



Amesbury Technical Review Committee

July 9, 2026

Cultural Center

39 Millyard

9:30 am

In Attendance:, Chief Bailey, Patrick MacDonald, Howard Snyder Nipun Jain, Amanda
Armington, Joe Neipp, Chief Serino, and Becky Frey

Absent: Nick Cracknell, Lauren Blatchford, Jim Wilson. Joe Buckley

Prospective Project Review:

1. 83-91 Macy St. – Leaf Water Farms

Steve Sawyer from Millenium Engineering and owners Mark and Wendy Donohue were present to speak to the project. Mark Donohue commented that they started a hydroponic farm in their home growing leaf lettuce and microgreens. They are currently generating 2,000 heads of lettuce and 250 trays of micro greens. They are looking to build a custom building to grow the company. They are looking to buy both pieces of land at this property and to do that. The idea is to have grow facilities there and potentially do some outside farming. In order for this business to be viable they need to be growing 12 months a year which means they need to do indoor farming. 90% of New England's lettuce comes from the west coast, so by the time it gets here its halfway through its life. The goal is to bring fresh local lettuce and greens to the community. They are also looking to have a specialty store with a small retail space that would feature other artisan products. The building probably would have a kitchen area but 80% of the space would be about growing. They would start with one building about 6,000 sf and then move to the other one as they expanded. If it is possible to get across the river with a golf cart transport to expand further, then they would look at it. Wendy Donohue commented they were very interested in the community. The retail element was important to them to get to know this community. They have participated in the Amesbury Market Daze and have built contacts. They have big ideas on connection and education and working with schools. Mark Donohue commented that the intent is to make the buildings look barn like and more attractive. It would look like a modern working farm.

Nipun Jain questioned if they have done some estimates on how many visitors they anticipated. Retail introduces more interaction and parking demand. Mark Donohue responded they had not done a specific analysis yet. They have another partner retail environment, and they have maybe 4 people coming in at a time. It is more of a grab and go environment. They will have some prepared foods. The proposed parking should be more than sufficient.

Steve Sawyer commented that the property is comprised of 3 lots 83, 85, and 91 Macy Street. There has been multiple iterations of high use commercial proposals for 91 Macy



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Street. However, any heavy use would require a change to the Carriage Town Plaza intersection. They do have an easement from the car dealership but that involves a wetland crossing. All of the proposed buildings are on the 83 and 85 Macy Street lots. The resource area has a perineal stream. Patrick Seekamp did a refreshed flagging of the riverfront. They are limited in development because only 10% of the riverfront area can be disturbed. They located the proposed buildings along Route 110 but it will be accessed off Rocky Hill Road. The entrance will be a 20 foot access drive into the site across from the Irving entrance. It will have a 10% slope to get to the parking area. There will be 13 spaces in the first parking lot. There will be some loading zones. 83 Macy will be the first building built. Then if they are progressing, they will build another grow facility. There can be additional field space parking that could accommodate 14 spaces. There is no fire access throughway out to Route 110. They would provide enough room for a K turn in the parking lot for the truck to turn around and pull out. There will be a walkway out from the building to sidewalk. Fire trucks could pull off Route 110 along the front as well. There will be a cart path with a bridge crossing at the stream. That is the conceptual design so far.

Howard Snyder noted that they may start at small scale deliveries then scale up and clarified that the site could accommodate any type of delivery system. Steve Sawyer confirmed the site should be able to accommodate it.

Chief Serino commented he was not sure they would have the space there to get a turning radius for fire. The proposed building at 83 Macy St. will be good, but getting access around the whole building at 85 Macy St. could be tough. Chief Serino questioned if it was a single story or two-story building. Mark Donohue responded it would be single story with 14-foot ceilings. Chief Serino questioned what the water needs were for hydroponic growing. Mark Donohue responded that it was not much. They use a recirculating system. They use three 25-gallon tanks to do 2,000 heads of lettuce and they need 5 gallons per day. It is a reservoir of water not a constant water usage. Chief Serino commented that he would like to see sprinklers in the building. If you add a kitchen, then they will need to delve into a suppression system and assess where it is needed. They can talk about it as it progresses. Chief Serino commented that he didn't love the proposed access coming in off Rocky Hill Road with the entrance/exit to Irving right there, but he did not want it on Route 110 either. They will need to figure out a compromising solution. Maybe if they intend to put in a sprinkler then fire can be more lax on the turning radius. Mark Donohue commented that if they do have a kitchen will be a sizeable kitchen. It would be a base for potentially multiple retail stores. Chief Serino commented in that case, they will need a suppression system and class 1 hood.



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Unless it is in a separate building. Chief Serino commented that he liked this idea, but they need to talk it through as it progresses. Mark Donohue commented that the second building will be just a grow facility. The first building will have retail, a kitchen, and a growing facility. If they outgrow the first building, then they will add the second building. Chief Serino commented there was a hydrant right in front of them. They need to look at access. They may need to look at putting in a chained off emergency access off Route 110 into the field parking.

Amanda Armington questioned if they were planning to file an ANRAD. Amanda Armington questioned how recently Patrick Seekamp went out and reflagged the river. Steve Sawyer responded it was during the fall. Amanda Armington commented that the Commission may ask for an ANRAD for confirmation of the resource area. It is not required but they may look into a more strict peer review for that. If the bridge for the river crossing is a prefab tress bridge, they just need to make sure it meets the crossing standards. Amanda Armington questioned if they would include both buildings in their NOI filing even though they plan to build in phases. Steve Sawyer confirmed they would file for the whole project. Amanda Armington commented that the NOI is valid for three years, but you can ask for an extension up to three years at a time. Amanda Armington questioned if they were planning any type of mitigation plantings or invasive species management. Steve Sawyer commented they working with Patrick Seekamp for the filing and coming up with a protocol on that. Amanda Armington clarified that the second parking area would stay field. Steve Sawyer confirmed that was correct. If there are fire access requirements, then that would be achieved with geogrids to reinforce the area and provide support for large trucks. It would still be permeable.

Patrick McDonald commented that they should take a look at sightlines on Rocky Hill Road because it's a steep climb. It would be good to understand more about the tree work. It would be good to know the total RFA impact and where the disturbance ends. Plans should show the grading parameters and retaining walls. Patrick McDonald also had concerns about large trucks turning off Rocky Hill Road. There will be more information with a traffic study and sightlines on that. The fire hydrant and utility pole locations should be shown. Steve Sawyer responded that they haven't done a whole detailed survey yet. Patrick McDonald questioned if they would require water delivered to the other side of the footbridge. Mark Donohue responded that it would be nice to have but not a requirement. Steve Sawyer commented that they could look at a seasonal irrigation line. That parcel is tricky if they needed heavy equipment, then it would need to come from the car dealership side. The previous owner looked at trying to reverse the perineal stream classification and did a full survey on that side to look at



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what could be done there. They would have to look at access. Patrick McDonald questioned if they would be bringing in artisan crafters for a farmers' market setting up in the field. Mark Donohue responded that they would not. It would be a contract with artisans to carry products in the store.

Amanda Armington questioned if the water was recycled and if they ever have to dewater the system. Mark Donohue responded that they just put it down the drain. It is a small amount of organic fertilizer in 25 gallons of water. They try to be as organic as possible. They let the water run down to about 10 gallons before they clean the tanks. Patrick McDonald commented it would be good to clarify the water needs and projected future water/sewer needs. Then they can understand the delivery and return. Mark Donohue commented that the water goes through a reverse osmosis system and then they add organic fertilizer. There is a small amount of waste. Patrick McDonald commented they would just want to clarify what that waste is and the volume of it. They will need to consider the drainage off the site into Rocky Hill Road as well.

Nipun Jain commented it sounded like they were anticipating three uses agriculture, retail, and a kitchen. They are independent and interrelated. The applicant should think about all those components with a traffic study. There will be more loading needs than what is shown given the different uses. The gravel field parking area will most likely be needed. They should really look at the number of cars and demand. People can't park on Rocky Hill Road. It would be good to look at how they could bring pedestrian connections to the facility. This site has a steep slope and will need retaining walls on the driveway. It will be critical to look at how they are designed and where they are placed. They will need to be structurally sound to support the load. They will need an area for snow storage so that should be considered with the structural integrity as well. They should think about where mitigation will take place like invasive species management or revegetation. The riverfront and water table will need to be considered because they could impact sub surface chambers. It will be good to see where the utilities will be accessed from.

Steve Sawyer commented that they will need a variance for this proposed layout as well.

Chief Bailey commented that he did not have any questions. They should be conscious of the community around the site and access point. The police department does get concerns from the neighborhood about traffic going down that road to the point shore neighborhood. They should think about how they can mitigate that and make residents feel better. Chief Bailey was 100% supportive of putting the access off Rocky Hill Road



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instead of Route 110. There is a dangerous crosswalk on Route 110 that is right there. They may need to look at that and work with the state on lighting it. The Riverwalk is directly across the street and a bike path. It would be good if they could safely encourage pedestrians to cross the street.

2. 6 Morrill St. – Bathhouse

Prince Boetang commented that he was having some challenges with the owners of the property. They have not been able to agree on certain terms. He is trying to get 90 days for due diligence. They are trying to close in a couple of weeks. The plan is to present what he is interested in doing with the property. The proposal is to open and operate a sauna facility. They are called Skog and Stone. They currently operate outdoor mobile saunas in a couple locations. People use the sauna for an hour or two and then can do a cold plunge. They had a mobile location in Amesbury on the river, but want to build a more permanent location. They are looking at property at 6 Morrill St. The proposal would turn structure B into a bathhouse with locker rooms. They will put in a cold plunge and a hot plunge. Outside there will be a garden, maybe an outdoor finished sauna unit, and seating. Structure A will be a lounge and restaurant area. They are still working on architectural drawings. There would be a check-in area at Building A and people could book a 2-hour block of time. The space will hold about 40 people at a time for 2 hours. They can rotate between the buildings for a sauna and lounge experience. The property has 15 parking spaces. They will need additional parking and are looking to add parking in the backyard.

Howard Snyder commented that he used to go to this site when it was Hedgehog and if the parking was full, then people would park across the street. Do you have any rights to the parking on that side? Prince Boetang responded they did not. It is anticipated that they will need more parking on the weekend. They will look at adding parking on the site and then coordinating with the owners across the street if needed. Howard Snyder questioned how many portable units they had. Prince Boetang responded they have 4 units now. They will not be coming here. This will be a separate part of the business. Howard Snyder commented that parking will be something they need to really think about.

Chief Serino commented that he hoped they got the 90 days for due diligence. It would be good to see people with a different vision come in here. There is a lot here and they would need to sit down and talk about actual requirements for fire code. The front



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building was non-compliant. The back building has been set up for a sprinkler but never connected. There is a lot that may have to be done, but it may not be as much as you anticipate. A lot of the problems they had stemmed from neighbor relationships with this property. If you can work out access and parking agreements it will be good to see what will work. The shed that's not on this map is tied into the fire alarm. There are some things that will need to be addressed before moving forward. The previous owners never got a liquor license. They just pulled one day licenses, so they weren't required to connect the sprinkler system. There is a hydrant there. It just needs to be connected. Prince Boetang agreed he could not do the proper due diligence needed in just 30 days. Chief Serino commented that this space has excellent potential and will help make this area a vibrant part of the city.

Amanda Armington commented that the good news was there was no jurisdiction for the Conservation Commission on this site.

Prince Boetang commented that the other concern he had was that this used to be a gas station. There could be a tank underneath. Chief Serino commented that Prince could make a public records to the fire department for any records they may have. Patrick McDonald added that the registry of deeds was a good resource as well. There is a contaminant that was buried and if they excavated 6 inches, then they would need to review that. Prince Boetang commented they will need to do some digging for the cold plunge. Patrick McDonald commented that if they are below grade, then they will need to deal with the contamination.

Nipun Jain commented that he met with Prince Boetang about 4 weeks ago and provided feedback. The current site is approved for retail and the proposal is not currently approved. This would need to go before the Planning Board for a modification request. If they determine it is major, then it would be a 120-day permitting timeline at a minimum. If the access and parking issues are not resolved, then it could be longer. The property is currently permitted for prepackage food and retail. This proposal would fall into the health and fitness use category. If they are projecting 40 people for 2 hours at a time and it is an 8-10 hour operation with overlaps, then they will need to prove adequate parking. That is a tough location to get in and out if there is not good parking management. They will need to figure out more details around the food and beverage. Is it prepared onsite with a commercial kitchen? Will it only be for patrons or is the public welcome? The amount of seating will impact the parking. All of that information needs to be determined to inform the traffic study, parking management, and engineering. The parking layout should show how it meets code. Some of the work done on site was not



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approved. It can be brought into compliance with this new use. There are also easements on both sides that affords opportunity but also restrictions. You should talk to an attorney about what you can and cannot do on that site. It is a good vision and plan, but you need time to figure all of this out.

Patrick McDonald commented that this was different than the last presentation. The water requirements will be different. DPW will want to know the flows and anticipated use. Prince Boetang responded that they will be pretty significant. They are proposing plunge pools and locker showers. Patrick McDonald commented they may want to look into an LSP to help plan the site development and tree removal given the site's history and contamination. Prince Boetang responded that they will plan to do something with the outdoor spaces. The plan is to have an indoor/outdoor bathing experience. Nipun Jain commented that parking management and access is priority because if that does not work, then there is no project. The contamination on the site is the next biggest step. An LSP is a key person to engage to understand the contamination piece.

Chief Bailey commented that the amount of people and parking will be challenging on this site. A parking mitigation plan will be key.

Application Review:

1. [12 Oak Street](#) – Accessory Dwelling Unit

The applicant did not attend because they were working on plan revisions.

Administrative:

1. Minutes – 5-21-26

Amanda Armington motioned to approve the minutes from 5-21-26. Seconded by Nipun Jain. The motion passed unanimously.

General Communications:

Nipun Jain commented that a lot of major projects were starting to wrap up like Rocky Hill and 9 Oakland Street. 27 Kimball Road and 28 Haverhill Road were still under review. The Committee should continue to look at these projects and provide any comments they may have.



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Adjourn:

Chief Serino motioned to adjourn at 10:48 am. Seconded by Nipun Jain. The motion passed unanimously.