 Haverhill Rd. Seconded by Chief Bailey. The motion passed unanimously.

Administrative Review:

1. 2-4 Elmwood Street – Site Plan and Special Permit

Becky Frey commented this application came to TRC for a preapplication. There were minimal changes in their formal filing. This is back on TRC for administrative review to allow for any final comments from city departments.

Nick Cracknell commented this application has been to the Historic Commission and Planning Board. Since it was here last time, they added a two-car garage in the back of the site. The site has two family on the left and a they are proposing a new single-family home. They will split the lot and are applying for a Historic Preservation Special Permit. Cars will back into the street, but it is a low volume road. The two family will share the garage so each unit will have one space in the garage and one space outside of it. They have requested a Victorian house design which made sense. This was originally going to get an ADU. Now they are doing a new single-family home which is better for them, the neighborhood, and town.

The Technical Review Committee did not have any comments about the application for 2-4 Elmwood St.

Nick Cracknell motioned to recommend approval for the updated site plan and special permit for 2-4 Elmwood St. Seconded by Chief Bailey. The motion passed unanimously.



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Administrative:

1. Minutes – 2-19-26; 3-19-26

Amanda Armington motioned to approve the minutes from the 2-19-26 TRC Meeting and 3-19-26 TRC Meeting as presented. Seconded by Jim Wilson. The motion passed unanimously with one abstention. Joe Buckley abstained because he was not in attendance.

General Communications:

Adjourn:

Nick Crakcnell motioned to adjourn the meeting at 10:17 am. Seconded by Chief Bailey. The motion passed unanimously.