



Amesbury Technical Review Committee

May 21, 2026

City Hall Auditorium

62 Friend St.

9:30 am

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

Absent: Nipun Jain; Lauren Blatchford; Chief Serino

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

Applications:

1. 29 Water Street

Mike Sanchez commented that this building is in the Lower Millyard in the floodplain. It is a 3-story existing masonry structure with almost a 0-foot lot line on the entire project. We have a proposed landscape plan with a proposed easement from the City to put landscaping around the whole building. The utilities will be brought in from across the street on Water Street. There is a proposed 600-amp pole mount transformer which will eliminate the need for a pad mount transformer.

Nick Cracknell questioned where it would be. Mike Sanchez responded that if they have to go to a pad mount, then they would potentially ask the city for an easement across the street. Nick Cracknell questioned if the pole mount would also be on the other side of the street. Mike Sanchez confirmed that was correct. They are hoping to put it across the street. Nick Cracknell commented that they preferred the pole mounted transformer to one on a pad. If it's mounted across the street, then would the electric go underground? Mike Sanchez confirmed that was correct.

Mike Sanchez commented that the desired construction fencing would be 25 feet on south, 10 feet on the west and north, and out to the sidewalk on the east. It would be fence all the way around with scrim. The Chamber requested that they do not start construction until after the block party. The goal is to get all the masonry and exterior work done by the winter. When the spring comes next year the construction fence would not be needed. They will put filter fabric down and 6 inches of dense grade gravel 25 feet wide on the south side for the length of the building.

Nick Cracknell commented that if they would be using the 25-foot strip on the park, then the mayor can give them a license agreement for that. It would be similar to the agreement with Chris Horan at 26 Friend St. They can work with Howard Snyder and the mayor on that. OCED owes you park improvement plans that we have been working on. When this project is complete they don't want them to leave gravel there. Mike Sanchez responded that when they leave the site, they would take out the gravel and replant grass. They already have Historical Commission approval. They will be in front of the



Amesbury Technical Review Committee

May 21, 2026

City Hall Auditorium

62 Friend St.

9:30 am

Conservation Commission for an RDA in June. They are looking to start construction the first week of July. Nick Cracknell questioned if the city already had easements for the sidewalk and front of the building. Mike Sanchez responded that he would follow up on that. They already discussed with the Planning Board that they will do brick from where the brick stops to the south side of the handicap ramp on the sidewalk. Joe Buckley agreed that made sense.

Joe Buckley commented the sidewalk was in the accepted right of way of Water St. In the survey drawing the parcels overlap. The sidewalk might be on private property. At a minimum, the city needs an easement for it. They should reach out to the surveyor and get something in writing to verify whether the sidewalk is in the right of way or they have an easement. Mike Sanchez responded that he believed they needed an easement.

Nick Cracknell commented that they should coordinate with Howard Snyder on the landscape plan to make sure it makes the most sense for the site. Mike Sanchez responded that the maintenance should be simple enough. They will likely need river stone, or a metal edge given the existing grades. Howard Snyder agreed that made sense given the flooding and confirmed they would coordinate.

Mike Sanchez commented that they were hoping to complete the site work before the paving moratorium. Joe Buckley responded that if they had to wiggle on the moratorium to make sure the project schedule works to not impact activities next year, then they could.

Joe Buckley questioned if they were doing any demolition. Mike Sanchez responded they were leaving the trusses on the third floor but reframing in between. The second floor will have localized leveling. This is a for sale spec project. Joe Buckley questioned if they had any hazardous materials. Mike Sanchez responded they have their ACM inspection next week. They are not anticipating they will find a lot if anything.

Amanda Armington questioned if they would be removing everything off site during demolition. Mike Sanchez confirmed they will remove it offsite. They don't plan to stockpile anything. It will be a short timeframe.

Jim Wilson questioned if they were able to save the roof framing. Mike Sanchez confirmed that was correct. Jim Wilson commented the building has good bones.

Joe Buckley questioned if the building would be sprinkled. Mike Sanchez confirmed it would be fully sprinkled. There will be a 4-inch domestic and 2-inch fire water line. They



Amesbury Technical Review Committee

May 21, 2026

City Hall Auditorium

62 Friend St.

9:30 am

may do a dry system on the ground floor. They will heat the first floor but as little as possible.

Joe Buckley questioned if there would be an egress to the park. Mike Sanchez responded they have the gate out for the construction fence and a set of doors to the west side as well.

Nick Cracknell questioned what they were doing on the ground floor. Mike Sanchez responded that they will plan to finish that as a shell and see what happens.

Nick Cracknell questioned if they had a second means of egress. Jim Wilson responded that there was a door on either side. Mike Sanchez responded that there will be a central stair corridor with an elevator and two egresses on either side. There is enough height on the third floor to accommodate the elevator.

Administrative:

1. Minutes – 4-2-26

Nick Cracknell motioned to approve the minutes from the 4-2-26 Technical Review Committee Meeting. Seconded by Jim Wilson. The motion passed unanimously.

General Communications:

Adjourn:

Nick Cracknell motioned to adjourn the meeting at 9:59 am. Seconded by Amanda Armington. The motion passed unanimously.