



**Amesbury Technical Review Committee
November 19, 2025**

**City Hall Auditorium
62 Friend St.
9:30 am**

In Attendance:, Chief Bailey, Nick Cracknell, Howard Snyder, Jim Wilson, Joe Neipp, Lauren Blatchford, Lisa DeMeo, Chief Serino and Becky Frey

Absent:, Nipun Jain, Amanda Armington, Joe Buckley,

Chief Bailey called the meeting to order at 9:39 am

State Application Comment Review:

1. [27 Kimball Road – State 40B Filing](#)

Nick Cracknell commented that the city has received a letter from Mass Housing saying the an applicant has filed for a letter of eligibility to file a 40B project at 27 Kimball Rd. if this moves forward at a local level it would be filed with the Conservation Commission and the Zoning Board of Appeals. It would be sent to other departments and boards for comment similar to the 40B application that was filed for 276 Main St. it is almost impossible to deny a 40B application without extenuating circumstances. At this point the city has a 30-day open comment review period. OCED sent an electronic link to the project filing to everyone on TRC. The site is 9 acres, and the proposal is for 95 units which would all be detached structure rental properties. It is a unique product. Mass Housing hosted a site visit last week. Mass Housing is reviewing this for a site eligibility letter which is required to advance the project to file with city of Amesbury. The city does not have a live application here yet. Mass Housing is looking at the design and market feasibility of the project and determining if it meets local needs. Amesbury is at 8.5 % on the state's affordable housing inventory. Until Amesbury is at 10%, the door is open to file a 40B in Amesbury.

Jim Wilson questioned why they were looking at this if it was not a live application yet. Nick Cracknell responded that the state is evaluating it and there is an open comment period now. At the site visit last Wednesday, the state representative said if we needed a little more time we could ask for a 15-day extension to be able to provide more informed comments. OCED reached out to the city permitting boards to inform them of the site visit and several representatives including Councilor Jessica Redfern attended. There was a concurrence from the representatives there and myself that we need the 15 days. TRC will host a public meeting on 12/17/25 to discuss this again. They can discuss the project in greater detail and then compile comments to submit to the state. The state will review the comments, and they will be on the record. TRC should be using the performance standards for the site plan review when they are looking at this proposal. OCED has some concerns looking at what has been proposed. The developers came in this summer and discussed it with our department. OCED tried to encourage them to



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scale down the proposal, but they have amped it up and started a 40B filing. This is an overparked site with almost 2 spaces per unit there. Some units are less than 15 feet apart. There's a lot lacking in this. It is a different design than Amesbury is used to seeing. There's an isolated wetland they are proposing to fill on the site. They are proposing to clear cut 85% of the site. It is a different land use pattern than what Amesbury is used to. This comment period is at least an opportunity to put our position on the record.

Becky Frey commented that a 40B application does not have to comply with local regulations. They are proposing to fill the isolated wetland because that is part of Amesbury local regulations. Isolated wetlands are not regulated under DEP. They have currently filed an ANRAD with the Conservation Commission for 27 Kimball Road to delineate the wetland boundaries.

Chief Bailey questioned if this would get Amesbury to 10% on the SHI if it was filed and approved. Nick Cracknell responded that it would not. It will get it to almost 10%. There are a lot of projects currently in the permitting process that could get Amesbury to 10%. Nothing counts until it's approved. Rental projects get all of the units counted toward the SHI and ownership only get the affordable units counted toward the SHI. TRC members should take time to review the proposal and make sure to submit comments ahead of the 12/17/25 TRC meeting. Chief Bailey noted they should submit comments no later than Monday 12/15.

Chief Bailey questioned what if they identified that traffic was a problem. Nick Cracknell responded that reasonable mitigation would be required for any issue.

Lisa DeMeo noted that the town sewer stops at 15 Kimball Road. They would have to put in a main and pump station. Nick Cracknell commented that they should assume the applicant already knows that and that may be one reason why the unit count is so high. That is how they pay for all the improvements. No one should assume there's a "got ya" moment here. They need to drill down and submit comments that reasonably address your department's concerns.

Discussion:

1. Traffic and Transportation Process

Chief Bailey commented that this started with the Mayor's Office and Chief of Staff. They are trying to clarify the traffic process for constituents who have concerns. If someone



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wants a stop sign, then it starts with their City Councilor and is referred to subcommittees. They have missed the TRC process and want to ensure that relevant departments are informed and providing feedback to City Council. Chief Bailey did not want to overburden TRC with traffic concerns, but there may be a need to put them on the agendas. In general, it would be good to get feedback on how to ensure the right departments were reviewing the requests and providing recommendations.

Lisa DeMeo agreed there should be input from DPW, Police and Fire. Nick Cracknell agreed and noted that OCED may have input at times as well. The key is figuring out when it should come to TRC.

Chief Serino commented that the bigger projects come here already. The small requests can be handled outside of TRC. It is the mid-size requests/projects that may need to come here. Chief Bailey commented that sometimes it would be good to get collective input to help inform the decision.

Becky Frey commented that the City Council should refer all traffic requests to the Police Department, and they can decide if it needs to be placed on a TRC agenda. If it does, then they can send the request to me to include in an upcoming TRC meeting. Chief Bailey agreed with that approach.

Administrative:

1. Minutes: 9-17-25; 10-1-25; 10-15-25; 11-5-25

These were tabled to a future meeting.

Adjournment

Chief Serino motioned to adjourn the meeting at 10:21 am. Seconded by Nick Cracknell. The motion passed unanimously.