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MEETING NOTICE

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PROVISIONS OF M.G.L. CHAPTER 30A §§18-25
Version 7.1.10

ZONING BOARD OF APPEALS

Date and Time: Thursday, September 24, 2026 – 7:00 pm

Location: City Hall Annex Auditorium – 62 Friend St.

The public can attend in person or view this meeting on:

- ACTV Channel 6
- or the City of Amesbury Community Television Facebook Page:
<https://www.facebook.com/AmesburyCommunityTelevision/>

Public comment can be made by:

- Attending the meeting to speak during the public comment period
- or Emailing your full name, address, and comment with the subject line PUBLIC COMMENT (and the project your comment relates to) by 3 pm on the day of the meeting to Becky Frey at freyr@amesburyma.gov. Your comment will be read aloud at the appropriate time in the agenda and entered into the public record.

Call to Order

Roll Call/Attendance

Meeting Minutes: 8/27/26

New Hearings:

1. 9 Sanborn Terrace – Variance

Deirdre Casey has filed a **Variance** application at **9 Sanborn Terrace Map 40 Lot 131** pursuant to Section VI.B and Section X.I of the Amesbury Zoning Ordinance to construct an addition to the back right side of a pre-existing non-conforming single-family home at this location. A full description of the request is included in the application.

2. 40 Merrimac Street – Special Permit

Karin Tremblay has filed a **Special Permit** application at **40 Merrimac Street Map 88 Lot 11** pursuant to Sections V.,X.J and XI.F of the Amesbury Zoning Ordinance to conduct a massage therapy home occupation withing an existing single-family home. A full description of the request is included in the application package.

3. 5 Ellis Court - Appeal

This is an appeal pursuant to G.L. c. 40A, Sections 8 and 15 filed by **Michael F. Minahan, Jr. and Brittany Ann (Mosier) Minahan**, who reside at 5 Ellis Court, regarding the property located at **102 Friend Street (rear) Map 52 Lot 244**, owned by

Ricky R. LaPlante, challenging the August 11, 2026 determination of the Director of Inspectional Services/Building Commissioner that the commercial use at 102 Friend Street (rear) is a pre-existing nonconforming use and declining to take zoning enforcement action. The subject property is located in the R8 Zoning District.

Continued Hearings:

1. 27 Kimball Road – Comprehensive Permit

MP Properties IV, LLC has submitted an application for a **Comprehensive Permit** pursuant to **M.G.L. Chapter 40B Section 20-23**. The proposed project is to construct a 95-unit multifamily cottage rental development consisting of 1, 2, 3 bedroom units on a 9.4 acre property located at 27 Kimball Road Amesbury, MA (Map 73 and Lot 19) and within the R-40 zoning district, as shown on a plan by Allen & Major Associates, Inc. dated January 26, 2026. 25% of the proposed housing units will be deed-restricted for low or moderate income housing.

Adjourn