



AMESBURY PLANNING BOARD

PRE-APPLICATION CONFERENCE

Property Address: 28 Haverhill Road

Map 76 Lot 1

Current Owner: Newburyport Properties LLC

Applicant, if different from Owner: Pulte Homes of New England, LLC

Owner's/Applicant's Address: Owner: 11 Windward Dr., Newburyport, MA 01950

Applicant: 1900 West Park Dr., Suite 180, Westborough, MA 01581

Mailing Address (if different from above) Same as above

Email Address: Essek.Petrie@PulteGroup.com Telephone: 508-621-2404

Project/Permit Details:

Are there any prior approvals/permits for this site?

Type of Permit Issued (Check all that apply)

☐ Subdivision ☐ Special Permit ☐ Site Plan ☐ Other

Permit Granting Authority: Not Applicable (no prior permits issued)

Date Permit Issued (Decision Date): Not Applicable (no prior permits issued)

Recording Information (Provide Book & Page as recorded at the Registry of Deeds)

a. Decision Book 41629 Page 131

List all other permits required for the project: Site Plan Approval, Order of Conditions, MassDOT Access Permit

Zoning Requirements and Dimensional Controls

	Minimum Requirements	Existing	Proposed
Lot Area	No requirement	13.27± acres (577,915 SF)	No change
Frontage	200'	657'± Haverhill Rd; 897'± Route 150	No change
Setback (Front)	20' (50' if > 4 stories)	47'±	55'±
Setback (side)	15'	236'±	20'±
Setback (Rear)	20'	363'±	285'±
Building Height	5 stories / 58'	1 story w/walkout / height unknown	5 stories / 58'
Lot Coverage Area	60% (max.)	0.2%± (929± SF/577,915 SF)	7%± (40,696± SF/577,915 SF)
Open Space	30%	94%± (12.5± ac/13.27 ac)	74%± (9.8± ac/13.27 ac)
Parking Spaces	189 - 221 spaces (1.5-1.75 spaces/unit)	n/a (residential driveway)	216 spaces (1.71/unit)

Project Description

Describe the proposed uses and other salient features of the Project. The narrative should be sufficiently descriptive to provide a good understanding of the site layout, access, utility capacity and needs, parking and traffic assessment.

Refer to Attachment A.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

(Note: Use additional sheets, as needed)

Describe existing site conditions, including any existing uses, site constraints and environmental resources present on the property.

Refer to Attachment A.

[illegible]

What preliminary engineering and permitting design work has been completed to date, e.g. soil testing, traffic counts, availability of utility capacity, etc?

Geotechnical evaluation

Initial transportation assessment

Water flow testing (completed); sewer capacity evaluation (ongoing)

Abbreviated Notice of Resource Area Delineation (filed w/Concom)

Natural Heritage letter confirming no mapped rare species

MA Historical letter confirming no historical/archaeological significance

What are some of the keys aspects of the project, project review or next steps you would like to discuss with the Board?

**Requesting the Planning Board's general feedback on the
proposal in advance of filing for Site Plan Approval.**

Supporting Documents:

Section XI.C of the Amesbury Zoning Bylaw lists the documents to be included in the formal Site Plan application. Further, it describes the performance and designs standards required to be met when the final application is filed with the Board. Although not required, indicate below if you will be submitting with the pre-application conference request, any of the preliminary documents/information associated with Section XI.C

- ✓ *Existing Conditions Plan*
- ✓ *Overall Site Plan*
- ✓ *Parking layout and access Plan*
- ✓ *Grading Plan*
- ✓ *Preliminary Building Design*
- Preliminary Traffic Study*
- Environmental management plan*

The project may require other permits and compliance with other sections of the Amesbury Zoning Bylaw (AZB). You are encouraged to review the pertinent sections of the AZB applicable to the project and discuss with the Board at this pre-application conference. Provide necessary supporting information as it pertains to those sections for consideration with this request.

Application Fee: \$50.00

Signature **Essek Petrie**
Digitally signed by Essek Petrie
Date: 2026.02.11 07:55:58
-05'00'

Name/Title **Essek Petrie**

Date: **2/11/26**



Pulte Homes of New England LLC
1900 West Park Drive, Suite 180
Westborough, MA 01581

ATTACHMENT A: Project Description

Pulte Homes of New England (PHNE) is pleased to submit this application for *Lewis Ridge*, a multifamily residential development proposed at 28 Haverhill Road in Amesbury, Massachusetts. PHNE is a wholly owned entity of PulteGroup, which is a publicly traded national homebuilder with 26 divisions throughout the United States. PHNE is a fully self-funded entity that entered the New England housing market in 1994.

The project site (Assessor's Map 76 Parcel 1) consists of 13.27± acres with frontage on Haverhill Road and Route 150 Extension. The site lies within the Office Park (OP) zoning district as well as the Amesbury Gateway Village Smart Growth Overlay District (AGVSGOD). *Lewis Ridge* is a proposed AGVSGOD project consisting of 126 home-ownership residential units within two five-story, garden-style condominium buildings each consisting of 63 units. The buildings will include five stories of living above a subsurface garage parking level, with additional surface parking proximate to the buildings. The units will include a mix of one- and two-bedroom options with several floor plans from which future homeowners can choose. PHNE has utilized these unit styles in other developments throughout eastern Massachusetts with great success.

Twenty percent of the dwellings (25 units) will be designated as affordable units. The affordable units will be distributed throughout the buildings and comply with the Executive Office of Housing and Livable Communities' (EOHLC's) requirements for inclusion on the City's Subsidized Housing Inventory (SHI). The affordable units will include the same construction quality, energy efficiency, insulation, windows, and heating/cooling systems as the market rate units. There will be no age restrictions.

Site access is proposed via two full access driveways, with one on Haverhill Road and one on Route 150 Extension (note: access permits will need to be obtained from MassDOT to confirm both full access driveways). An evaluation of sight lines was conducted at the proposed site driveway locations to ensure that minimum recommended sight lines are available. There are a total of 216 proposed parking spaces, including 104 covered spaces (52 under each building) and 112 surface spaces. Five accessible parking spaces are proposed adjacent to the main entrance of each building. Electric vehicle charging outlets will be provided within the surface parking area. Secure and weather-protected bicycle spaces will be provided within the parking garages. The pedestrian friendly design will include a network of internal sidewalks and walkways which will connect to the existing municipal sidewalk in Haverhill Road and to



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proposed public passive recreational open space adjacent to the development area as discussed further described herein.

Stormwater will be managed through low-impact development practices as well as treatment and mitigation in accordance with state and local stormwater standards. The project is proposed to be serviced by municipal sewer and water, which are accessible on Haverhill Road. All dwellings are proposed to be all-electric with no natural gas connection proposed. Refuse collection will be internal to the buildings and recycling will be via an exterior screened enclosure and both will be serviced by a private collection company. On-site project elements including driveways, parking, stormwater management, utilities, and landscaping are proposed to be privately owned and maintained by a homeowner's association.

The 13.27± project site is bisected by wetland resource areas including a perennial stream which drains from northwest to southeast along with associated bordering vegetated wetlands, riverfront, and flood plain. Site topography generally slopes towards these wetland resource areas. The location of these wetland resources areas limits the development footprint to approximately 3.5 acres in the northern portion of the site along Haverhill Road and Route 150 Extension. This area presently includes a single-family home with some open fields, brush, and woods. The area of the site to the south of the development area, which comprises almost 10 acres, presently consists of wetlands and wooded upland areas and is proposed to remain undeveloped. The project proposes to utilize this area as passive public recreational space as discussed further herein.

PHNE has collaborated with Community and Economic Development staff over the past several months to refine the proposed development program in an effort to make efficient use of the developable area while minimizing impacts to the wetland resource areas and associated buffer zones. The project does not propose to disturb any bordering vegetated wetland and fully complies with the 25' no-disturb and 50' no-build wetland buffer zones. With regard to riverfront, the proposed development will be located entirely outside the 100' inner riparian zone and will require limited (10%) disturbance within the 200' outer riparian zone as allowed under the Wetland Protection Act. The proposed development does not entail any disturbance to the flood plain. The project will be required to undergo review and approval by the Amesbury Conservation Commission under the Massachusetts Wetland Protection Act and the Amesbury Wetland Ordinance due to its proximity to the wetland resource areas.

Community and Economic Development staff have also helped guide the project team in crafting a plan to incorporate public open space with passive recreation elements on the



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portion of the land outside the developable area, which comprises the vast majority (~10 acres) of the property. This public open space is proposed to include a neighborhood park and trail network with a small public vehicular and bicycle parking area off Haverhill Road. The trail network is proposed to extend from the parking area through the neighborhood park, continue past a proposed pollinator meadow, and then run all the way to the southern edge of the site where it will connect to an existing offsite trail. The proposal is for PHNE to construct these public amenities and for the land to ultimately be divided off from the development parcel and donated to the City of Amesbury or to remain under the ownership of the residential condominium to be created with the protection of a conservation restriction.