

**NOTICE OF INTENT
MASS. WETLANDS PROTECTION ACT AND
CITY OF AMESBURY WETLANDS ORDINANCE**

**Marina at Amesbury Point
2 and 13 Merrimac Street
March 11, 2024**



Applicant:

**14 Merrimac Street LLC and 13 Merrimac Street LLC
2 Merrimac Street
Amesbury, MA 01970**

Representatives:

**Millennium Engineering, Inc.
Seeger Architects, Inc.
Rimmer Environmental Consulting, LLC**

February 28, 2024

Amesbury Planning Board
Amesbury Conservation Commission
39 South Hunt Road
Amesbury, MA 01913

**Re: The Marina at Amesbury Point
14 Merrimac Street a/k/a 2 Merrimac Street
13 Merrimac Street**

Dear Members of the Planning Board and Conservation Commission:

Please be advised that I represent 14 Merrimac Street, LLC and 13 Merrimac Street, LLC, which have filed the following applications with your respective Boards:

1. Special Permit - Restaurant Use at 14 Merrimac Street;
2. Special Permit - Marina Use at 13 Merrimac Street;
3. Flood Plain Special Permit at 14 Merrimac Street;
4. Site Plan Review for 14 Merrimac Street and 13 Merrimac Street; and
5. Notice of Intent.

On behalf of the Applicant, I am requesting that the Conservation Commission and the Planning Board engage the same consultant to review my clients' applications. We ask this in order to avoid delays and inconsistent recommendations.

Thank you for your consideration.

Sincerely,

Paul J. Gagliardi

PJG:djf;Letter to APB-CC 2-27-24.wpd

cc: Daniel P. Healey III
21 Water Street
Amesbury, MA 01913



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

14

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

2 and 13 Merrimac Street

a. Street Address

Amesbury

b. City/Town

01913

c. Zip Code

Latitude and Longitude:

88

f. Assessors Map/Plat Number

42.84086N

d. Latitude

-70.92545W

e. Longitude

82 and 1

g. Parcel /Lot Number

2. Applicant:

a. First Name

14 Merrimac Street LLC and 13 Merrimac Street LLC

c. Organization

2 Merrimac Street

d. Street Address

Amesbury

e. City/Town

MA

f. State

01970

g. Zip Code

h. Phone Number

i. Fax Number

mcs@conops.consulting

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Mary

a. First Name

Rimmer

b. Last Name

Rimmer Environmental Consulting, LLC

c. Company

57 Boston Road

d. Street Address

Newbury

e. City/Town

MA

f. State

01951

g. Zip Code

978-463-9226

h. Phone Number

i. Fax Number

mrimmer@rimmerenv.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$2000

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1012.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Demolition of existing marina facility and one maintenance building and construction of a new marina facility and restaurant with sparking at 2 Merrimac Street, and regrading of existing parking area at 13 Merrimac Street.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☒ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex

a. County

37984, 38749

c. Book

b. Certificate # (if registered land)

435, 25

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☒ Bordering Land Subject to Flooding	46060 1. square feet 0 3. cubic feet of flood storage lost	62,825 2. square feet 9069.5 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Merrimack River and Pow Wow River 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 67,518
square feet

4. Proposed alteration of the Riverfront Area:

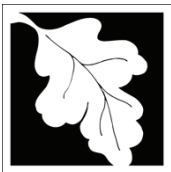
70,903 (all previously developed)	50271 (all previously developed)	20,632 (all previously developed)
-----------------------------------	----------------------------------	-----------------------------------

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	
4. ☐ Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. ☐ Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☒ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

MassGIS

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☒ Percentage/acreage of property to be altered:

(a) within wetland Resource Area 70,903 sf/100 (riverfront area)
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

2. ☒ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☒ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☒ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☒ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
 - b. ☐ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☐ List the titles and dates for all plans and other materials submitted with this NOI.
- Proposed Site Plan at Marina At Amesbury Point in Amesbury, MA (Sheets C1-CII)
- | | | |
|--------------------------------------|---|--------------------------|
| a. Plan Title | Millennium Engineering, Inc, | TJ Melvin |
| b. Prepared By | 3-11-24 | c. Signed and Stamped by |
| d. Final Revision Date | | 1"=30' |
| | | e. Scale |
| | Site Plan Submission - Landscape Plan Sheet L-1 | |
| f. Additional Plan or Document Title | | g. Date |
5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☒ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1196	3-10-24
2. Municipal Check Number	3. Check date
1197	3-10-24
4. State Check Number	5. Check date
14 Merrimac St LLC	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

4-19-23

2. Date

3. Signature of Property Owner (if different)

4. Date

4-19-23

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

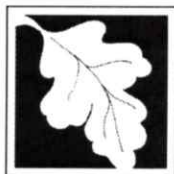
For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

~~4-19-23~~ 3/7/24

2. Date

3/7/24

4. Date

4-19-23

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

2 and 13 Merrimac St

a. Street Address

Amesbury

b. City/Town

\$1812.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

a. First Name

b. Last Name

14 Merrimac St LLC, 13 Merrimac Street LLC

c. Organization

2 Merrimac Street

d. Mailing Address

Amesbury

MA

01913

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

mcs@conops.consulting

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3(b) each building	2 X 1.5	1050	3150
2(b) parking lot	1 x 1.5	500	750
Step 5/Total Project Fee:			3900

Step 6/Fee Payments:

Total Project Fee:	\$3900
	a. Total Fee from Step 5
State share of filing Fee:	\$1937.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$1962.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

14 MERRIMAC STREET LLC

21 WATER ST SUITE 3
AMESBURY, MA 01913

1197

PAY
TO THE
ORDER OF

DATE 10 MAR 2024

53-179/113

COMMONWEALTH OF MASSACHUSETTS

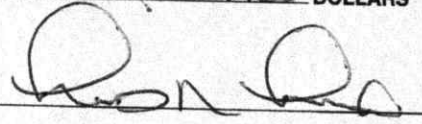
\$ 1937.50

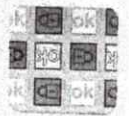
NINETEEN HUNDRED THIRTY SEVEN DOLLARS ; 50/100 DOLLARS

 Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

FOR _____





Details on back
Security Features

14 MERRIMAC STREET LLC

21 WATER ST SUITE 3
AMESBURY, MA 01913

1195

PAY
TO THE
ORDER OF

DATE 10 MAR 2024

53-179/113

CITY OF AMESBURY

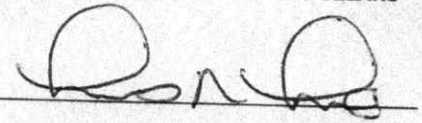
\$ 3900.00

THIRTY NINE HUNDRED DOLLARS ; 00/100 DOLLARS

 Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

FOR _____





Details on back
Security Features

14 MERRIMAC STREET LLC

21 WATER ST SUITE 3
AMESBURY, MA 01913

1196

PAY
TO THE
ORDER OF

DATE 10 MAR 2024

53-179/113

CITY OF AMESBURY

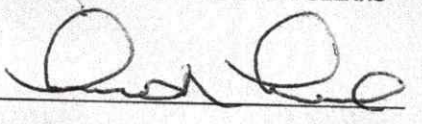
\$ 1962.50

NINETEEN HUNDRED SIXTY TWO DOLLARS ; 50/100 DOLLARS

 Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

FOR _____





Details on back
Security Features

NOTIFICATION TO ABUTTERS
UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
AND AMESBURY WETLANDS PROTECTION BYLAW

In accordance with the Massachusetts General Laws, Chapter 131, Section 40, and the Amesbury Wetlands Protection Ordinance, you are hereby notified of the following:

The Amesbury Conservation Commission will hold a public hearing on

April 1 at 6:30 pm, located VIRTUALLY,
(date) (time) (hearing location)

Amesbury, to consider a Notice of Intent **submitted by**
(application)

14 Merrimac Street LLC and 13 Merrimac St LLC
(applicant)

to Redevelop existing marina facility and parking area
(brief description of the proposed project)

2 (14) Merrimac Street and 13 Merrimac Street
(project location)

Copies of the application may be examined at the Conservation Commission office, 39 South Hunt Road, Amesbury, MA 01913. The application can also be viewed by visiting the Amesbury Conservation Commission website at <https://www.amesburyma.gov/AgendaCenter/Conservation-Commission-12>. For more information concerning the date, time or place of hearing, contact the Conservation Commission at 978-388-8110.

NOTE: Notice of the public hearing, including its date, time, and place will be posted in City Hall not less than 48 hours in advance.

NOTE: Notice of the public hearing, including its date, time, and place will be published in the Newburyport Daily News not less than 5 business days prior to the public hearing.

NOTE: You may also contact the Amesbury Conservation Commission or the Department of Environmental Protection (DEP) Wetlands Division- Northeast Regional Office (NERO) for more information about this application or the Wetlands Protection Act. The DEP, Northeast Regional Office can be reached at 617-654-6500.

Covid-19 Notice: This meeting will be conducted under the 'Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c.30A, §20, signed on March 12, 2020. The public can view this meeting on ACTV Channel 12, the ACTV website.

To submit a public comment, you can email conservation@amesburyma.gov by beginning your comment with PUBLIC COMMENT.

From: noreply@civicplus.com
Sent: Wednesday, February 28, 2024 12:06 PM
To: Assessor
Subject: Online Form Submittal: REQUEST FOR AN ABUTTERS LIST

Some people who received this message don't often get email from noreply@civicplus.com. [Learn why this is important](#)

REQUEST FOR AN ABUTTERS LIST

LOCATION OF PROPERTY:	2 and 13 Merrimack Street
MAP/LOT (IF KNOWN)	88-82 and 88-1
REQUESTER:	Mary Rimmer
PHONE NUMBER:	978-463-9226
EMAIL:	mrimmer@rimmerenv.com
REQUEST IS MADE FOR APPLICATION TO THE FOLLOWING BOARD	CONSERVATION COMMISSION (300')
When Abutters List is Ready	I would like the abutters list emailed to me & cc' the appropriate City department.
CUSTOM LIST - EXPLAIN (FEE MAY BE REQUIRED)	<i>Field not completed.</i>

NOTE: The Assessor Office will typically complete your request within 10 days from the date of receipt. We will call the requestor when the abutters list is complete. The ORIGINAL COMPLETE ABUTTERS list must be submitted with your application for the appropriate board. LISTS CANNOT BE MAILED UNLESS A PREPAID, SELF ADDRESSED ENVELOPE IS SENT TO OUR OFFICE. We will not be responsible for lists sent through the mail. Completed lists can be picked up at the Assessors Office during normal office hours.

Email not displaying correctly? [View it in your browser.](#)

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				VISION	
14 MERRIMAC STREET LLC C/O DAN HEALEY 21 WATER STREET 3RD FLOOR STE		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed	101 AMESBURY, MA	
REAL_OWNERS MA 01913						RESIDENTL COMMERC. COM LAND COMMERC.	0130 0310 0310 0310	286,800 637,400 906,400 364,200	286,800 637,400 906,400 364,200		
Alt Prcd ID 00037 00000 00003 Sub-Div Spec Cond OWNER O ABC AB APPLI F07-171;F08-67 GIS ID M_246976_954613		SUPPLEMENTAL DATA Use Chang Original Lo NOTES STYLE CHAPTER Assoc Pld#									
Total		2,194,800				2,194,800		2,194,800			

RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
14 MERRIMAC STREET LLC		37984	0435	10-30-2019	U	I	1,840,000	1	2024	0130	286,800	2023	0130	238,000	2022	0130	197,100		
LARRY'S MARINA INC		06207	0201	12-24-1975			0		0310	637,400		0310	600,800		0310	568,000			
									0310	906,400		0310	795,000		0310	795,000			
									0310	364,200		0310	364,200		0310	364,200			
									Total	2,194,800		Total	1,998,000		Total	1,924,300			

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	Number	Amount				
Total			0.00								
ASSESSING NEIGHBORHOOD											
Nbhd		Nbhd Name		B		Tracing			Batch		
0001											
NOTES											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										921,000	
Appraised Xf (B) Value (Bldg)										3,200	
Appraised Ob (B) Value (Bldg)										364,200	
Appraised Land Value (Bldg)										906,400	

BUILDING PERMIT RECORD										Total Appraised Parcel Value		2,194,800	
------------------------	--	--	--	--	--	--	--	--	--	------------------------------	--	-----------	--

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location	Adjustme	Adj Unit Pric	Land Value
2	0310	Predom Comm/R	R20			0 SF	0.01	1.00000	0	1.00		1.000			0	0.01	0
Total Card Land Units						0 SF	Parcel Total Land Area: 1.5500						Total Land Value		906,400		

CURRENT OWNER

14 MERRIMAC STREET LLC
C/O DAN HEALEY
21 WATER STREET 3RD FLOOR STE
AMESBURY MA 01913

TOPO

1 Level

1 All Public

1 Paved

6 Sidewalk

1 Urban

7 Waterfront

9 TOWN LINE

UTILITIES

1

1

6

1

7

9

STRT / ROAD

1

6

1

7

9

LOCATION

1

6

1

7

9

SUPPLEMENTAL DATA

Alt Prcd ID 00037 00000 00003
Sub-Div
Spec.Cond
OWNER O
ABC
AB APPLI F07-171; F08-67
GIS ID M_246976_954613

Use Chang
Original Lo
NOTES
STYLE
CHAPTER

Assoc Pld#

CURRENT ASSESSMENT

Code

Assessed

Assessed

Assessed

101

Code

Assessed

Assessed

Assessed

AMESBURY, MA

VISION

RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)				
14 MERRIMAC STREET LLC LARRY'S MARINA INC	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed
	37984 0435 06207 0201	10-30-2019 12-24-1975	U	I	1,840,000 0	1	2024	0130	286,800
							0310	0310	637,400
							0310	0310	906,400
							0310	0310	364,200
Total					2,194,800		Total		

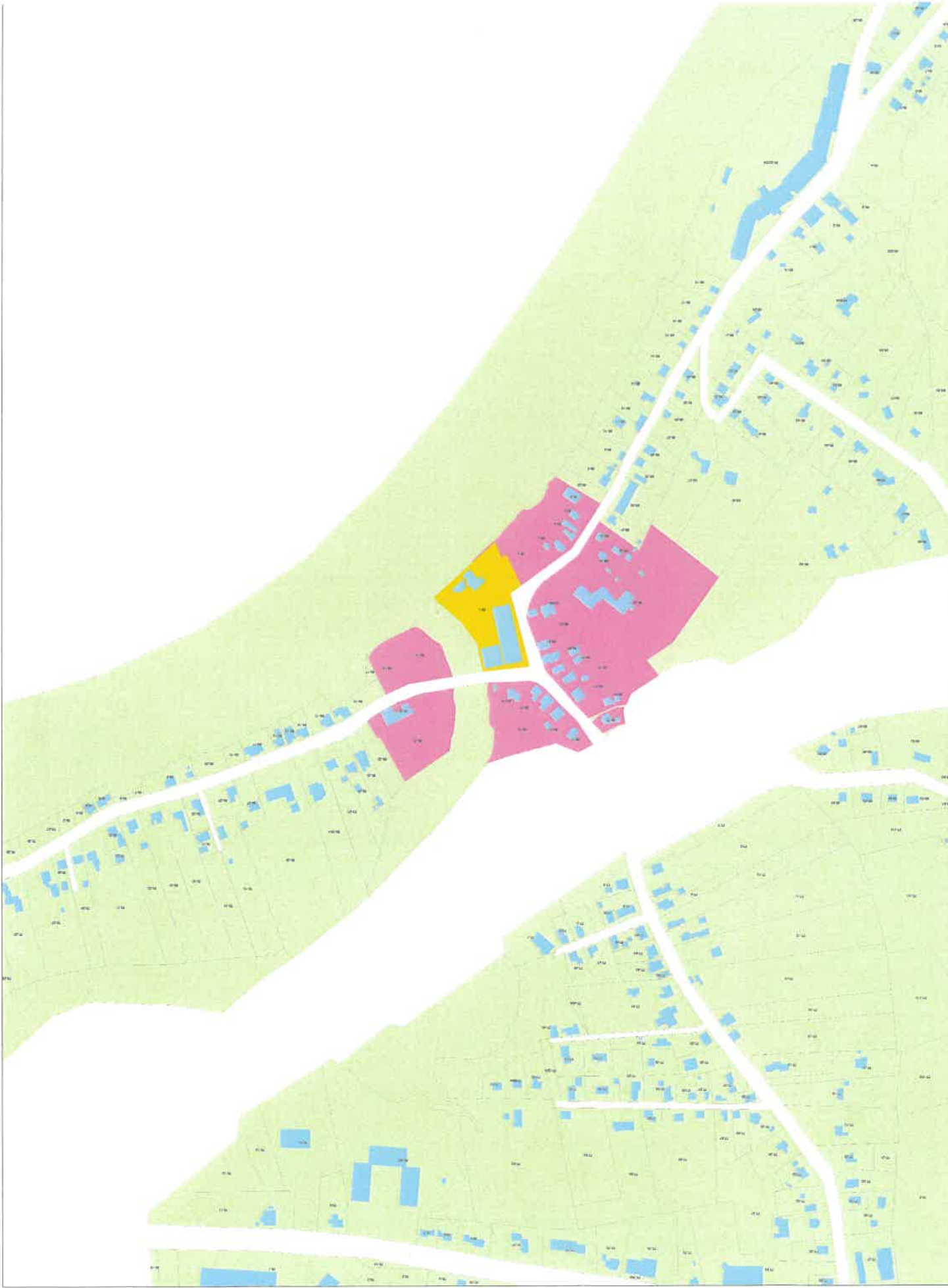
This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS					OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total					0.00				
ASSESSING NEIGHBORHOOD					NOTES				
Nbhd		Nbhd Name		B	Tracing		Batch		
0001									

APPRAISED VALUE SUMMARY					APPRAISED VALUE SUMMARY				
Appraised Bldg: Value (Card)					921,000				
Appraised Xf (B) Value (Bldg)					3,200				
Appraised Ob (B) Value (Bldg)					364,200				
Appraised Land Value (Bldg)					906,400				
Special Land Value					0				
Total Appraised Parcel Value					2,194,800				
Valuation Method					C				

BUILDING PERMIT RECORD					VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value					2,194,800				
Date					Id				
Type					Is				
Cd					Purpose/Result				

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
4	0130	Predom Res/Co	R20			0 SF	0.01	1.00000	0	1.00		1.000			0.0000	0.01	0	
Total Card Land Units						0 SF	Parcel Total Land Area 1.5500						Total Land Value					0



MAP TITLE

Abutters listing for Amesbury MA

AV PID	MBLU	Lot	Lot Cut	Location	Deed Book	Deed Page	Address Line 1	City	State	Zip	Owner Full Name	Co-Owner Full Name
3148	88	70		330 MAIN ST	09135	0435	330 MAIN STREET	AMESBURY	MA	01913	FOURNIER GARY P	FOURNIER MARY K T/E
3149	88	71		334 MAIN ST	19703	0535	334 MAIN ST	AMESBURY	MA	01913	MACDONALD STEVEN D	JULIANN MACDONALD
3150	88	72		336 MAIN ST	30039	0350	336 MAIN ST	AMESBURY	MA	01913	STARKE JOERG	SUZANNE LILLEY
3151	88	73		338 MAIN ST	15185	0302	338 MAIN ST	AMESBURY	MA	01913	LABADINI ROBERT J	MARGO PETTT LABADINI T/E
3152	88	74		340 MAIN ST	38219	0196	340 MAIN ST	AMESBURY	MA	01913	KILROE DIANA S	GAIL P SNODRASS T/E
3153	89	20		350 MAIN ST		0	352 MAIN ST	AMESBURY	MA	01913	UNION CONGREGATIONAL CHURCH	SOCIETY
3154	89	21		352 MAIN ST #R		0	352 MAIN ST	AMESBURY	MA	01913	UNION CONGREGATIONAL CHURCH	SOCIETY
3212	89	18		349 MAIN ST	0	0	1 RIVER COURT APT #307	AMESBURY	MA	01913	AMESBURY IMPROVE ASSOC	C/O ANNE FERGUSON
3213	89	19		347 MAIN ST	0	0	1 RIVER COURT APT #307	AMESBURY	MA	01913	AMESBURY IMPROVE ASSOC	C/O ANNE FERGUSON
3214	88	1		2 MERRIMAC ST	37984	0435	21 WATER STREET 3RD FLOOR STE	AMESBURY	MA	01913	14 MERRIMAC STREET LLC	C/O DAN HEALEY
3215	88	2		18 MERRIMAC ST		0	TOWN HALL	AMESBURY	MA	01913	AMESBURY CITY OF	TOWN LANDING
3216	88	3		20 MERRIMAC ST	36953	0367	20 MERRIMAC ST	AMESBURY	MA	01913	JEFFREY W. BRATZ	C/O KATHLEEN MAKAY (JT)
3217	88	4		22 MERRIMAC ST	41852	271	22 MERRIMAC STREET	AMESBURY	MA	01913	THE MAAMOLA INVESTEMENT TRUST	MICHAEL V MAAMOLA TRUSTEE
3218	88	5		24 MERRIMAC ST	12554	0525	24 MERRIMAC ST	AMESBURY	MA	01913	NOON VIRGINIA M	SIDI M OULD BOYAH T/E
3219	88	6		26 MERRIMAC ST	41725	227	26 MERRIMAC STREET	AMESBURY	MA	01913	HUMPHREYS KRYSTLE AND DREW HUMPHREYS (T/E)	
3262	88	35		15 MERRIMAC ST	3326	0001	TOWN HALL	AMESBURY	MA	01913	AMESBURY CITY OF	SEWER TREATMENT PLANT
3265	88	32		25 MERRIMAC ST	36643	0002	25 MERRIMAC ST	AMESBURY	MA	01913	GARCIA DAVID M	CHRISTINE GARCIA T/E
3266	88	34		23 MERRIMAC ST	40883	298	23 MERRIMAC ST	AMESBURY	MA	01913	FROST DAVID A	KERRI M FROST T/E
3267	88	83		13.5 MERRIMAC ST	26805	0519	13.5 MERRIMAC ST	AMESBURY	MA	01913	MASTER DEED	13 1/2 MERRIMAC STREET CONDOS
3268	88	82		13 MERRIMAC ST	38749	0029	21 WATER ST	AMESBURY	MA	01913	13 MERRIMAC STREET LLC	
3270	88	81		5 MERRIMAC ST	33087	0412	5 MERRIMAC ST	AMESBURY	MA	01913	TURNER NIDHI	JAMES W TURNER (T/E)
3271	88	79		335 MAIN ST	33676	0233	335 MAIN ST	AMESBURY	MA	01913	NUTT SALLY CANDACE	
3272	88	78		333 MAIN ST	39701	0132	18 PURCHASE ST	AMESBURY	MA	01950	THREE THIRTY THREE MAIN STREET REALTY TR	MELANIE J. HESSION TRUSTEE
3273	88	77		331 MAIN ST	32978	0285	331 MAIN ST	AMESBURY	MA	01913	FUNSTON JAMES H	BRUCE E DEVEAU
3274	88	76		329 MAIN ST	38760	0150	329 MAIN ST	AMESBURY	MA	01913	SAN FELIX NIKO	
3276	88	75		327 MAIN ST	34283	0003	327 MAIN ST	AMESBURY	MA	01913	PIPER JOSEPH H	MICHAEL J PIPER
3290	88	33		25.5 MERRIMAC ST	08288	0120	25 1/2 MERRIMAC STREET	AMESBURY	MA	01913	BALLARD TIMOTHY JOSEPH	SUSAN M BALLARD T/E
3292	88	80		1 MERRIMAC ST	22185	0153	1-3 MERRIMAC ST	AMESBURY	MA	01913	MASTER DEED	MARINA POINTE CONDOS
101682	88	80	A	1 MERRIMAC ST #1	36269	0101	1 MERRIMAC ST	AMESBURY	MA	01913	SCHENA BRENDA J	
101702	88	80	B	1 MERRIMAC ST #2	37455	0428	11 MEADOWBROOK DRIVE	EPHING	NH	03042	RICHARD JAY THOMAS	JENNIFER PAT O'HARE
101703	88	80	C	1 MERRIMAC ST #3	22245	0003	1 MERRIMAC ST U3	AMESBURY	MA	01913	BUONOMO STEPHEN J	
101704	88	80	D	1 MERRIMAC ST #4	41124	0201	1 MERRIMAC ST 4	AMESBURY	MA	01913	BAYKO MAXWELL S	GRETCHEN BAYKO T/E
101706	88	80	E	1 MERRIMAC ST #5	36756	0528	1 MERRIMAC ST #5	AMESBURY	MA	01913	SKAN GARY R	
104145	88	83	A	13.5 MERRIMAC ST #1	36565	0382	13.5 MERRIMAC ST	AMESBURY	MA	01913	STANDER KELI	
104146	88	83	B	13.5 MERRIMAC ST #2	38779	0542	13.5 MERRIMAC ST #2	AMESBURY	MA	01938	LAYELLE BRIAN	
104147	88	83	C	13.5 MERRIMAC ST #3	31578	0457	13.5 MERRIMAC ST #3	AMESBURY	MA	01913	RYMSHA CATHERINE M	
105540	88	72	A	336A MAIN ST	38542	0351	336A MAIN ST	AMESBURY	MA	01913	JOEY BILLY TRUST	KIMBERLY ANN RUOCO

105541	88	72	B	336B MAIN ST	36951	0580	336B MAIN ST	AMESBURY	MA	01913	SIRIMONGKOL AMORNARAT	WITTOON TEPATIHANON (T/E)
Count:	38											

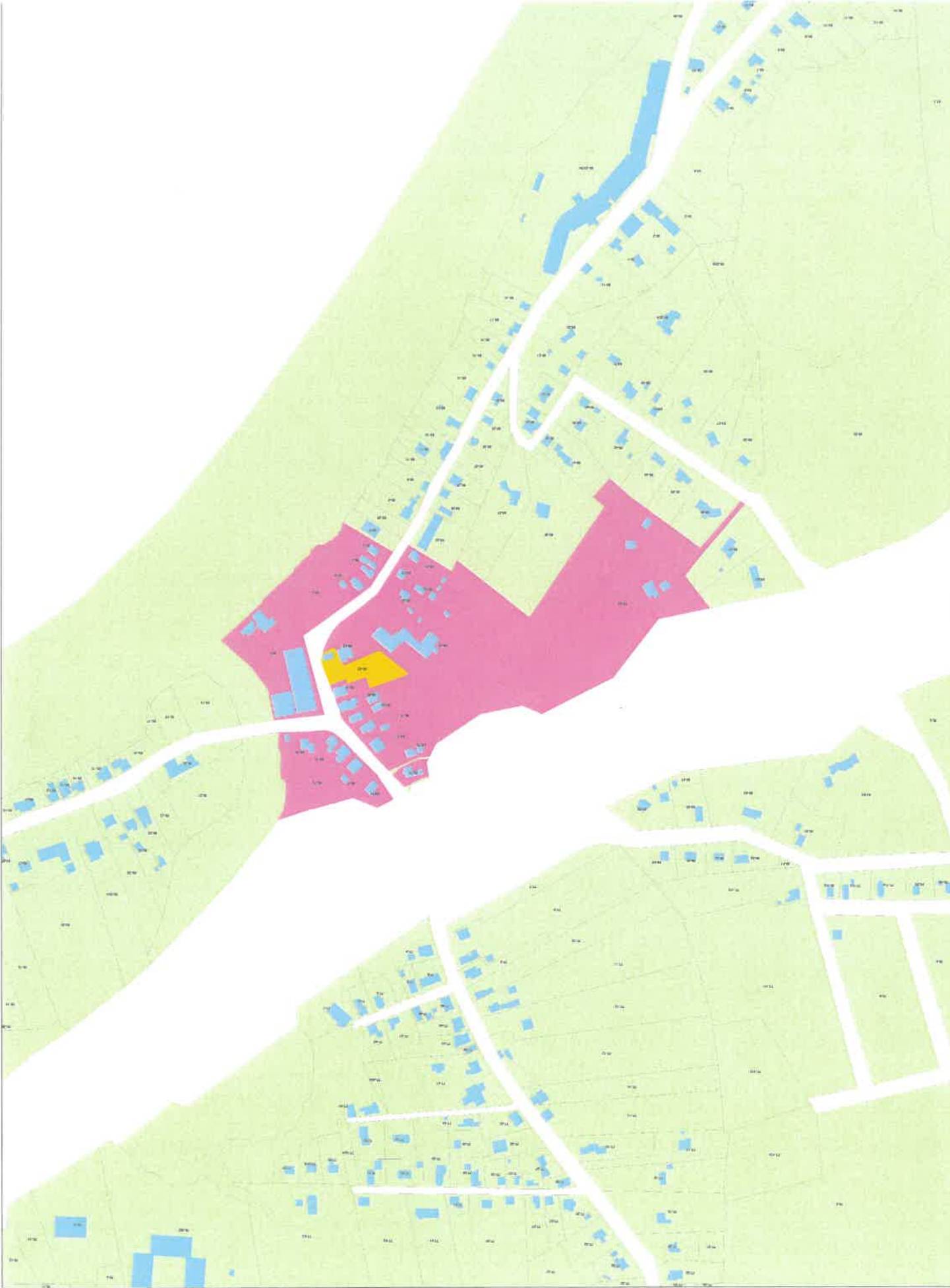
THE BOARD OF ASSESSORS OF THE TOWN OF
AMESBURY, MA HEREBY CERTIFIES THAT THIS
LIST OF ABUTTERS IS THE MOST RECENT
APPLICABLE TAX LIST AS REQUIRED BY CHAPTER
40A, SECTION 11 OF THE MASSACHUSETTS
GENERAL LAWS AS AMENDED

Dana Maxwell 2-27-24

88/ / 70/ / FOURNIER GARY P FOURNIER MARY K T/E 330 MAIN STREET AMESBURY, MA 01913	88/ / 2/ / AMESBURY CITY OF TOWN LANDING TOWN HALL AMESBURY, MA 01913	88/ / 3/ / JEFFREY W. BRATZ C/O KATHLEEN MAKAY (J/T) 20 MERRIMAC ST AMESBURY, MA 01913	88/ / 71/ / MACDONALD STEVEN D JULIANN MACDONALD 334 MAIN ST AMESBURY, MA 01913	88/ / 72/ / STARKE JOERG SUZANNE LILLEY 336 MAIN ST AMESBURY, MA 01913	88/ / 73/ / LABADINI ROBERT J MARGO PETTIT LABADINI T/E 338 MAIN ST AMESBURY, MA 01913	88/ / 74/ / KILROE DIANA S GAIL P SNODRASS T/E 340 MAIN ST AMESBURY, MA 01913	88/ / 35/ / AMESBURY CITY OF SEWER TREATMENT PLANT TOWN HALL AMESBURY, MA 01913	88/ / 32/ / GARCIA DAVID M CHRISTINE GARCIA T/E 25 MERRIMAC ST AMESBURY, MA 01913	88/ / 33/ / BALLARD TIMOTHY JOSEPH SUSAN M BALLARD T/E 25 1/2 MERRIMAC STREET AMESBURY, MA 01913	88/ / 34/ / FROST DAVID A KERRI M FROST T/E 23 MERRIMAC ST AMESBURY, MA 01913	88/ / 83/ / MASTER DEED 13 1/2 MERRIMAC STREET CONDOS 13.5 MERRIMAC ST AMESBURY, MA 01913	88/ / 19/ / AMESBURY IMPROVE ASSOC C/O ANNE FERGUSON 1 RIVER COURT APT #307 AMESBURY, MA 01913	88/ / 1/ / 14 MERRIMAC STREET LLC C/O DAN HEALEY 21 WATER STREET 3RD FLOOR STE AMESBURY, MA 01913	88/ / 82/ / 13 MERRIMAC STREET LLC 21 WATER ST 3RD FLOOR SUITE AMESBURY, MA 01913	88/ / 80/B / RICHARD JAY THOMAS JENNIFER PAT O'HARE 11 MEADOWBROOK DRIVE EPPING, NH 03042
--	---	--	---	--	--	---	---	---	--	---	---	--	---	---	---

88/	/	80/C	/	BUONOMO STEPHEN J 1 MERRIMAC ST U3 AMESBURY, MA 01913
88/	/	80/D	/	BAYKO MAXWELL S GRETCHEN BAYKO T/E 1 MERRIMAC ST 4 AMESBURY, MA 01913
88/	/	80/E	/	SKAN GARY R 1 MERRIMAC ST #5 UNIT#5 AMESBURY, MA 01913
88/	/	83/A	/	STANDER KELI 13.5 MERRIMAC ST AMESBURY, MA 01913
88/	/	83/B	/	LAVELLE BRIAN 13.5 MERRIMAC ST #2 AMESBURY, MA 01938
88/	/	83/C	/	RYMSHA CATHERINE M 13.5 MERRIMAC ST #3 AMESBURY, MA 01913
88/	/	72/A	/	JOEY BILLY TRUST KIMBERLY ANN RUOCCO 336A MAIN ST AMESBURY, MA 01913
88/	/	72/B	/	SIRIMONGKOL AMORN RAT WITON TEPATIHANON (T/E) 336B MAIN ST AMESBURY, MA 01913

CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						VISION																			
13 MERRIMAC STREET LLC 21 WATER ST 3RD FLOOR SUITE AMESBURY MA 01913										2 High		1 All Public		1 Paved		1 Urban		Description RESIDENTL RES LAND 1040 1040 287,600 219,900 287,600 219,900		101 AMESBURY, MA																							
										4 Rolling				6 Sidewalk																													
SUPPLEMENTAL DATA										Alt Prcl ID 00037 00000 00071		Use Chang Original Lo																															
Sub-Div Spec Cond OWNER O ABC AB APPLI												NOTES STYLE CHAPTER																															
GIS ID M_246897_954629										Assoc Prid#																																	
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
13 MERRIMAC STREET LLC										38749 0029		07-24-2020		U		I		549,900		1		Year		Code		Assessed		Year		Code		Assessed											
CALDERWOOD CARL D & LORRAINE CALD										05408 0339		11-21-1966								0		2024		1040		287,600		2023		1040		287,600		2022		1040		226,900					
																						1040		219,900				1040		191,200				1040		166,200							
										Total												507,500		Total		478,800		Total		393,100													
EXEMPTIONS										Description		Amount		Code		Description		Number		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code																																									
										Total		0.00												APPRAISED VALUE SUMMARY																			
ASSESSING NEIGHBORHOOD										Nbhd		Nbhd Name		B		Tracing				Batch																							
										0001														Appraised Bldg. Value (Card) 287,600																			
																								Appraised Xf (B) Value (Bldg) 0																			
																								Appraised Ob (B) Value (Bldg) 0																			
																								Appraised Land Value (Bldg) 219,900																			
																								Special Land Value 0																			
																								Total Appraised Parcel Value 507,500																			
																								Valuation Method C																			
																								Total Appraised Parcel Value 507,500																			
BUILDING PERMIT RECORD										Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpose/Result					
										91-149		06-11-1991		RS		Residential		50,000		07-14-1992		100		06-30-1992		COMPLETE REMODEL KITCHEN/RMOVE		10-31-2018		ML		TZ		LH		Left hanger/measured							
										04-564		10-04-1960		RE		Remodel						100						10-14-2008		HF		HF		ML		Measure & List							
																												10-07-1998		HF		HF		UC		Uncomplete Construction							
																												11-20-1997		HF		HF		ML		Measure & List							
																												04-12-1994		HF		AB		Letter sent									
																												02-19-1980		70													
LAND LINE VALUATION SECTION										B		Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustmen		Adj Unit P		Land Value	
										1		1040		Two Family		R20						15,680 SF		13.75		1.02000		6		1.00		1000		1.000				1.0000		14.02		219,900	
										Total Card Land Units		15,680		SF		Parcel Total Land Area		0.3600																						Total Land Value		219,900	



MAP TITLE

Abutters listing for Amesbury MA

AV PID	MBLU	Lot	Lot Cut	Location	Deed Book	Deed Page	Address Line 1	City	State	Zip	Owner Full Name	Co-Owner Full Name
3148	88	70		330 MAIN ST	09135	0435	330 MAIN STREET	AMESBURY	MA	01913	FOURNIER GARY P	FOURNIER MARY K TIE
3149	88	71		334 MAIN ST	19703	0635	334 MAIN ST	AMESBURY	MA	01913	MACDONALD STEVEN D	JULIANN MACDONALD
3150	88	72		336 MAIN ST	30039	0950	336 MAIN ST	AMESBURY	MA	01913	STARKE JOERG	SUZANNE LILLEY
3151	88	73		338 MAIN ST	15185	0302	338 MAIN ST	AMESBURY	MA	01913	LABADINI ROBERT J	MARGO PETTIT LABADINI TIE
3152	88	74		340 MAIN ST	38219	0196	340 MAIN ST	AMESBURY	MA	01913	KILROE DIANA S	GAIL P SNODRASS TIE
3214	88	1		2 MERRIMAC ST	37984	0435	21 WATER STREET 3RD FLOOR STE	AMESBURY	MA	01913	14 MERRIMAC STREET LLC	C/O DAN HEALEY
3215	88	2		18 MERRIMAC ST		0	TOWN HALL	AMESBURY	MA	01913	AMESBURY CITY OF	TOWN LANDING
3216	88	3		20 MERRIMAC ST	36953	0367	20 MERRIMAC ST	AMESBURY	MA	01913	JEFFREY W. BRATZ	C/O KATHLEEN MAKAY (J/T)
3217	88	4		22 MERRIMAC ST	41852	271	22 MERRIMAC STREET	AMESBURY	MA	01913	THE MAMMOLA INVESTMENT TRUST	MICHAEL V MAMMOLA TRUSTEE
3218	88	5		24 MERRIMAC ST	12654	0525	24 MERRIMAC ST	AMESBURY	MA	01913	NOON VIRGINIA M	SIDI M OULD BOYAH TIE
3247	88	43		22 SUMMIT AVE	36835	0244	22 SUMMIT AVE	AMESBURY	MA	01913	HAROUTUNIAN KRIKOR MICHAEL	C/O GRETTEL MARIA CRUZ BADILLA
3262	88	35		15 MERRIMAC ST	3326	0001	TOWN HALL	AMESBURY	MA	01913	AMESBURY CITY OF	SEWER TREATMENT PLANT
3264	88	31		27 MERRIMAC ST	37718	0221	27 MERRIMAC ST	AMESBURY	MA	01913	LAGORIO SUSAN M	LILLIAN BRUNI (J/T)
3265	88	32		25 MERRIMAC ST	35643	0002	25 MERRIMAC ST	AMESBURY	MA	01913	GARCIA DAVID M	CHRISTINE GARCIA TIE
3266	88	34		23 MERRIMAC ST	40883	298	23 MERRIMAC ST	AMESBURY	MA	01913	FROST DAVID A	KERRI M FROST TIE
3267	88	83		13.5 MERRIMAC ST	26805	0519	13.5 MERRIMAC ST	AMESBURY	MA	01913	MASTER DEED	13 1/2 MERRIMAC STREET CONDOS
3268	88	82		13 MERRIMAC ST	38749	0029	21 WATER ST	AMESBURY	MA	01913	13 MERRIMAC STREET LLC	
3270	88	81		5 MERRIMAC ST	33087	0412	5 MERRIMAC ST	AMESBURY	MA	01913	TURNER NIDHI	JAMES W TURNER (TIE)
3271	88	79		335 MAIN ST	33676	0233	335 MAIN ST	AMESBURY	MA	01913	NUTT SALLY CANDACE	
3272	88	78		333 MAIN ST	39701	0132	18 PURCHASE ST	AMESBURY	MA	01950	THREE THIRTY THREE MAIN STREET REALTY TR	MELANIE J. HESSON TRUSTEE
3273	88	77		331 MAIN ST	32978	0285	331 MAIN ST	AMESBURY	MA	01913	FUNSTON JAMES H	BRUCE E DEVEAU
3274	88	76		329 MAIN ST	38760	0150	329 MAIN ST	AMESBURY	MA	01913	SAN FELIX NIKO	
3276	88	75		327 MAIN ST	34283	0003	327 MAIN ST	AMESBURY	MA	01913	PIPER JOSEPH H	MICHAEL J PIPER
3290	88	33		25.5 MERRIMAC ST	08288	0120	25 1/2 MERRIMAC STREET	AMESBURY	MA	01913	BALLARD TIMOTHY JOSEPH	SUSAN M BALLARD TIE
3292	88	80		1 MERRIMAC ST	22185	0153	1-3 MERRIMAC ST	AMESBURY	MA	01913	MASTER DEED	MARINA POINTE CONDOS
101682	88	80	A	1 MERRIMAC ST #1	36269	0101	1 MERRIMAC ST	AMESBURY	MA	01913	SCHEINA BRENDA J	
101702	88	80	B	1 MERRIMAC ST #2	37455	0428	11 MEADOWBROOK DRIVE	AMESBURY	NH	03042	RICHARD JAY THOMAS	JENNIFER PAT OHARE
101703	88	80	C	1 MERRIMAC ST #3	22245	0003	1 MERRIMAC ST U3	AMESBURY	MA	01913	BUONOMO STEPHEN J	
101704	88	80	D	1 MERRIMAC ST #4	41124	0201	1 MERRIMAC ST 4	AMESBURY	MA	01913	BAKKO MAXWELL S	GRETCHEN BAKKO TIE
101706	88	80	E	1 MERRIMAC ST #5	36756	0528	1 MERRIMAC ST #5	AMESBURY	MA	01913	SKAN GARY R	
104145	88	83	A	13.5 MERRIMAC ST #1	36565	0382	13.5 MERRIMAC ST	AMESBURY	MA	01913	STANDER KELI	
104146	88	83	B	13.5 MERRIMAC ST #2	38779	0542	13.5 MERRIMAC ST #2	AMESBURY	MA	01938	LAVELLE BRIAN	
104147	88	83	C	13.5 MERRIMAC ST #3	31578	0457	13.5 MERRIMAC ST #3	AMESBURY	MA	01913	RYMSHA CATHERINE M	
105540	88	72	A	336A MAIN ST	36542	0351	336A MAIN ST	AMESBURY	MA	01913	JOEY BILLY TRUST	KIMBERLY ANN RUOCCO
105541	88	72	B	336B MAIN ST	36951	0580	336B MAIN ST	AMESBURY	MA	01913		

Count: 35

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

Dana Cawley 12-21-24

88/ / 70/ / FOURNIER GARY P FOURNIER MARY K T/E 330 MAIN STREET AMESBURY, MA 01913	88/ / 43/ / HAROUTUNIAN KRIKOR MICHAEL C/O GRETTEL MARIA CRUZ BADILLA 22 SUMMIT AVE AMESBURY, MA 01913	88/ / 71/ / MACDONALD STEVEN D JULIANN MACDONALD 334 MAIN ST AMESBURY, MA 01913	88/ / 72/ / STARKE JOERG SUZANNE LILLEY 336 MAIN ST AMESBURY, MA 01913	88/ / 73/ / LABADINI ROBERT J MARGO PETTIT LABADINI T/E 338 MAIN ST AMESBURY, MA 01913	88/ / 74/ / KILROE DIANA S GAIL P SNODRASS T/E 340 MAIN ST AMESBURY, MA 01913	88/ / 11/ / 14 MERRIMAC STREET LLC C/O DAN HEALEY 21 WATER STREET 3RD FLOOR STE AMESBURY, MA 01913	88/ / 2/ / AMESBURY CITY OF TOWN LANDING TOWN HALL AMESBURY, MA 01913	88/ / 3/ / JEFFREY W. BRATZ C/O KATHLEEN MAKAY (J/T) 20 MERRIMAC ST AMESBURY, MA 01913	88/ / 4/ / THE MAMMOLA INVESTMENT TRUST MICHAEL V MAMMOLA TRUSTEE 22 MERRIMAC STREET AMESBURY, MA 01913	88/ / 5/ / NOON VIRGINIA M SIDI M OULD BOYAH T/E 24 MERRIMAC ST AMESBURY, MA 01913	88/ / 78/ / THREE THIRTY THREE MAIN STREET R MELANIE J, HESSION TRUSTEE 18 PURCHASE ST NEWBURYPORT, MA 01950	88/ / 80/E / SKAN GARY R 1 MERRIMAC ST #5 UNIT#5 AMESBURY, MA 01913
88/ / 70/ / FOURNIER MARY K T/E FOURNIER GARY P 330 MAIN STREET AMESBURY, MA 01913	88/ / 43/ / HAROUTUNIAN KRIKOR MICHAEL C/O GRETTEL MARIA CRUZ BADILLA 22 SUMMIT AVE AMESBURY, MA 01913	88/ / 71/ / MACDONALD STEVEN D JULIANN MACDONALD 334 MAIN ST AMESBURY, MA 01913	88/ / 72/ / STARKE JOERG SUZANNE LILLEY 336 MAIN ST AMESBURY, MA 01913	88/ / 73/ / LABADINI ROBERT J MARGO PETTIT LABADINI T/E 338 MAIN ST AMESBURY, MA 01913	88/ / 74/ / KILROE DIANA S GAIL P SNODRASS T/E 340 MAIN ST AMESBURY, MA 01913	88/ / 11/ / 14 MERRIMAC STREET LLC C/O DAN HEALEY 21 WATER STREET 3RD FLOOR STE AMESBURY, MA 01913	88/ / 2/ / AMESBURY CITY OF TOWN LANDING TOWN HALL AMESBURY, MA 01913	88/ / 3/ / JEFFREY W. BRATZ C/O KATHLEEN MAKAY (J/T) 20 MERRIMAC ST AMESBURY, MA 01913	88/ / 4/ / THE MAMMOLA INVESTMENT TRUST MICHAEL V MAMMOLA TRUSTEE 22 MERRIMAC STREET AMESBURY, MA 01913	88/ / 5/ / NOON VIRGINIA M SIDI M OULD BOYAH T/E 24 MERRIMAC ST AMESBURY, MA 01913	88/ / 78/ / THREE THIRTY THREE MAIN STREET R MELANIE J, HESSION TRUSTEE 18 PURCHASE ST NEWBURYPORT, MA 01950	88/ / 80/D / BAYKO MAXWELL S GRETCHEN BAYKO T/E 1 MERRIMAC ST 4 AMESBURY, MA 01913
88/ / 77/ / FUNSTON JAMES H BRUCE E DEVEAU 331 MAIN ST AMESBURY, MA 01913	88/ / 76/ / SAN FELIX NIKO 329 MAIN ST AMESBURY, MA 01913	88/ / 75/ / PIPER JOSEPH H MICHAEL J PIPER 327 MAIN ST AMESBURY, MA 01913	88/ / 33/ / BALLARD TIMOTHY JOSEPH SUSAN M BALLARD T/E 25 1/2 MERRIMAC STREET AMESBURY, MA 01913	88/ / 80/ / MASTER DEED MARINA POINTE CONDOS 1-3 MERRIMAC ST AMESBURY, MA 01913	88/ / 80/A / SCHENA BRENDA J 1 MERRIMAC ST AMESBURY, MA 01913	88/ / 82/ / 13 MERRIMAC STREET LLC 21 WATER ST 3RD FLOOR SUITE AMESBURY, MA 01913	88/ / 81/ / TURNER NIDHI JAMES W TURNER (TE) 5 MERRIMAC ST AMESBURY, MA 01913	88/ / 79/ / NUTT SALLY CANDACE 335 MAIN ST AMESBURY, MA 01913	88/ / 80/C / BUONOMO STEPHEN J 1 MERRIMAC ST U3 AMESBURY, MA 01913	88/ / 80/B / RICHARD JAY THOMAS JENNIFER PAT O'HARE 11 MEADOWBROOK DRIVE EPPING, NH 03042	88/ / 80/D / BAYKO MAXWELL S GRETCHEN BAYKO T/E 1 MERRIMAC ST 4 AMESBURY, MA 01913	

88/	/	83/A	/	STANDER KELI 13.5 MERRIMAC ST AMESBURY, MA 01913
88/	/	83/B	/	LAVELLE BRIAN 13.5 MERRIMAC ST #2 AMESBURY, MA 01938
88/	/	83/C	/	RYMSHA CATHERINE M 13.5 MERRIMAC ST #3 AMESBURY, MA 01913
88/	/	72/A	/	JOEY BILLY TRUST KIMBERLY ANN RUOCCO 336A MAIN ST AMESBURY, MA 01913
88/	/	72/B	/	SIRIMONGKOL AMORN RAT WITOON TEPATIHANON (T/E) 336B MAIN ST AMESBURY, MA 01913



**Notice of Intent for
Marina at Amesbury Point
2 and 13 Merrimac Street
Amesbury, MA
March 11, 2024**

1.0 Project Location

The project site consists of two parcels. The main project area is 2 (14) Merrimac Street which consists of 1.63- acres and is entirely developed with an existing marina facility, maintenance buildings and parking areas. Across the street is 13 Merrimac Street, a 0.42-acre parcel containing a dwelling and gravel parking area. The project site is located near the confluence of the Merrimack River and the Pow Wow River as indicated in Figures 1 and 2 below.



Fig. 1: USGS Topographic Quadrangle Site Locus



Fig. 2: MassGIS Ortho 2021

2.0 Project Description

The project consists of the redevelopment of the marina site, including the construction of a new marina facility and restaurant, largely within the same footprint of the existing structures, as well as supporting parking areas at 2 Merrimac Street and improvements to the existing parking area at 13 Merrimac Street which will be used to support the new facilities at the marina site. Work at 2 Merrimac includes the demolition of the existing marina facility and one of the two maintenance buildings, with the smaller of the two existing maintenance buildings proposed to be renovated. No in-water work or work on the riverbanks is proposed. The entire site is presently developed, and the proposed work does not extend closer to resources than existing conditions. The project results in significant improvements including the reduction of impervious surface area by 7,295 square feet, creation of green space including installation of native plantings (refer to Sheet L-1 for complete plant list) and the installation of stormwater management facilities to renovate stormwater prior to discharge to the river and improvements in the ability of the site to provide flood storage capacity. Presently there are no stormwater management facilities on site. The project proposes the installation of deep sump catch basins, a Contech CDS unit for stormwater renovation, and a rain garden to improve infiltration, provide additional water quality improvements and mitigate peak runoff rates. Attached is a Stormwater Report including DEP Stormwater Checklist prepared by Millennium Engineering, demonstrating compliance with MassDEP Stormwater Management Regulations for redevelopment as well as an Operation and Maintenance Plan describing measures to maintain stormwater facilities following completion of construction.

At 13 Merrimack, the project proposes improvements to the existing gravel parking area. The parking area is proposed to be re-graded but will remain gravel with a peastone diaphragm around the perimeter to aid infiltration. Also included is the installation of a privacy fence. This work is located within the 100-foot buffer zone to an intermittent stream located just off-site to the west

between the site and the adjacent wastewater treatment facility, the bank of which was delineated by Rimmer Environmental Consulting using flags A1-A6. The stream channel is contained within a paved sluiceway where it passes the project site, essentially functioning as an open culvert. Buffer Zone enhancements are proposed, including 1,200+/- sf plantings in this area. Plantings shall include native, shade tolerant understory shrubs such as sweet pepperbush (*Clethra alnifolia*), chokeberry (*Aronia arbutifolia*) or Virginia sweetspire (*Itea virginica*).

3.0 Wetland Resources and Performance Standards

Wetland Resources at the site are depicted on the attached Site Plans prepared by Millennium Engineering. The following is a description of resource areas and the project's compliance with relevant performance standards.

Riverfront Area:

As the project location is tidally influenced, the Riverfront Area is measured from mean high water (MHW), estimated to be elevation 4.0 (NAVD88 datum) at this location. This elevation occurs along the seawall bordering the Merrimack River and along the riprap and natural banks bordering the Pow Wow River. The 200-foot Riverfront Area extent includes all the project area at 2 Merrimac Street, but only the easternmost portion of the driveway accessing 13 Merrimac Street.

The project is proposed as a redevelopment under 310 CMR 10.58(5). Under this provision, the Commission may allow work to redevelop a previously developed Riverfront Area, provided:

- 1) The proposed work improves existing conditions,
- 2) Stormwater is managed according to MassDEP Standards,
- 3) Work is not located closer to the river than existing conditions,
- 4) Work is located outside the Riverfront Area as much as possible, and
- 5) The area of work does not exceed the amount of the existing degraded area.

At this site, the project results in significant improvements to existing conditions by reducing impervious area from 60,829 sf to 53,535 sf (7,295 square foot or 12% reduction) with a corresponding increase in greenspace, and improvements to flood storage capacity. The site presently does not contain any stormwater management facilities, so bringing the site into compliance with MassDEP Standards is also a significant improvement. The redevelopment is proposed over existing paved surfaces which extend to the seawall and existing buildings. It does not extend closer to the river than existing conditions. As the entire site is within Riverfront Area, it is not possible to locate work outside of this resource. The area of work does not exceed the amount of existing degraded area and in fact reduces it by 12%. Native plantings are proposed to improve overall site quality.

RIVERFRONT CALCULATIONS		
2 MERRIMAC STREET		
EXISTING CONDITIONS		
	0'-100'	100'-200'
IMPERVIOUS AREA	44,648 S.F.	16,181 S.F.
LANDSCAPING	5,623 S.F.	4,451 S.F.
PROPOSED CONDITIONS		
	0'-100'	100'-200'
IMPERVIOUS AREA	36,089 S.F.	17,446 S.F.
LANDSCAPING	14,182 S.F.	3,186 S.F.
13 MERRIMAC STREET		
EXISTING CONDITIONS		
	0'-100'	100'-200'
IMPERVIOUS AREA	0 S.F.	246 S.F.
LANDSCAPING	0 S.F.	558 S.F.
PROPOSED CONDITIONS		
	0'-100'	100'-200'
IMPERVIOUS AREA	0 S.F.	246 S.F.
LANDSCAPING	0 S.F.	558 S.F.

Inland Bank:

Though the Merrimack River is still tidally influenced at this location, the site is above the limit of the coastal zone as delineated by MassCZM and therefore the Banks to the Merrimack and Pow Wow Rivers are regulated as Inland Bank. The Merrimack Riverbank consists primarily of concrete retaining wall. The Pow Wow Riverbanks include some remnants of a concrete block wall, stone masonry walls, timber and natural banks. A 100-foot Buffer Zone extends from the limits of this resource.

No work is proposed on the Bank and the project site will not affect the stability of the Bank or its ability to continue to provide storm damage and flood control functions. New plantings will be installed to improve habitat and green space along the river.

There is also an unnamed, intermittent stream channel which flows through a paved sluiceway between 13 Merrimac Street and the adjacent sewage treatment plant delineated by flags A1-A6. This channel flows out of an upgradient, off-site wetland and discharges under Merrimac Street to the Merrimack River. Bank resource is located just off site but the 100-foot Buffer Zone extends into the project site at 13 Merrimac.

Work is proposed within the buffer zone to this bank at 13 Merrimac, including re-grading of the parking area and installation of a privacy fence. To improve site conditions an area of 1,200 sf +/- of the buffer zone near this channel is proposed to be enhanced through the installation of 20 native, shade tolerant shrub understory, including 10 silky dogwood (*Cornus amomum*) and 10 Black chokeberry (*Aronia melanocarpa*). The existing overstory consists of non-native Norway maple (*Acer platanoides*).

Bordering Land Subject to Flooding:

BLSF is regulated under 310 CMR 10.57 and includes land subject to rising rivers up to and including the 100-year storm event, identified by FEMA as elevation 11. Approximately 67,378 square feet of the 2 Merrimac Street site is located within BLSF as indicated on the attached site plans.

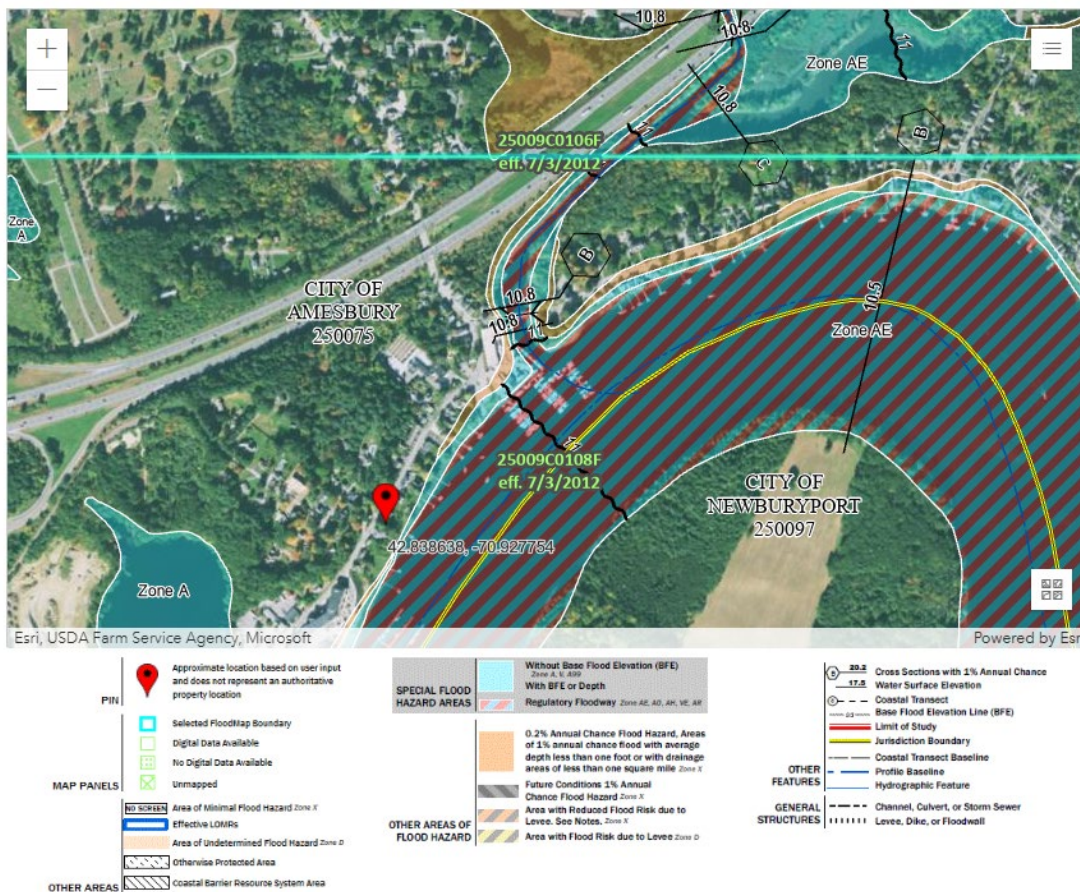


Fig. 3 FEMA Flood Map

The proposed first floor of the buildings is elevated 6'8" feet above the floodplain. Assuming 18-inches of structure and ceiling, this represents 8 feet of clearance under the building. The only structures at grade include stairs, lobby elevator and chases and all will be designed as breakaway in the event of a severe flood event.

The site has been designed to meet flood storage compensation requirements of 310 CMR 10.57. Attached is a Proposed Flood Storage Plan which indicates an increase in flood storage on site for each incremental topographic elevation. For a net increase in storage of 1,762 cubic feet, resulting in a significant improvement in the ability of the site to control and adapt to flooding.

FLOOD STORAGE

ADDRESS – ASSESSORS MAP 88, LOT 1 ZONING DISTRICT R-20				
	EXISTING	PROPOSED	NET	HATCH COLOR
6-7	4,024	4,353	329	
7-8	20,920	22,840	1,920	
8-9	8,149	12,848	4,699	
9-10	8,032	17,461	9,429	
10-11	2,400	4,162	1,762	

Other Resources:

A portion of the project area may be located within Priority Habitat and Estimated Habitat of Rare Wetlands as determined by reference to the most recently available data from the Massachusetts Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program (NHESP) available on MassGIS indicated in Figure 4 below. A copy of this NOI will be provided to NHESP for review.

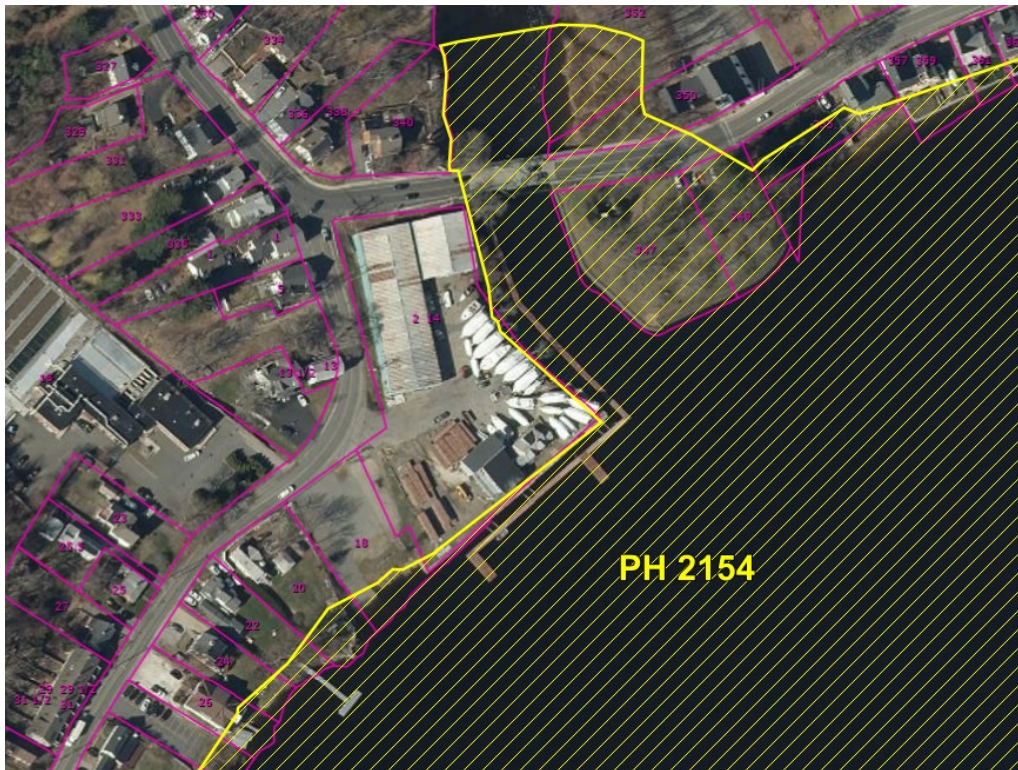


Fig. 4 Priority Habitat – MassGIS

4.0 Proposed Mitigation Measures

During construction, care will be taken to minimize the potential for introduction of sediment into resources. Standard erosion control measures will be employed around the resource-facing perimeter of the site. Materials will be stockpiled away from the river to the fullest extent feasible. All disturbed soil areas will be restored and stabilized as soon as possible.

In event of flooding forecast, all reasonable measures will be taken to move and secure materials and equipment.

As a construction site greater than 1 acre in size, the site will require the preparation of a Stormwater Pollution Prevention Plan as part of compliance with the EPA NPDES Notice of Intent a copy of which may be provided to the Amesbury Conservation Commission upon request.

Following construction, compliance with the Operation and Maintenance Plan provided in the attached Stormwater Report will include regular inspection and maintenance of stormwater management structures to ensure their long-term effectiveness.

5.0 Proposed Construction Sequence

Upon receipt of all required permits to perform revitalization work of the Marina at Amesbury Point, the Construction Operations Group proposes the following sequence of activities:

<u>Activity</u>	<u>Duration</u>
· Establish Erosion controls and inlet protections and stockpile necessary emergency erosion controls on project site	2 weeks
· Install construction fencing and signage including DEP signage	1- week
· Conduct preconstruction inspections (erosion control, building dept)	1- week
· Demolish existing structures (Storage building first)	3- weeks
· Install parking lot drainage and utilities into 14 Merrimack St.	6- weeks
· Excavate for and place new foundations	4- weeks
· Vertical building construction	50- weeks
· Landscape and hardscape including 13 Merrimack St	6- weeks
· Construction demobilization & clean up	2- weeks
· Final Inspections	3- weeks

Total construction duration for the project from mobilization to project completion is estimated to be 14 to 16 months depending on actual start date and weather during winter months.

6.0 Operation and Maintenance

Operation and maintenance of stormwater management facilities to maintain their effectiveness following construction and into the future is described in the attached Operation and Management Plan prepared by Millennium Engineering as part of the Stormwater Report and DEP Stormwater Management Regulations.

7.0 City of Amesbury Wetlands Ordinance – Waiver Request

The proposed project requires work within the 100-foot Buffer Zone to Inland Bank Resource, as well as to Land Under Water resource. All the Buffer Zone has been previously developed with either pavement or gravel surfaces or structures and lacks vegetation, except for a few remaining non-native trees along the Pow wow River. Under the Amesbury Wetlands Ordinance, Section 20, “If the Resource Area buffer is not present (i.e., has already been altered and/or encroached upon), the Commission shall presume that there already exists a significant adverse effect or cumulative adverse effect upon the wetland values of the Resource Area. This presumption may be overcome upon a clear showing that there is no significant or cumulative effect the protection of said wetland values.” Under the Performance Standards in Section d. (3) the Commission may require that already-altered buffer zone be restored to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.

Based on the extent of previous development on site, the entire Buffer Zone has been altered and no longer serves to provide many of the important functions for protection of resource areas. The project proposes significant improvements to the Buffer Zone through installation of native plantings, removal of debris, reduction of impervious surfaces, improvements to stormwater and improvements to flood control functions of the site. For these reasons, we request a waiver to the 35-foot No Build Zone for construction of the structure with open pile foundations and for the 25-foot No Build zone to allow for proposed landscaping.

2 (14) Merrimack Street 2-14-24



1. View NE along Merrimack River



2. View SW along Merrimack River



3. View E Confluence of Pow Wow and Merrimack River



4. View NW of Pow Wow River bank



5. View E toward Pow Wow River



6. View NE toward Pow Wow River



7. View N of existing buildings and parking



8. View south of existing marina office



9. View south at west end of site

13 Merrimac Street 2-14-24



10. View west toward treatment plant



11. View NW of parking area



12. View NW (upstream) of channel



13. View SE (downstream) of channel



14. View toward E toward Merrimac Street