



Amesbury

PLANNING BOARD

City Hall

APPLICATION FOR SPECIAL PERMIT

Date 11/18/2025

Name Elite Builders Realty Trust c/o Scott M. Brown, Architects

Address 48 Market St.

Newburyport, MA 01950

Title Reference – Book 294 Page 233 (others apply)

Application is hereby made for a Special Permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on 9 School & 5 School Street, Amesbury, MA, and on Map # 52, Lot(s) 199 & 202 of the Assessor's Map.

1. Type of Special Permit Required: Historical Preservation
2. Zoning District: Central Business District
3. Has there been any previous appeal or permit on this property: No
If yes, explain: _____
4. Lot Size: 9 School St: .546, 5 School St: .132
5. Size of Building(s) existing or proposed: Proposed 9 School St: 7,074, proposed 5 School St: 2,128
6. Occupancy of use, existing/proposed: 9 School St. was a municipal building and is proposed as residential.
5 School St. was a single-family residential and is proposed as single-family residential.
7. Is Site Plan review required: Yes
8. Is Subdivision Control Law approval required: No

9. Other permits required: N/A

10. Description of proposed work/use: The structure on 52-199 (9 School) will be restored and converted to six residential units, one of which will be affordable housing. The structure on 52-202 (5 School) will be replaced with a build in-kind single-family residential unit. This new construction will have a similar footprint as the existing but will be positioned five feet North of the existing to accomodate a new single-car garage.

11. Principal points upon which application is based: The design of 5 School Street replicates the historical attributes of the existing structure and the restoration work of 9 School Street enhances this building's significant historical details. The proposed project will not impair the integrity of the neighborhood. Further the rehabilitation/preservation of the existing structure on 9 School Street and reconstruction of 5 School Street will enhance the character of the neighborhood and will protect property values.



Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (Multi-Family)

Received: _____

Distributed: _____

Hearing: _____

The application must be filed with the original application, (16) collated copies, (1) electronic copy. If Site plan approval or Subdivision Control Law approval is necessary the original application, (16) collaged copies, (1) electronic copy must be submitted.