



**Amesbury Technical Review Committee
December 18, 2024**

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

In attendance: Jim Wilson, Nick Cracknell, Chief Bailey, Robert Serino, Nipun Jain,
Lisa DeMeo, Lauren Blatchford, and Becky Frey
Absent: Chief Nolan, Joe Buckley

Chief Bailey called the meeting to order at 9:38 am

Administrative:

1. 11-20-2024 Minutes; 12-4-2024 Minutes

Rob Serino motioned to approve the minutes for the 11-20-2024 and 12-4-2024 Technical Review Committee Meetings. Seconded by Jim Wilson. The motion passed unanimously.

Application Review:

1. 80 Haverhill Rd.

Mike Sanchez and Sam Colombo represented the application for 80 Haverhill Road. There is an old farmhouse that is abandoned and the barn in the back was demolished a couple years ago. They are pursuing a historic special permit to renovate the farmhouse and rebuild the barn in the back, and it will create 8 units. There will be a new retaining wall in the front. There will be 8 indoor parking spaces and 9 outdoor spaces. They are in excess of the City's parking requirement.

Sam Colombo commented that they were implementing a couple systems to manage the storm water. The first is at the front of the site for Haverhill Rd. There is a series of catch basins and treatment units. The back of the site has another larger infiltration system. The treatment unit has a sub-surface infiltration system in the back. The roof runoff will go to a separate sub-surface system. They are proposing to bring in water off the main on Haverhill Rd. for domestic and fire service for both buildings. The sewer will also come off Haverhill Rd. and service for both buildings. They will plan to reuse the gas and electric. Mike Sanchez added that they were still evaluating if it makes more sense to go all electric or keep the gas. If they keep the gas, it would only be for the front. The back section will be all electric. The new electric service will come in on the side of the building off Haverhill Rd.



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Lisa DeMeo questioned if they would be doing a sewer connection for each unit. Sam Colombo responded that they would plan to make the sewer connect on Haverhill Rd. and then run separate connections to the front 4 units and the back 4 units. Lisa DeMeo responded that they typically don't prefer that. Lisa DeMeo noted that the water would be handled through the condo association. Mike Sanchez commented that they could bring it in from the main and put 4 meters in the front and 4 in the back. Lisa DeMeo responded that she would prefer them to be separate connections for the sewer. Mike Sanchez clarified she was requesting 8 separate tie ins to the sewer main. Lisa DeMeo confirmed that was correct. It was industry standard. Mike Sanchez responded that they could look at it. That's not how it's been typically done in the city. Lisa DeMeo responded they could discuss it more offline.

Nick Cracknell commented that it would not make sense to do a separate tie in for individual units on a large development. Lisa DeMeo responded that she would review the tie in plan more. Mike Sanchez commented that right now they are proposing to bring it in from one main tie in and then split it from there. Jim Wilson questioned if the concern was about billing. Lisa DeMeo responded that her concern was blockages.

Nick Cracknell questioned how they were handling the edging on the driveway. Sam Colombo responded that it was vertical granite curbing with tip downs.

Nick Cracknell questioned if there was landscaping planned in the triangle wedge at overflow parking. Mike Sanchez responded they did not have a landscaping plan for that.

Nipun Jain commented that they should review the plan based on the criteria categories. Nipun Jain questioned if there were any comments on the accessibility and circulation. Chief Bailey questioned if there was any signage required for traffic coming out on Haverhill Rd. Lisa DeMeo responded that they would need a MASS DOT permit and they would let them know what is required. They will need an access permit, driveway permit, and street opening. Mike Sanchez confirmed that Millennium Engineering would handle that permitting. Nipun Jain added that the sight lines have been evaluated and they are relatively clear.

Rob Serino questioned if the driveway was 18 feet wide. Mike Sanchez confirmed that was correct and noted they requested a waiver for that.

Lisa DeMeo commented that MASS DOT may ask that the City be the applicant on the street opening permit so they can coordinate on that.



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Mike Sanchez commented that they were pursuing the Historic Preservation Special Permit and hope to keep some of the stones from the original barn around the property.

Nipun Jain commented that they discussed utilities, and the developer can coordinate with DPW.

Nipun Jain commented that Stantec was reviewing the storm water submission.

Nipun Jain questioned if they accounted for erosion control. Mike Sanchez responded that it was included in the plan.

Nipun Jain commented that they did not look like they were proposing any lighting other than building lighting.

Nipun Jain questioned if they included screening. Mike Sanchez responded that there would be a new fence along the abutter on the east side. There is an existing fence on the west side. They may not have room in the back for a fence. They will plan to screen the trash.

Nipun Jain questioned where the snow storage would go. Sam Colombo responded that the first area would be in the front and the second would be along the back edge. Lisa DeMeo clarified that they would not be pushing snow onto neighbors' properties. Mike Sanchez confirmed that was correct. They will cover it in the condo documents and can add a condition that if it gets to a certain amount of snow, then they will need to remove it from the property.

Nipun Jain noted that the Design Review Committee provided comments on the design and architecture.

Mike Sanchez commented that the buildings would be fully sprinkled. Rob Serino commented that they should make the back section a no parking fire lane to maintain access and questioned where the fire control room would be. Mike Sanchez responded that they were still working to figure that out. Rob Serino commented that it could not be on the back side of the building. Nipun Jain added that it should be on the driveway side.

Lisa DeMeo commented that the location of the construction entrance made sense and questioned if they had located the dumpster etc. Sam Colombo responded that they



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have not identified those locations yet. Lisa DeMeo commented that the construction entrance should be 50 feet long and 10 feet wide.

Nick Cracknell commented that they will have a condition of approval for the developer to fill out a CMMP as well and come back for a preconstruction meeting. Mike Sanchez commented that they would add a dumpster location.

Rob Serino commented that the fire connection should be on corner of the back building to not interfere with parking.

Chief Bailey commented that if unit 1 has a party and visitors park along the driveway, then they can't get fire truck down. The should identify it as a no parking area.

Rob Serino commented that the site and safety plan needs to go DPW and fire.

Preconstruction Meeting:

1. 39-41 Hillside Dr.

Rick Salvo, Charels Costello, John Docouto, Chris Angiolillo, Gerooge Centeio, and Sid Silveria were present to speak to the project.

Rick Salvo commented that the location of the project was a former gas station and boat storage facility. All the existing structures on the site will be demolished. Then they will construct 8 residential units over 2 retail spaces. There will be 31 surface parking spaces; 6 spaces will be under the building. They will be closing some of the giant curb cuts and working with MASS DOT on that. There will be one full directional driveway for vehicular access to the site. Both domestic and fire water service will come in from Hillside Ave. They will need to coordinate with DPW on that. The stormwater on site will be managed by two systems. They have prepared a full drainage report. The development team worked with prior DPW employees on the soil testing. There is a pump system down Allen Clair Rd. and they have been asked to replace the forced main that is there.

Lisa DeMeo questioned what they were replacing it with. Rick Salvo responded that it would be a 2-inch PVC forced main down Allen Clair Rd. Lisa DeMeo questioned if anything else would connect to that. Rick Salvo responded that the plan right now was just for them to connect, but they were not opposed to others connecting. Lisa DeMeo commented that she would need to review how they are tied in.



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Rick Salvo commented that they will have lighting installed and were putting in erosion control. They presented a robust landscaping plan with a buffer in the back and on the sides.

Lisa DeMeo questioned where the construction entrance, stockpiles, dumpster, and porta potty would be located during construction. Rick Salvo responded that the plan shows a stabilized construction entrance and trailer. They can add more details. Jim Wilson questioned if the trailer was staying. George Centeio confirmed the trailer would stay until the building was vertical. Chris Angiolillo commented that they would try to use the structure at 39 Hillside for storage. Rick Salvo commented that they could add all of that to the utilization plan.

Lisa DeMeo commented that this was a MASS DOT road, and they cannot close their sidewalk without their permission. National Grid called DPW saying they wanted to cut the gas and I told them it was a MASS DOT road. National Grid disagreed. Rick Salvo confirmed they would work with National Grid with that.

Rob Serino questioned if they were keeping 39 Hillside Dr. for storage. Rick Salvo confirmed that was correct. Rob Serino commented they required a detail from fire for demolition day.

Jim Wilson questioned if they had evaluated the overhead powerlines in relation to the architecture plan. Sid Silveira confirmed they had.

Nick Cracknell questioned what their schedule was. Chris Angiolillo commented that they were coordinating with National Grid to see what they can get done. Once they get that sorted out, the team is ready to go. The plan is to cut and cap at the property line.

Nick Cracknell commented that they would need the utilization plan. Rick Salvo confirmed they would send it.

Chief Bailey commented that this development was close to the intersection for 110 and 150. If they anticipate a lot of impact to the roads, then they should ensure to set up a police detail.

Nipun Jain commented that it would help to have a construction schedule to understand the major activities and milestones. That intersection is the gateway to the community and a lot of prime commuter traffic. That should be considered in the schedule. George



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Centeio confirmed they could schedule deliveries outside of those times. Nick Cracknell commented that we could send them the CMMP to populate and they can put the construction schedule and site utilization plan into it. There is a section on deliveries as well.

General Communications:

Lisa DeMeo questioned when they would get the plans for the solar farm to review. Nick Cracknell commented that they got a set of plans filed in November. They rejected the first submission, and it was refiled through the Zoning Compliance Officer, Jim Wilson. It is his job to determine the applicability of where it needs to go and why. Jim Wilson has been working with OCED and the city solicitor from KP Law to draft a response letter indicating that it will need to go to the Planning Board for a site plan and special permit. Solar facilities have been added under the Dover Amendment and have certain protections on them. There is no way to deny it and they can only reasonably regulate it. The Planning Board will perform an application completeness check review and vote on it. It is the obligation of the Planning Board at that time to ask for supplemental information. After that vote they will have 5 business days to distribute the full set of plans to 10 listed city boards, commissions, and personnel. The Planning Board will be reaching out for additional information. It is likely the Public Hearing will be held on February 10, 2025. Initial comments will need to go to the Board before then.

Nipun Jain commented that they would put the Rocky Hill Environmental Impact Report on the January 8, 2025, TRC agenda. The comment period closes January 10, 2025.

Jim Wilson motioned to adjourn at 10:52 am. Seconded by Rob Serino. The motion passed unanimously.