

March 11, 2024

Marina at Amesbury Point
14 Merrimac Street, Amesbury, MA
Restaurant & Members Club - SAI Project: # 21-072

Project Information

Site

The property of the Marina at Amesbury Point (formerly known as Larry's Marina) is approx. 70,900 sf. Currently, the site has a 2-story office building with members club that houses Marina management and slip renter facilities. Adjacent to the 2-story building is a 1 1/2 story house on the Merrimac River side facing south that is currently unused. The property also has two large metal buildings for boat storage and maintenance. Current marina facilities, house and large metal building will shall be demolished with smaller square metal building remaining and renovated.

Project

The project will include a new elevated, one-story restaurant and a two-story marina facility for the marina boat slip renters and marina management. Site improvements for the project will include site amenities and parking for the restaurant and Member's club.

Proposed Site Improvements

A formal entrance with formalized curb-cut and signage will be located at the existing Merrimac Street entrance for the facility. The proposed on-site parking will include seventy-nine parking spaces and adjacent property located at 13 Merrimac Street will provide an additional twenty-one spaces for a total of one hundred parking spaces. A loading dock and service entry is located at the west side of the restaurant building. Site amenities include a boardwalk parallel to the Merrimac River, outdoor exhibit area for events, landscaping, sidewalks, outdoor patio space for the marina facilities building and a drop-off area for potential events and entry to the restaurant.

Proposed Buildings

Main Building

To allow for the best views, the proposed restaurant will be located parallel to the Merrimac River. The building will be elevated to allow for access to an elevator at grade level and a pass-thru the building to access the Merrimack River. The proposed floor has two levels for the restaurant. The bar being at approx. nine feet above grade and a lower dining/ kitchen floor at approximately seven feet above grade with the building height being twenty-four feet above grade. The floor area of the restaurant is approx. 4,700 sf to accommodate interior dining bar seating area, full kitchen, and restrooms. Exterior decks are provided on the Merrimack River side for outdoor dining. The Owner/ Developer is seeking to have an upscale/casual dining establishment at the marina. It is our intention to contract restaurant brokers to assist in the search and selection process for a suitable restaurateur.

Marina Facility

The proposed two-story Marina operations building is located on the southeast corner of the site along the Merrimack River in a designated “water dependent” use area under CH 91. The first-floor will shall be elevated six feet above grade for the Member’s Club use. A non-public office is located on the second floor and is approx. 500 sf. The building’s height will be approx. thirty-two feet.