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CITY OF AMESBURY, MA

PLANNING BOARD DECISION

Property Ownership: **80 Haverhill Road LLC**
80 Haverhill Road LLC
Amesbury MA 01913

Applicant: **80 Haverhill Road LLC**
c/o Lisa Mead – Mead, Talerman & Costa, LLC
30 Green Street,
Newburyport MA 01950

Application Type: **SITE PLAN REVIEW**
SPECIAL PERMIT – Historic Preservation

Project: **80 Haverhill Road, Amesbury, MA**

Date: **February 24th, 2025**

A. GENERAL

On or about 11/14/2024, the Planning Board of Amesbury (the “Board”) received applications for (1) Site Plan Review, and (2) Historic Preservation Special Permit for property located at 80 Haverhill Road in Amesbury MA. The applications were submitted along with a Site Plan set (the “Plan”) titled “Site Plan in Amesbury, MA at 80 Haverhill Road”, consisting of 11 sheets, drawn on 11/08/2024 and last revised on 1/21/2025 by Millennium Engineering, Inc., 62 Elm Street, Salisbury MA 01952. The applications and supporting documents were submitted by Lisa Mead of Mead, Talerman and Costa LLC on behalf of 80 Haverhill Road LLC (the “Applicant”).

The Board also received supplemental plans and documents pertaining to proposed activities, which were provided to the Board to supplement the discussion during the public review process. A list of Project Documents including the Site Plan, architectural drawings, landscape plan and other documents detailing the approved Project is included herein.

The Board held the initial public hearing on 12/09/2024. The public hearing was closed on 02/24/2025 and a decision was rendered on 02/24/2025. This is the Final Action of the Board ("Decision") on the application for Special Permit and Site Plan Review.

B. FINDINGS

1. **Property Locus and Applicability under Amesbury Zoning Bylaw:** The subject parcel is located in the R-40 District. The Site Plan includes one parcel as per Assessors Database and shown as Map 85, Lot 59. The project site consists of a total of 27,332 sf. The applicant requests the renovation and restoration of an existing historic residential structure and proposes to re-build a previously existing barn as a new multifamily residential structure on the property. The requested use require a Historic Preservation Special Permit under Section XI.J2 and Site Plan Approval under Section XI.C of the Amesbury Zoning Ordinance from the Board;
2. **Project Description and Proposed Uses:** The Applicant proposes to renovate the existing residential structure and to construct a new residential structure in the style of a barn which has similar architecture to the prior barn and is placed in a similar position as the original barn. A total of eight (8) units are proposed that include the four units currently in the existing residential structure and an addition of four units in the new barn structure. The special permit application states that distinctive features such as the corner board and dentil work will be repaired and preserved. The two main chimneys are proposed to be rebuilt above the roof of the main structure and the roof configuration will remain the same, but for the rear, where a dormer is being added. The mismatched vinyl windows on the main structure are proposed to be replaced with 2/2 clad simulated divided light windows with 3D muntin bars. Natural siding is being proposed to replace the vinyl siding on the exterior

of the main structure. The Board finds that proposed use is consistent with the housing needs of the City and the total number of units are appropriate for the proposed redevelopment project;

3. **Historic Structure:** The Amesbury Historical Commission (AHC) reviewed the proposed redevelopment of the historic building located on this parcel. The AHC deemed the existing house to be historically significant and deemed it suitable for a preservation restriction. The details and description of the historic structure are detailed in Form B and included in the Exhibits.
4. **Site Layout and Building Location:** The proposed site plan shows that the existing building footprint remains unchanged except a few minor changes to the rear of the structure. A new barn like structure is proposed where a barn previously existed and was recently removed due to its derelict condition. These two structures will be connected by an enclosed four car parking structure where the milk house was once located in the ell off of the main structure. Four additional spaces are proposed directly behind those covered spaces. The driveway location remains largely unchanged from its current location and is being improved to provide access to the 16 parking spaces, including the eight (8) parking space located towards the rear of the property. Four parking spaces are proposed within the new barn structure to the rear and four at grade in the rear of and outside the barn. The Board finds the general layout to be acceptable and adequate to provide safe access as well as adequate open space for the proposed residential units on the site;
5. **Site Access, Traffic and Vehicular Circulation:** The site plan shows adequate access to the residential units and parking areas using the proposed driveway. The proposed building, access and parking layout provides convenient, safe access and egress for vehicles entering and leaving the site. The Board finds that the driveway layout and parking areas are adequate for access and circulation. Based on application materials, the Board finds that the traffic generated by the proposed multi-family development should not create any circulation issues or have any adverse traffic impact.

6. **Utilities and Municipal Infrastructure:** The site is proposed to be serviced by adequate public water and sewer utilities. The stormwater run-off will be handled by the proposed stormwater and drainage improvements. The stormwater engineering design and details were reviewed by the Board's peer review consultant. The Board finds that the proposed use should not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use will be unduly subjected to hazards affecting health, safety, or the general welfare.
7. **Loading, Refuse and Service Areas:** The proposed site plan shows the location of loading areas and placement of trash bins. The Board finds the proposed location adequate for the proposed uses at this site.
8. **Neighborhood Impact:** The existing historic building is being preserved and remains substantially unchanged in architectural character. Further, a Historic Preservation Restriction will be placed on the existing building. The layout and design of the new residential structure is compatible with the character of the buildings historically existing on the site. The Board finds that the proposed use will not impair the integrity or character of the neighborhood.
9. **Public Impact:** The subject property is located in an area with existing municipal utility services. The approved site plan shows the layout of existing infrastructure and new stormwater control systems to be installed onsite. The stormwater management and other improvements need to be installed correctly to prevent any adverse stormwater run-off and drainage impacts on the abutting properties. The Board finds that provided the project meets the conditions of approval, it should not create any undue burden on the utilities, municipal services or public infrastructure by the proposed changes to the existing property.
10. **Other Permits Needed:** The Applicant has not requested any other permit from the Board and no other relief or permit will be granted except as outlined in this decision. The Board finds that the Applicant may need the approval of the Amesbury Historical Commission if there are any changes proposed to the building design, improvements or repairs other than those that have been approved herein.

11. **Site Plan Compliance:** Based on the findings noted above and the information and details included in the application materials, the Board finds that the Project, as detailed in the project materials referenced herein and as conditioned in this decision, constitutes a suitable development in compliance with the criteria and design performance standards set forth in the Zoning Ordinance – subject to the conditions and design performance conditions imposed in this decision to ensure the health, safety, and welfare of the community.

12. **Special Permit findings:** Based on the findings noted above and the information and details included in the application materials, the Board finds that the Project, as detailed in the project materials referenced herein and as conditioned in this decision, constitutes a suitable development in compliance with the criteria and design performance standards set forth in the Zoning Ordinance – subject to the conditions and design performance conditions imposed in this decision to ensure the health, safety, and welfare of the community.

C. WAIVERS

By letter dated 11/8/2024, 12/4/2024, 12/9/2024 and 2/10/2025, the Applicant sought waivers from certain provisions of the Amesbury Zoning Ordinance. The Board has granted waivers from those provisions, only to the extent necessary, for the proposed redevelopment and historic renovation of the existing structures, and other site improvements for proposed uses as per approved plan, where the waivers are consistent with the purpose and intent of the regulations and would not threaten public health, safety or welfare and to minimize harm and disruption to the locus and real property abutting the locus.

Section(s) of the Amesbury Zoning Ordinance (AZO)	Requested Waiver	Decision of the Board
Section VI – Dimensional and Density Requirements	Request to waive the following: 1. <u>Lot Area</u>: To allow lot area of 27,332 sf (existing, remains unchanged) where 40,000 sf is required in this zoning district. 2. <u>Lot Frontage</u>: To allow lot frontage of 132.84 feet (existing, remains unchanged) where a minimum 140 feet is required. 3. <u>Front Yard Setback</u>: To allow front yard setback of 36.6 feet (existing, remains unchanged) where a minimum of 40 feet is required. 4. <u>Side yard Setback</u>: The proposed side yard setback is 17.2 feet where a minimum of 25 feet is required. 5. <u>Rear yard Setback</u>: To allow rear yard setback of 42.6 feet where a minimum of 50 feet is required. 6. <u>Maximum Building Area</u>: To allow the 20.5% proposed Building Area where a	Granted to the extent shown on approved plan, subject to the following conditions: 1) a preservation restriction as approved by the AHC is put on record on the existing building. 2) The existing building is renovated as per architectural drawings and building materials approved by the Board. 3) The residential structure proposed to replace the existing barn is built as per architectural drawings and building materials approved by the Board. 4) A 6 feet high solid wood fence as approved by the Board is installed along affected side yards along and as shown on the Plans with evergreen trees and shrubs along property lines as shown on the Plans; and 5) All trash containers and mechanical units shall be screened by solid panels or enclosed in covered areas not

	maximum 15% of the lot is allowed. 7. <u>Minimum Open Space</u>: To allow proposed 43.5% open space where a minimum of 50% of the total parcel area is required. 8. <u>Number of Stories</u>: To allow four (4) stories including basement, in the new structure (barn) where maximum 2.5 stories are allowed.	visible outside the habitable structures
Section VII Off Street Parking and Loading Regulations	Request to waive the requirement for the width of the aisle between parking spaces and two-way traffic, 20 feet where 24 feet is required	Granted to the extent as shown on the approved Site Plan and subject to the following condition: 1. The driveway and parking areas are kept clear of snow such that 20 feet clear travel path is always available during snow events.
Section VIII – Off Street parking and loading regulations	To allow the proposed driveway at 3.5 feet from the property line where a minimum of 5 feet is required.	Granted to the extent shown subject to the following conditions: 1) Landscape screening and vegetative buffers are installed as per approved final landscaping plan, 2) A 6 feet high solid wood fence as approved by the Board is installed along affected property boundary as shown on the Plans; and 3) Parking and driveway layout shall not be altered except as allowed as per approved Site Plan and this Decision.
Section XI.C.5.1	Request to waive the requirement to show traffic generation on site plans	Granted and to accept a traffic memorandum in lieu of said requirement

Section XI.C.8.P Drainage Pipe minimum pipe flow velocity	Request to waive the requirements of Section 7.10 of the Subdivision Rules and Regulations that requires a minimum pipe velocity of 3 FPS in a certain section of the drainage system, specifically between the Continuous Detection System (CDS) to infiltration system #2 indicated on the drainage plan (sheet C6)	Granted to the extent requested provided: 1) Installation is done as per approved site plan and engineering details shown on approved Site Plan; and 2) The drainage system is maintained annually per the approved Operation and Management (OM) Plan and Long-Term Pollution Prevention (LTPP) plan.
Section XI.C.8.P Drainage Pipe requirements including materials and cover.	Request to waive the requirements of Section 8.04A of the Subdivision Rules and Regulations that requires: 1. RCP pipe and allow the use high density polyethylene pipe (HDPE) pipe. 2. Minimum 3 feet of cover over drainage pipes and allow a minimum 18" of cover at CB1, CB2, CB3 and CB4.	Granted to the extent requested provided: 1) Installation is done as per approved stormwater and drainage plan and 2) The drainage system is maintained annually per the approved Operation and Management (OM) Plan and Long-Term Pollution Prevention (LTPP) plan.

D. APPROVAL OF THE SITE PLAN AND SPECIAL PERMIT APPLICATIONS AND CONDITIONS THERETO

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Ordinance, and after full consideration of the evidence presented, and upon the findings made by the Board as set forth herein, applications for Site Plan Review and the Special Permit for 80 Haverhill Road in Amesbury, MA are hereby approved for the premises described in the application upon the conditions that follow:

1. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS

The Project and all construction, utilities, roads, drainage, earth removal and filling and all related appurtenances with respect to the Project, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the Project as approved by the Board. Final action on all other permits shall be submitted to the Board for record, including any renewals. The Board notes that the following may be some of the permits needed for this Project prior to start of any construction activity:

1. Compliance with DEP Stormwater Regulations.
2. Compliance with the City's Stormwater Management Ordinance, as applicable; and
3. NPDES permit from Environmental Protection Agency.

2. GENERAL CONDITIONS

1. **Allowed Uses:** This Decision allows no more than eight (8) residential units on the subject parcel. Up to four (4) units are allowed in an existing building as shown on the final Site Plan. A new four (4) unit residential structure attached to the existing building is also approved as shown on the Site Plan. No other new structures, changes to building footprints or increase in the number of dwelling units except as shown on the approved plan set is allowed by this Decision. Changes to uses or changes to the building footprint or gross floor area shall only be allowed after approval by the Board.

2. **Historic Preservation Restriction** – The Special Permit is granted subject to a deeded Historic Preservation Restriction approved by the Amesbury Historical Commission (AHC) and accepted by the City of Amesbury and to be recorded herewith.
3. **Site and Building Design Guidelines** – The existing building renovations and new building design shall conform to the building design as per Exhibit #2.
4. **Lighting** – The final light fixture catalogue cuts for building mounted exterior lights and in the parking area, if any, shall be provided to the Board for further review and approval prior to making application for building permits.
5. **Affordable Unit** – One (1) unit shall be provided in the proposed development subject to a deeded affordability restriction in perpetuity and be consistent with the requirements of the Amesbury Zoning Ordinance and affordability requirements of EOHLC for eligibility under the LIP program and to be counted towards the Subsidized Housing Inventory (SHI) of affordable units in the City of Amesbury. The Applicant shall be responsible for all legal costs associated with the review and approval of the legal documents and shall be required to provide the necessary funds in advance of the City's approval and acceptance of the final documents.
6. **Landscape Buffers** – The Board shall require the installation of privacy fences in combination of landscaping that includes shrubs and trees to meet the requirement of buffers from abutting properties. Such details shall be as per approved site plan and landscaping plan. The final plan with fencing and buffer details shall be submitted for review and approval prior to start of construction.
7. **Changes in Project Density or Design** - No further subdivision of the property or increase in density shall be allowed without further review and approval by the Board. Any change to the site plan or any of these conditions of approval, including, but not limited to, the building footprint and driveway locations, landscaping plans, architectural design criteria and the approved building construction materials, site improvements and finished grades or to any recorded legal documents shall only be allowed after review and approval by the Board. Substantive revisions to the Final Plans, such as changes to the building design or any of its

exterior façade details, addition of dwelling units, relocation of more than one property line, relocation of the access driveway, parking areas or other substantive changes from the Final Plans shall not be permitted without further review and written approval of the Board.

8. **Major improvements:** The proposed project has been approved subject to the following improvements required for the project:
- a. **Building** – Restoration of the existing building exterior as per approved architectural drawings and subject to the preservation restriction;
 - b. **Site Work** – All improvements shown on the site plan, including:
 - 1. All utilities from the public way to the existing and proposed structures shall be underground;
 - 2. Landscape buffers and other landscape plant materials and patio improvements
 - 3. Installation of fire hydrant at the end of the driveway,
 - 4. Brick walkways; and
 - 5. All curbing on site shall be vertical granite.
9. **Notations** - The following notes shall be added to the final Site Plan set prior to endorsement by the Board:
- a. A note shall be added that states that *"This property including the building is subject to a permanent Historic Preservation Restriction, held by the City of Amesbury in perpetuity, to be recorded herewith."* and a notation to this effect shall also appear upon any deeds to any unit on said property.
 - b. A note shall be added that states that *"No further subdivision of any parcel or any change to the number of dwelling units, or site layout shall occur without a further review and approval of a Historic Preservation Special Permit and Site Plan modification by the Planning Board"* and a notation to this effect shall also appear upon any deeds to any unit on the property.
 - c. A note shall be added that states that *"This site plan layout and multi-family residential use is subject to the Special Permit and Site Plan Approval from the Planning Board as per Decision recorded herewith and conditions stated therein."*
10. **Notation on Deeds for specific Unit:** The Stormwater Operation and Maintenance (O & M) Plan shall be referenced in the deeds for individual units and specific maintenance requirements and responsibilities shall be clearly stated in each deed. Draft deeds for these

shall be provided to the Board for review prior to release of these units by the Board for sale and construction.

11. **Final Site Plan:** The Site Plan shall represent improvements to 80 Haverhill Road per this Decision and the full set of plans shall be submitted to the Board for endorsement and recording at the Registry of Deeds. No demolition, site improvements or clearing of existing vegetation shall be allowed until the Site Plan has become final and recorded at the Registry of Deeds.
12. **Historic Preservation Restriction:** No exterior alterations, additions, modifications to the building footprint or removal of any of the architectural and character defining features of this structure shall be allowed except as approved by this Decision as shown on the plan. Any architectural element requiring repairs or replacement shall be done in a manner consistent with the historically correct details and materials and pursuant to a Preservation Restriction ("Restriction") that shall be placed on the premises, including all existing building(s) located at 80 Haverhill Road as per the provisions of Section XI.J2. A proposed Historic Preservation Restriction shall be submitted to the City for acceptance by the Board ninety (90) days prior to requesting any occupancy permit for a residential unit in the Project.
13. **Compliance with Site Plan and Application Materials:** The Applicant shall operate its proposed activities in compliance with this special permit and site plan approval decision, the approved Project Documents and the representations made in the submitted Application materials.
14. **Landscaping and buffers along property lines:** All landscaped areas and vegetative buffers shall be planted in accordance with the approved landscape plan and shall be maintained by the Property owner(s) in perpetuity. Any damaged or dead shrubs and trees shall be replaced with the same plant materials as per approved plan. Additionally, a combination of evergreen trees including arborvitaes planted at an initial height of 6 feet, shall be added to the landscape plan along the side yard lot line to screen the area directly across the outdoor patio. Further the landscape buffers shall be enhanced along the rear

property line with a combination of evergreen arborvitaes or other evergreen trees planted at an initial height of 6 feet, and solid fence along the rear property line.

15. **Final Landscape Plan and Fences:** A Final Landscape Plan shall be approved after review of the proposed preliminary landscape plan by the Board. Chain link fences if any, shall be black in color and allowed only along the rear property line. Proposed fences and landscape buffers along property boundaries shall be maintained and kept in good condition at all times.
16. **Final Release of the Performance Bond** - Final release of performance bond shall be made when all the following conditions have been met:
 - a) Upon completion of work as shown on the Final Plans, the Applicant shall furnish a report from the Board's construction observation consultant indicating that all work has been completed as per the Board's Decision and as shown on the Final Plans.
 - b) All City Department and the Board's inspectional engineer have recommended release of bond funds.
 - c) Upon completion of all off-site improvements and stormwater management system, submission of an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer (P.E.), indicating that construction complies with the approved site plans and conditions of approval, including drainage and utility plans, and
 - d) all landscaping plant materials (trees, shrubs, and other plants) have survived two (2) growing season and that dead/damaged plants have been replaced as per Final Plans.
17. **As-Built Plans and Repairs:** To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal, state-agency, the Applicant shall submit plans with a certification from a Professional Engineer or Architect registered in the Commonwealth of Massachusetts that the Project "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Any damage to local public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.
18. **Indemnification:** The Applicant agrees that the City of Amesbury shall be free of any liability for any negligent acts or omissions by or of the Applicant, its employees, agents,

subcontractors, beneficiaries or trustees with relation to this Project. The Applicant, on behalf of itself and its successors and assigns, further agrees to indemnify and hold harmless the City of Amesbury, its employees and officials for any harm, damage, injury or loss caused by negligent acts or omissions of the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with regard to the construction of this Project.

19. **Right to Enter Site for Inspection:** The Applicant shall provide access to its operations to all City officials and Board's representatives as needed for them to carry out their responsibilities and to provide the necessary services in assisting the Board to ensure that activities are being performed pursuant to this Decision.
20. **Site Plan Modifications:** Prior to expansion, addition or alteration of uses allowed by this Approval, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan for determination of minor or major modification and approval by the Board. Any substantial modifications to the Special Permit and Site Plan or changes that impact the Performance Standards under XI.C.8 or conditions of approval of this Decision shall be subject to review and approval of the Board. The Board shall, if it so determines, require the applicant to submit a new application for modification to the approved Site Plan or uses and hold a new public hearing for review of the requested modifications.
21. **Long Term Pollution Prevention Plan (LTPPP):** Relative to the MassDEP Stormwater Management Standards the Applicant shall provide a Long-Term Pollution Prevention Plan (LTPPP) and an Illicit Discharge Statement in accordance with MassDEP Standards 4 and 10 respectively.
22. **Stormwater management infrastructure.** The following items shall be required for quality assurance and long term care of the drainage and stormwater management infrastructure:
 - a. To comprehensively confirm soil composition, soil permeability, and groundwater conditions at the site, the engineer of record shall perform any additional soil testing prior to construction of the Infiltration Galley and submit a report to the Board

summarizing the findings/conclusions of the testing relative to assumptions made in the calculations, and noting any design changes that may result from the testing results.

- b. To ensure that installation of the stormwater management system is conducted in accordance with the design, an as-built plan of the completed system shall be submitted along with a report from the engineer of record indicating whether or not the installation complies with the design intent. The as-built plan and engineering report shall be appended to the 'Operation and Maintenance Plan' prepared for the stormwater management system for future use and reference by the property owner, and
- c. To ensure that maintenance responsibilities and actions are clear, the 'Operation and Maintenance Plan' shall include the final as-built plan showing the completed stormwater management system.

23. **Validity:** This permit is valid only for the use and structure to the extent approved in the Decision and shall expire within two years from the issuance date if construction is not started in that time period. Any changes to the site plan, uses or other improvements shown on the approved plan without the approval of the Board shall render those unauthorized improvements or changes null and void. This permit shall become final only upon 1) the recording of the Special Permit and Site Plan Approval granted by the Board for the final Site Plan and improvements shown on said Plan and accompanying Site Plan set (civil only); and 2) the issuance of all other state and federal permits required to start any construction activity allowed per this permit. The Site Plan Approval shall expire upon the expiration of the special permit, unless said permit(s) is extended by the permit granting authority.

3. PRIOR TO START OF CONSTRUCTION:

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Legal Documents:** The following documents shall be submitted to the Board and the Building Inspector:

- a) Documents Recorded at the Southern Essex Registry of Deeds: The following documents as recorded at the Southern Essex Registry of Deeds after endorsement by the Board:
- 1) Planning Board Decision - A copy of this Decision certified by the City Clerk; and
 - 2) Final Site Plan Set – Upon making any required revisions per this decision, the final site plan set shall be endorsed by the Board and certified by the City Clerk.
- b) Covenant - Prior to the commencement of any construction activity or building improvements, a covenant shall be placed on the issuance of occupancy permit and sale of any residential unit in the Project. A release from the covenant may be requested upon completion of all the following requirements:
- 1) an Erosion Control and Sedimentation Bond has been established prior to start of any construction activity or disturbance on site.
 - 2) a Performance Bond has been established for any and all remaining work prior to seeking an occupancy permit for any dwelling unit.
 - 3) All exterior restoration, renovations and construction work of the historic building have been completed as per historic and period details and are consistent with the architectural plan set approved by the Board.
 - 4) the final preservation restriction has been reviewed and approved by the Amesbury Historical Commission (AHC), city legal counsel and presented to the City Council for acceptance.
 - 5) All legal documents pertaining to the Master Deed and trust have been approved by the Board; and
 - 6) All legal documents pertaining to the Affordable Unit, including but not limited to, the Regulatory Agreement and Deed Restrictions have been approved by the Executive Office of Housing and Livable Communities (EOHLC), Board, and have been presented to the City for endorsement.

2. **CAD Drawings:** Three copies of all drawings and recorded site plans as approved by Board shall be provided as Computer Assisted Drawings (CAD) on Compact Disks to the Board.
3. **Submission of Architectural Drawings:** No less than 30 days prior to the submission of a building/foundation permit application, a copy of the complete set of detailed architectural elevations and floor plans for the building(s) shall be submitted to the Board. The final architectural drawings shall be sufficiently annotated to describe in detail the building materials, details and color scheme for the building. The Board shall review the final construction drawings to establish conformance with architectural drawings presented to the Board, which approval shall not unreasonably withheld, before making request for a building permit for said building.
4. **Revisions to the Final Site Plan and Supporting Documents:** The Final Site Plan shall be revised to address any outstanding issues through the supplemental review and approval process and as part of submission of Final Plans to the Board.
5. **Retaining Walls:** Details of non-structural/decorative retaining walls shall be provided to the Board for review and approval prior to construction. Any retaining walls over four (4) feet shall be designed by a structural engineer and accompanied by supporting documentation indicating that the existing soils and fill are appropriate for the proposed design. Additional test pits and accompanying data shall be supplied with the retaining wall design and details, if necessary and requested by the City for review by the Board's Agent to establish consistency with Final Plans.
6. **Sedimentation and Erosion Control:**
 - a. **Surety Bond:** The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion to ensure that all drainage and erosion control measures are implemented, including but not limited to, the proposed roadway, drainage system, and grading plan as per the Final Plans and other engineering drawings. Prior to release of any portion of the Surety, the Board shall verify with its construction observation consultant that all finished grades have stabilized, and drainage have been installed and functioning as per approved design and that there is evidence of healthy mature grass and/or landscaping

on the site. A request for any release of funds may only be made after the completion of two growing seasons from the installation of all landscape materials on the site and approval of a final As-built Plan; and

- b. **Erosion Control Installation:** Prior to the commencement of any work at the site, an erosion control barrier (hay bales staked end to end and siltation fence firmly anchored with six (6) inches of soil on the uphill side) shall be installed in a location reasonably acceptable to the Board or its representative. The erosion control barrier shall be inspected by the Board or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Board or its representatives.
7. **Performance Bond:** The Applicant shall be required to post a surety with the Board for all improvements including but not limited to landscaping, patios, walkways, fencing, landscape buffers, driveways, parking areas and other drainage and utility improvements as shown on the Final Plans. The performance bond amount shall be established based on work not completed prior to the making request for an occupancy permit for the first residential unit. Prior to release of any Surety, the Board shall verify with its construction observation consultant and its staff that the work has been completed as per approved plans and approval by the Board of a Final As-Built Plan.
8. **Final Private Utility Layout:** The Applicant shall obtain all necessary private utility permits, including but not limited to gas pipeline, electric, telephone and cable service required by the respective utilities. The Applicant is responsible for all expenses associated with removal/relocation of electric poles and overhead wires servicing the existing building. Documentation of all Permits/approvals issued by private utilities pertaining to the development of the Project shall be provided to the Board for record.
9. **Request for Pre-construction Conference:** The request for a Pre-construction Conference shall be acted upon by the Board only AFTER the Board has received and reviewed ALL of the documents required per this Decision before start of construction and has determined

that the Project is ready to proceed to the construction phase. Upon authorization by the Board, its representatives shall schedule the Pre-construction Conference; and

10. **Pre-Construction Conference** - At least thirty (30) days prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of familiarization with the project, the conditions of approval, and the project's construction sequence and timetable. Copies of all other permits shall be provided to the Board in advance of this meeting.

4. DURING CONSTRUCTION:

The following shall apply to all construction activity as per approved Site Plan:

1. **Stockpiles:** All earth stockpiles shall be established in locations greater than fifty (50') feet from the wetlands or other proposed stormwater management areas as approved by the Board or its designee. Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers or drain inlets. Long term stockpiles over 30 days shall be shaped stabilized and circled by siltation fence and hay bales and shall be stabilized by temporary seeding, sheeting or netting;
2. **Utility Trenches:** Utility trenches within the public Right of Way shall be saw-cut prior to excavation. Open trenches shall be backfilled with bank gravel and compacted to 95%. Trenches shall be paved with asphalt binder to a minimum depth of three (3) inches and overlaid curb to curb on Main Street to a minimum depth of one and half (1.5) inches. Water service trenches shall be infrared joint paved. The Director of DPW and the City Engineer shall have the final signoff on the right of way improvements and any change to these standards or those shown on approved plans shall be subject to their review and approval.
3. **Repair and Cleanup:** The existing roadways shall be kept clean of all earth materials during the construction phase. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.

4. **Inspections:** The Planning Board shall require the inspection of drainage and stormwater management system to ensure that the work is carried out in accordance with the Final Plans and to ensure that all improvements are in compliance with the conditions stated in this Decision. The Board shall require the establishment of a construction observation account and the Applicant shall provide the funds necessary for inspection by the Board's consultant prior to start of any construction activity.
5. **Erosion Control and Stormwater Maintenance Requirement:** The Applicant's designee or assignee shall on a quarterly basis submit interim reports and supporting documents to the Board showing that requirements for stormwater system maintenance are being adhered according to the approved Pollution Prevention and Operation and Maintenance Plan as well as other requirements of the Stormwater Management regulations, as applicable included here by reference.

5. PRIOR TO MAKING REQUEST FOR AN OCCUPANCY PERMIT:

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Recorded Documents:** The following documents shall be submitted:
 - a) **Historic Preservation Restriction** - A copy of the Final Preservation Restriction pursuant to the provisions of Section XI.J2 as recorded at the Essex Registry of Deeds shall be submitted to the Board;
2. **Infrastructure Improvements:** The Applicant shall submit a letter from the Board's construction observation consultant that these improvements have been completed in accordance with the approved stormwater management design and as approved by the Board. The Applicant shall request written confirmation from the City Engineer and DPW Director that all municipal structures located within the public right of way or easement areas

are adjusted to appropriate finished grade, and are adequately accessible for future maintenance;

3. **Performance Bond:** The Applicant shall provide copies of recorded documents showing establishment of performance bond with the Board for site work and improvements not yet complete at the time of making request for an occupancy permit. Such improvements shall include but not limited to landscaping, patios, walkways, fencing, landscape buffers, driveways, parking areas and other drainage and utility improvements as shown on the Final Plans.
4. **Certification of Improvements** - The Applicant shall request the Board for a Certificate of Improvements and submit it to the Building Inspector from the Board verifying that conditions of approval have been met and that construction to date is per the approved plans.
5. **Landscape Improvements, Vegetative Buffers and Fencing:** All proposed trees shall be placed in position or staked out for approval by the Board (or its designated agent) prior to digging. All site improvements, including landscape plantings, vegetative buffers, lighting and fencing shall be completed and installed as per Final Plans prior to making application for any occupancy permit. The Board's construction observation consultant for the project shall submit a certification that the trees, shrubs and screening plants have been installed as per approved plans. Alternatively, the Board shall retain a landscape performance bond equivalent to twice the amount to make all approved landscape improvements at the time the first certificate of occupancy is officially requested by the Applicant. The Landscape Architect/Project Architect for the project shall submit a certification that the trees, shrubs and screening plants have been installed as per approved Final plans prior to release of the landscape performance bond. All proposed trees shall be placed in position or staked out for approval by the Board prior to digging.
6. **Architect's Certification:** The Project Architect registered in the Commonwealth of Massachusetts shall submit a certification to the Board certifying that all repairs, restoration and improvements to the historic building have been done per historic and period details

and architectural drawings approved by the Board and the Amesbury Historical Commission;
and

7. **Public Way Repairs**: Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.

Chair, Amesbury Planning Board

EXHIBITS

PROJECT DOCUMENTS

Exhibit #1

Site Plan Set titled "Site Plan in Amesbury, MA at 80 Haverhill Road", consisting of 11 sheets, drawn on 11/08/2024 last revised on 1/21/2025 by Millennium Engineering, Inc., 62 Elm Street, Salisbury MA 01952 and

Exhibit #2

Architectural Drawings, dated December 23, 2024 by Graf Architects, 2 Liberty Street, Newburyport MA 01950

Exhibit #3

Landscape Plan dated December 23, 2024 by Graf Architects, 2 Liberty Street, Newburyport MA 01950

Exhibit #4

Historic Property Description – Form B

Exhibit #5

Stormwater Management Report dated November 8, 2024, last revised on January 21, 2025
(cover)

EXISTING	PROPOSED
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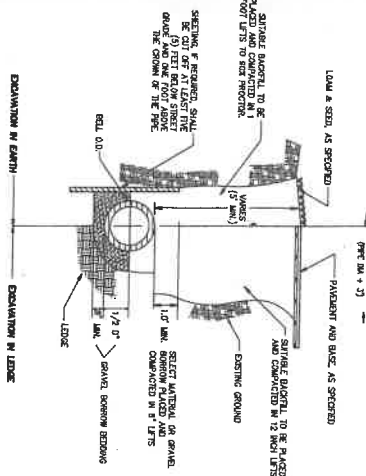
[illegible]

WETLAND DELINEATION MAP

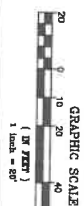
☐ C.B.	CONCRETE BOUND
☐ S.B.	STONE BOUND
☐ D.H.	DRILL HOLE
☐ P.K.	MASTICARY NAIL
☐ I.P.	IRON PIPE
☐ I. ROD	IRON ROD
☐ F.N.L.	FOULING
☐ N./F.N.L.	NOT FOUND

ASBESTOS MAP AND PARCEL

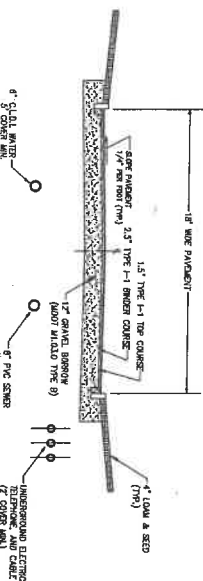
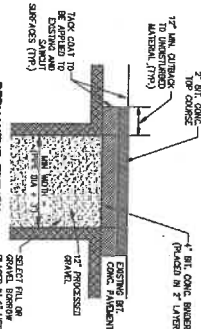
DATE RECEIVED



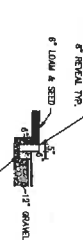
1000



80 HAVERHILL ROAD, LLC
80 HAVERHILL ROAD
AMESBURY, MA



NTS



GENERAL NOTES

SHEET: C-2

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVED SITE CONDITIONS. ANY PERMITS REQUIRED TO BE OBTAINED SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVED SITE CONDITIONS. ANY PERMITS REQUIRED TO BE OBTAINED SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND MECHANICAL CODES.
3. ALL WORK SHALL CONFORM TO THE CITY OF ALABAMA'S SUBSTANTIVE RULES AND REGULATIONS. THE CITY OF ALABAMA'S CONSTRUCTION DEPARTMENT SHALL BE THE AUTHORITY FOR THE DETERMINATION OF THE LOCATION OF CONDITIONS COVERED BY THE ALABAMA CONSTRUCTION CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVED SITE CONDITIONS. ANY PERMITS REQUIRED TO BE OBTAINED SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED ON THE BEST AVAILABLE INFORMATION PROVIDED BY THE OWNER AND PRIVATE UTILITY OWNERS AND ARE CONSIDERED APPROXIMATE. BEHOLD AS TO BEING AND LOCATION, NO LIABILITY SHALL BE ASSUMED BY THE CONTRACTOR FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITIES, STRUCTURES, OR PERSONS OR PROPERTY, AS TO THE LOCATION OF ALL SUBSURFACE UTILITIES.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING THE STATE AT LEAST 14 DAYS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL TELEPHONE NUMBER: 1-800-341-7233.
6. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE DISCREPANCY TO THE OWNER.
7. ALL EXISTING STRUCTURES AND SERVICES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED PRIOR TO THE START OF NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVED SITE CONDITIONS. ANY PERMITS REQUIRED TO BE OBTAINED SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVED SITE CONDITIONS. ANY PERMITS REQUIRED TO BE OBTAINED SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND APPROVED SITE CONDITIONS. ANY PERMITS REQUIRED TO BE OBTAINED SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

INSTANT GET MOVIE AT \$10

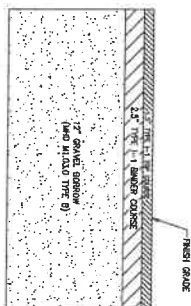
1. CONCENTRATED STIMULANT DRUGS AS ANAESTHESIA ARE SELECTED.
2. THE NEEDLES ARE PLACED IN THE PLANTS.
3. STIMULANT DRUGS AND OPIOIDS OR PROPOFOL, SLEEP INDUCING DRUGS ARE INJECTED.
4. THE DRUGS ARE MIXED AND THE MIXTURE IS STOPPED ON THE SITE PROVIDED THAT THE PAINLESSNESS OF THE INJECTION IS NOT AFFECTED BY THE TIME OF THE SLEEP.
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15. THE DRUGS ARE MIXED AND THE MIXTURE IS STOPPED ON THE SITE PROVIDED THAT THE PAINLESSNESS OF THE INJECTION IS NOT AFFECTED BY THE TIME OF THE SLEEP.

IPS, ROCKS AND LEDGE WITHIN THE

- 3) PAVEMENT SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
- 4) GRADATION AND ROLLING SHALL BE REQUIRED TO PROVIDE A COMPACTED AND STABLE SUBGRADE. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT.
- 5) ALL SATURATED MATERIAL SHALL BE EXCAVATED AND REPLACED WITH UNSATURATED MATERIAL, AND BROUGHT UP TO GRADE WITH DOWNSIDE DRAINAGE CONTAINING NO STRIKES GREATER THAN 0.5 INCHES.
- 6) AT ALL TIMES DURING CONSTRUCTION, THE S&B-99 AND ALL OTHERS SHALL BE CONSIDERED AND MAINTAINED SO THAT THE PROJECT WILL EFFECTIVELY BE GUARDED.
- 7) THE CONTRACTOR SHALL SELECT TO THE ASSISTANT PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBMISSION OF LAYOUT.

15 OF THE ALLEGATIONS IN THE PETITION ARE UNJUST

1. COMPLETENESS OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION)
2. 520 CAR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)
3. SPECIFICATIONS BY THE CITY OF MAINEVILLE AS SET FORTH BY DESIGN STANDARDS IN THE PLANNED BOARD RULES AND REGULATIONS CONCERNING THE SUBDIVISION OF LAND, DATED NOVEMBER 1, 2013
4. UTILITIES INSTALLED PER CITY OF MAINEVILLE WATER DIVISION CONSTRUCTION



DATA

CLERK	DATE

AMESBURY PLANNING
BOARD APPROVAL

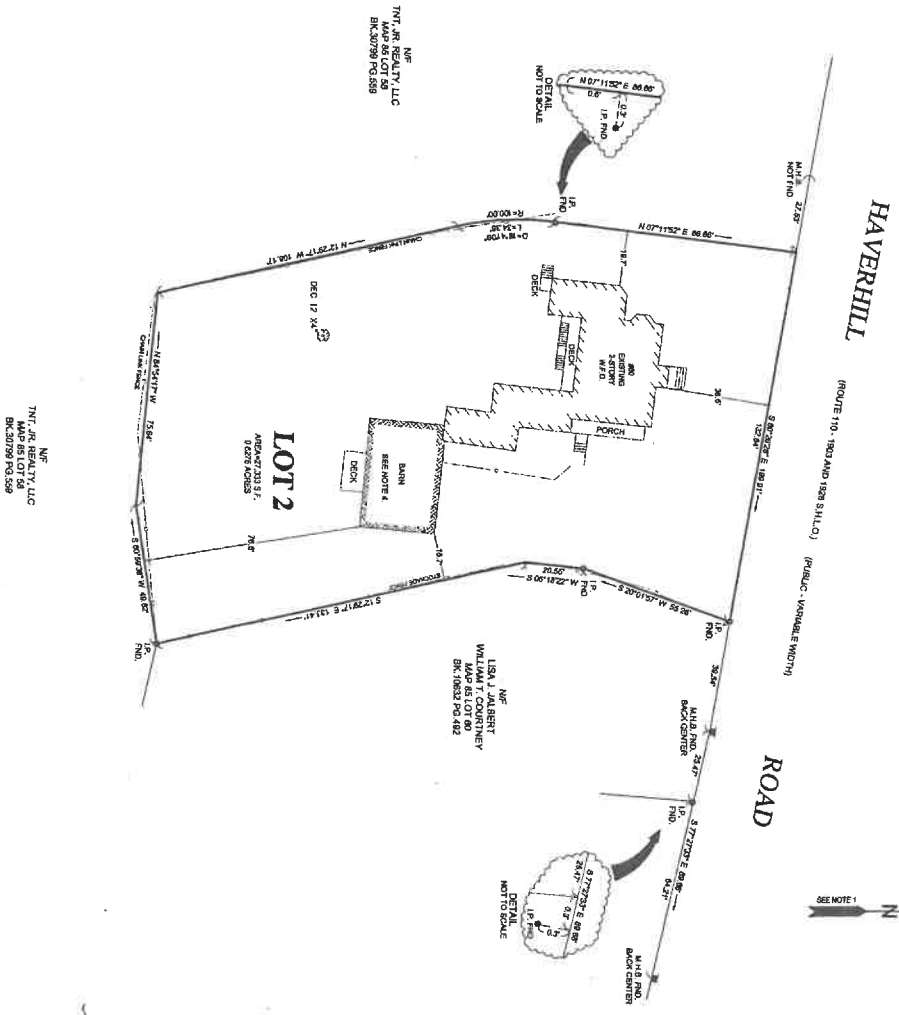
FOR REGISTRY USE



- KEY REFERENCE DEEDS**
- BOOK 488 PAGE 420 L.A. REAL ESTATE HOLDINGS TRUST TO 80 HAVERRILL ROAD, UNIT 1122 RECORDED SOUTH DEEDS
 - BOOK 488 PAGE 420 L.A. REAL ESTATE HOLDINGS TRUST TO 80 HAVERRILL ROAD, UNIT 1122 RECORDED SOUTH DEEDS
 - BOOK 488 PAGE 420 L.A. REAL ESTATE HOLDINGS TRUST TO 80 HAVERRILL ROAD, UNIT 1122 RECORDED SOUTH DEEDS
 - BOOK 488 PAGE 420 L.A. REAL ESTATE HOLDINGS TRUST TO 80 HAVERRILL ROAD, UNIT 1122 RECORDED SOUTH DEEDS

- KEY REFERENCE PLANS**
- PLAN OF LAND AS SUBMITTED FOR W.A. RECORD PREPARED BY THE HAVERRILL ENGINEERING, INC. (H.E.I.) RECORDED SOUTH DEEDS
 - PLAN OF LAND AS SUBMITTED FOR W.A. RECORD PREPARED BY THE HAVERRILL ENGINEERING, INC. (H.E.I.) RECORDED SOUTH DEEDS
 - PLAN OF LAND AS SUBMITTED FOR W.A. RECORD PREPARED BY THE HAVERRILL ENGINEERING, INC. (H.E.I.) RECORDED SOUTH DEEDS
 - PLAN OF LAND AS SUBMITTED FOR W.A. RECORD PREPARED BY THE HAVERRILL ENGINEERING, INC. (H.E.I.) RECORDED SOUTH DEEDS

- NOTES**
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IDENTIFY THE PLAN CORRESPONDING TO THE PLAN NUMBER OF THE DEED. DATE: 1/16/14

RECORD OWNER
80 HAVERRILL ROAD, LLC

ASSESSOR REFERENCE
ASSESSOR'S MAP 81 LOT 26

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO AFFECT THE DEEDS AND THE DEEDS ARE TO BE MADE IN ACCORDANCE WITH THE DEEDS. DATE: 1/16/14

PREPARED FOR
80 HAVERRILL ROAD, LLC
AMHERST, MA

NO.	DATE	DESCRIPTION	BY	SCALE: 1"=20'	CALC BY: P.B.	PROJECT: 1234567
1	01/16/14	01/16/14	01/16/14	01/16/14	01/16/14	01/16/14

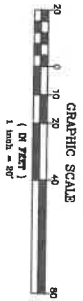
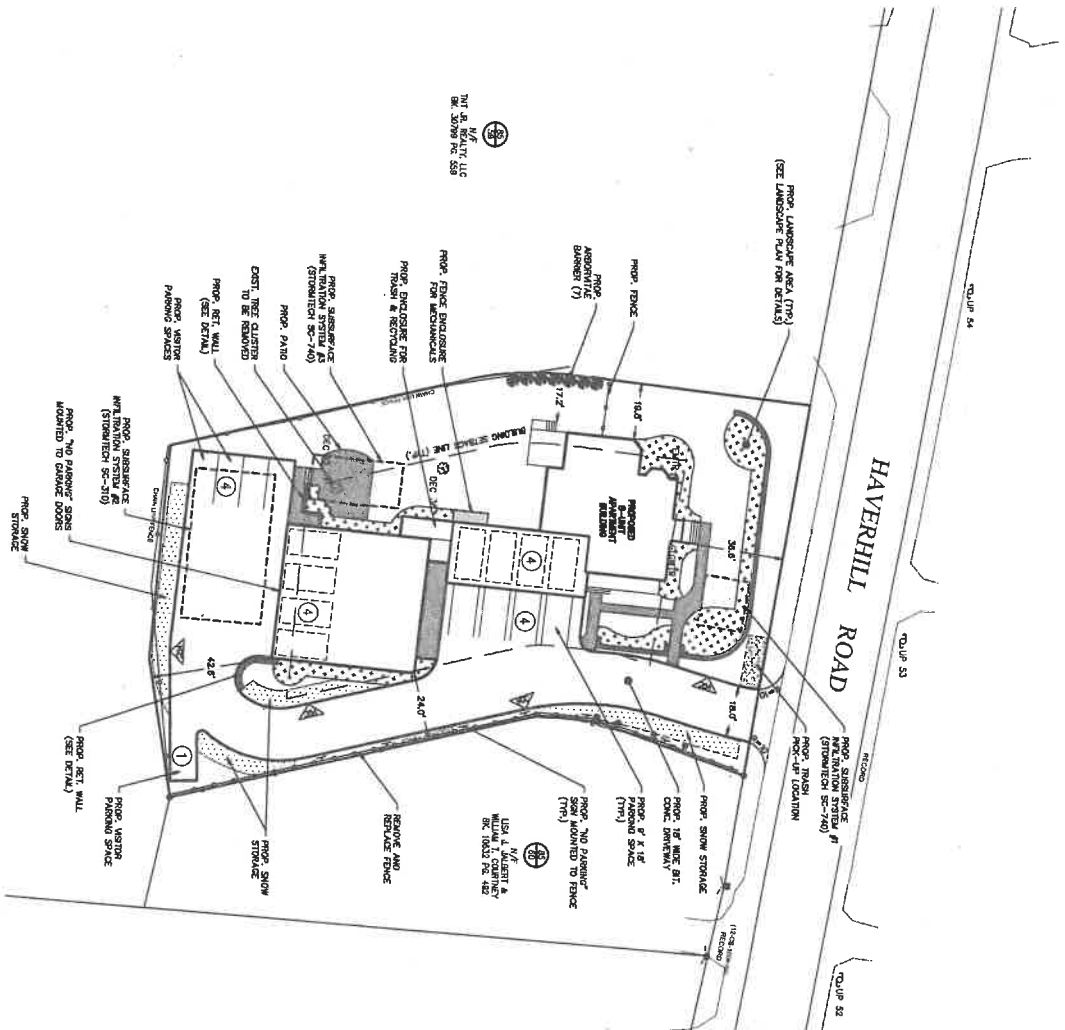
SITE PLAN
AT
80 HAVERRILL ROAD
BOUNDARY PLAN
SHEET C-3

PARKING REQUIREMENTS

PER BUILDING DEPARTMENT ORDER (SEE 1.5 SPACES PER BUILDING OR APARTMENT UNIT AND REQUIRED SECTION 906, TABLE OF OFF-STREET PARKING REGULATIONS)
TOTAL NUMBER OF UNITS-4
8 UNITS X 1.5 PARKING SPACES PER UNIT = 12 SPACES REQUIRED
TOTAL NUMBER OF PARKING SPACES PROVIDED = 17 SPACES

NOTES

- 1) ALL IMPROVED WALKWAY AND PAVEMENT SPACES SHALL BE CONSTRUCTED OF PERMANENT MATERIAL.



PREPARED FOR
BO HAVERHILL ROAD, LLC
BO HAVERHILL ROAD
AMESBURY, MA

NO.	DATE	DESCRIPTION	BY	SCALE	DATE	NOV. 8, 2024	DATE	BY	PROJECT
1	12/17/24	RESPONSE TO PERM REVIEW	S.A.C.	1"=20'					1234276
2	12/17/24	EDITS FROM THE MEETING	S.A.C.						

MEI MILLENNIUM ENGINEERING, INC.
13 HARTFORD BL. EXTEN. 1H 03500 (060) 276-0528
DATE: NOV. 8, 2024
PROJECT: 1234276

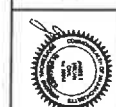
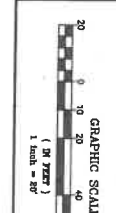
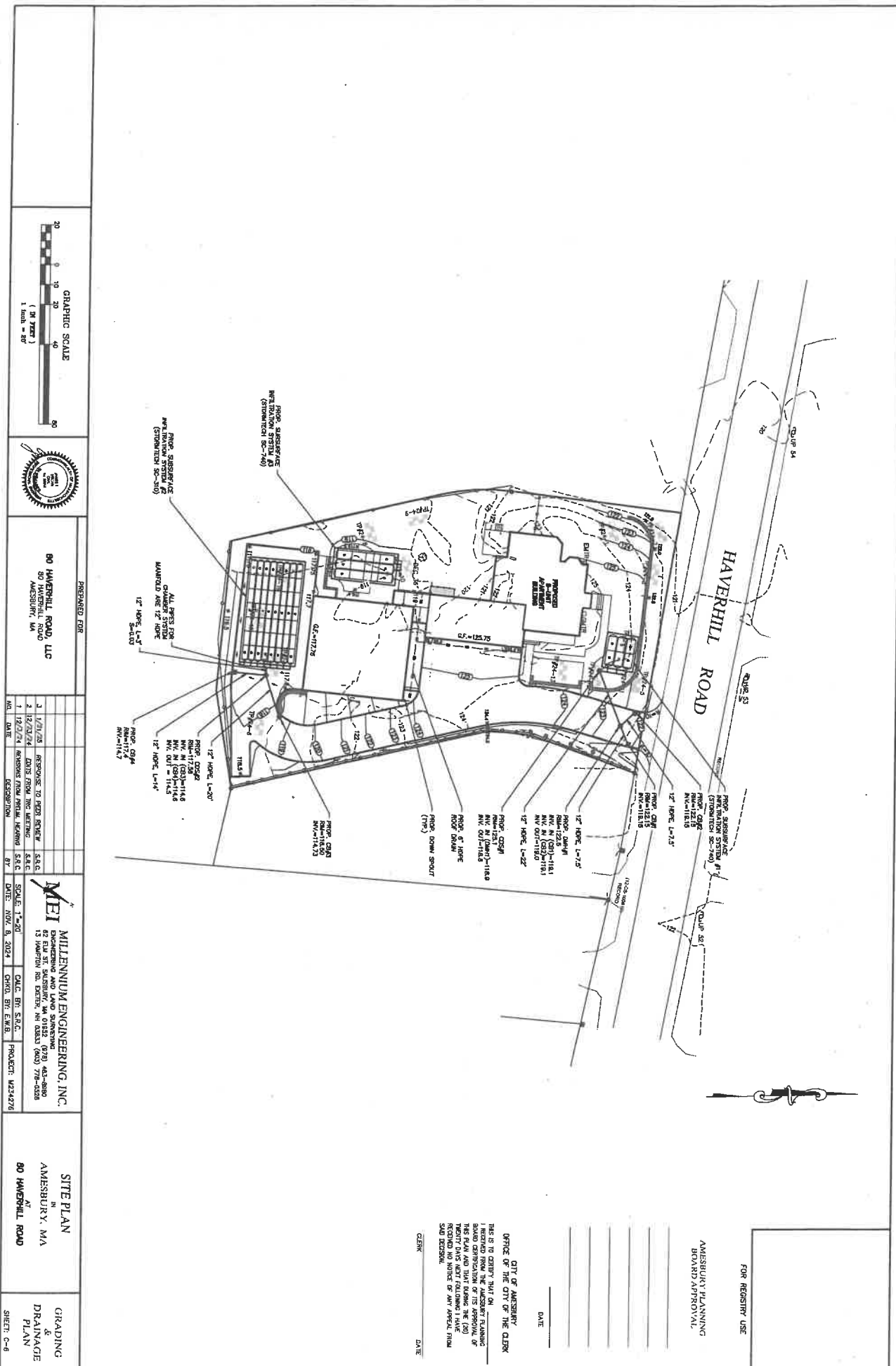
SITE PLAN
AT
BO HAVERHILL ROAD

SITE PLAN
SHEET: C-5

NOT A REALITY, LLC
BK. 30789 PG. 528

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
DATE

FOR RECFITY USE
AMESBURY PLANNING
BOARD APPROVAL



PREPARED FOR
80 HAVERHILL ROAD, LLC
80 HAVERHILL ROAD
AMESBURY, MA

NO.	DATE	DESCRIPTION	BY	SCALE	DATE	NOV. 8, 2024	CALC. BY	S.R.C.	PROJECT	W24276
1	12/2/24	RESPONSE TO PERM REVIEW	S.R.C.							
2	12/2/24	REVISIONS FROM PERM REVIEW	S.R.C.							

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
13 HAWTHORN RD. EXETER, NH 03042 (603) 778-0358
PROJECT: W24276

SITE PLAN
AMESBURY, MA
AT
80 HAVERHILL ROAD

GRADING & DRAINAGE PLAN
SHEET: C-6

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON _____ DATE
I HAVE REVIEWED THE GRADING AND DRAINAGE PLAN
FOR THE PROJECT LOCATED AT 80 HAVERHILL ROAD
AND THAT IT COMPLIES WITH THE REQUIREMENTS OF
THE CITY OF AMESBURY. I HAVE NOTED ANY
REVISIONS AND HAVE MADE THE NECESSARY
CHANGES TO THE PLAN. I HAVE REVIEWED THE
PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE
WITH THE CITY OF AMESBURY REQUIREMENTS.
CITY CLERK _____ DATE _____

FOR REGISTRY USE
AMESBURY PLANNING BOARD APPROVAL
DATE _____

AMESBURY PLANNING
BOARD APPROVAL

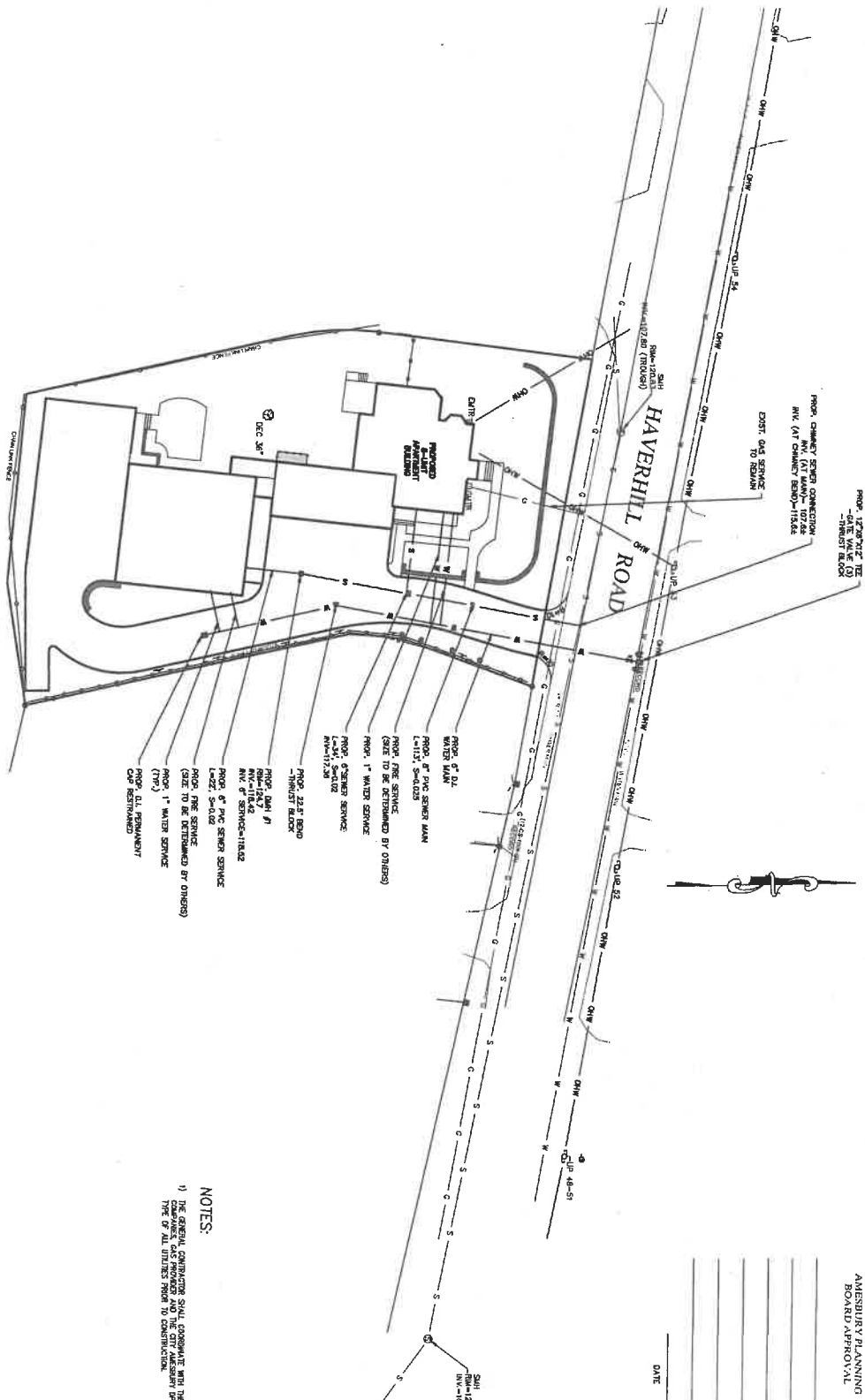
FOR REGISTRY USE

DATE

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE AMESBURY PLANNING
BOARD THE FOLLOWING RESOLUTION:
RESOLVED, THAT THE CITY CLERK SHALL
THIS PLAN AND THAT DURING THE (70)
RECEIVED NO NOTICE OF ANY APPEAL FROM
SHE PERSON.

CLERK

DATE



NOTES:

- 1) THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC, CABLE AND TELEPHONE COMPANIES, GAS PROVIDER AND THE CITY AMESBURY DEPT. TO VERIFY THE LOCATION, SIZE AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION.



PREPARED FOR

80 HAVERHILL ROAD, LLC
80 HAVERHILL ROAD
AMESBURY, MA

NO.	DATE	DESCRIPTION	BY	SCALE	DATE	CHKD. BY	PROJECT
3	1/7/25	RESPONSE TO AED REVIEW	S.R.C.				
2	12/23/24	EDITS FROM THE MEETING	S.R.C.				
1	12/2/24	REVISIONS FROM PRELIM. REVIEW	S.R.C.				

MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
13 HAWTHORN RD. SUITE 100
AMESBURY, MA 01828 (978) 726-5028

CALC. BY: S.R.C.

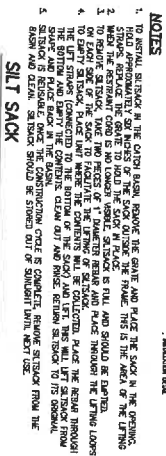
PROJECT: 10234276

SITE PLAN

IN
AMESBURY, MA
AT
80 HAVERHILL ROAD

UTILITIES
PLAN

SHEET: C-7



N.T.S.



NOTES

- [illegible]

**STABILIZED CONSTRUCTION
ENTRANCE**

N.T.S.



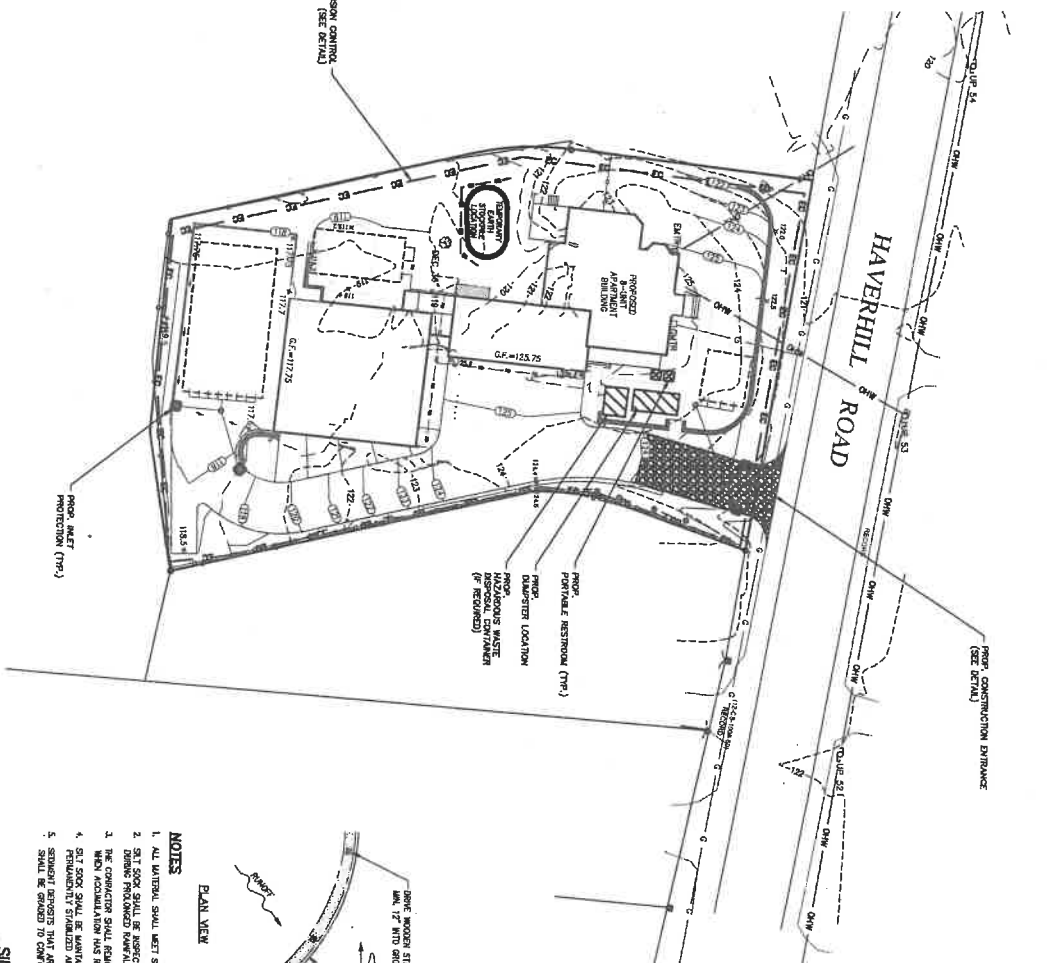
80 HAVERHILL ROAD, LLC
80 HAVERHILL ROAD
AMESBURY, MA

NO.	DATE	DESCRIPTION	S.R.	BY
1	12/27/4	REVISIONS FROM PRELIM. HEARING	S.R.	
2	1/23/75	EDITS FROM PRG MEETING	S.R.	
3	1/27/75	RESPONSE TO PEER REVIEW	S.R.	

MEI
MILLENNIUM ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 82 ELM ST. SUITE 101, MA 01932 (508) 463-0580
 13 HAMPTON RD. EXETER, NH 03824 (603) 778-0526

SITE PLAN
IN
AMESBURY, MA
AT
80 HAVERHILL ROAD

EROSION
&
SEDIMENTATION
CONTROL
PLAN



FOR REGISTRY USE

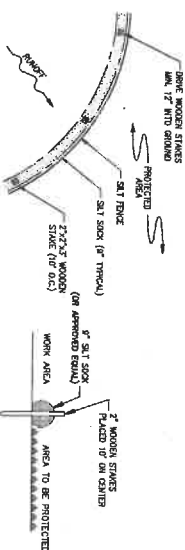
AMESBURY PLANNING BOARD APPROVAL.

CITY OF AUBURN
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE AUBURN PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

OLEPK

DATA



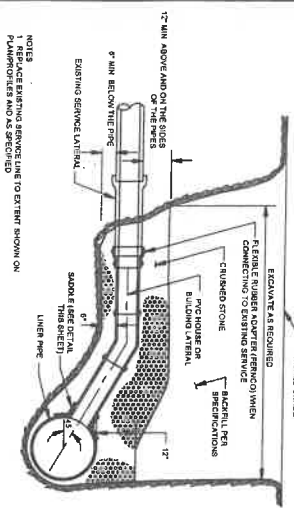
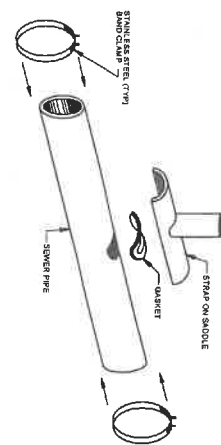
PLAN VIEW

SECTION VIEW

- [illegible]

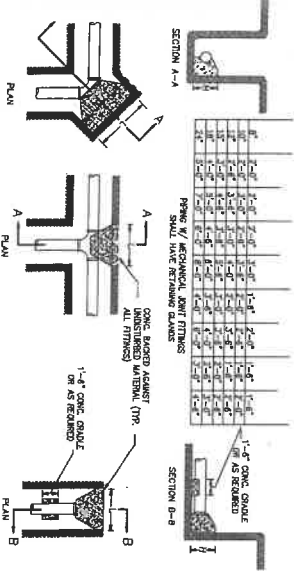
SILT SOCK INSTALLATION
DETAIL

N.T.S



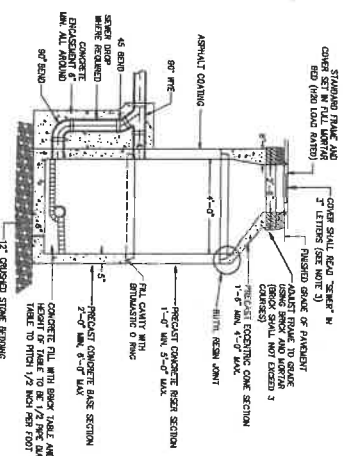
NOTES:
1. REPLACE EXISTING SERVICE LINE TO EXTENT SHOWN ON PLAN TO SADDLE
2. REPAIR EXISTING AND AS SPECIFIED

SADDLE CONNECTION
DETAIL N.T.S.

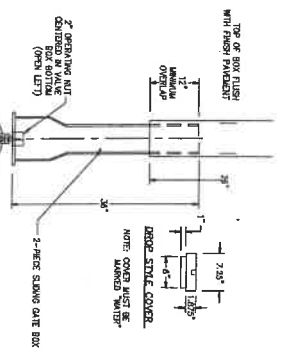


NOTES:
1. VALUES SHOWN ARE FOR TEST PRESSURE OF 150 PSI WITH A 10% PSI SHOCK ALLOWANCE.
2. THRUST BLOCKS SHALL NOT BE PLACED AGAINST THE FOLLOWING: SLABS, FEEL, CONCRETE, SET
3. THRUST BLOCKS SHALL BE PLACED AGAINST THE FOLLOWING: SLABS, FEEL, CONCRETE, SET
4. THRUST BLOCKS SHALL NOT COVER ANY JOINTS, CLAMPS, WELDS, ETC.

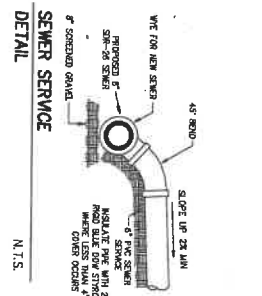
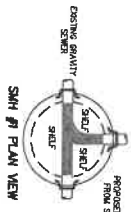
THRUST BLOCK
DETAILS N.T.S.



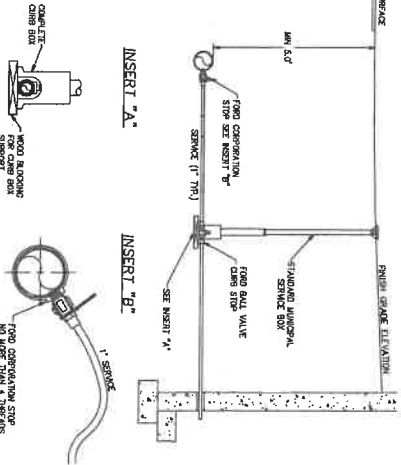
PRECAST SEWER
DETAIL N.T.S.



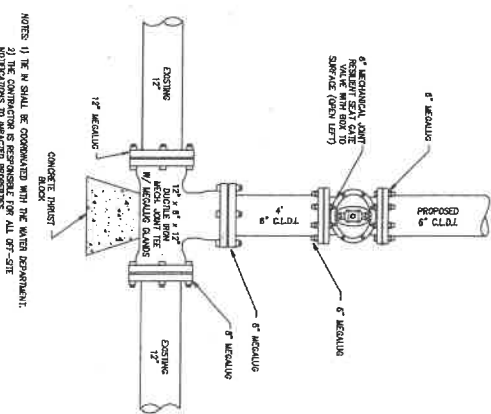
TYPICAL BOX DETAIL
N.T.S.



SEWER SERVICE
DETAIL N.T.S.



TYPICAL SERVICE CONNECTION
N.T.S.



WATER MAIN CONNECTION DETAIL
N.T.S.



PREPARED FOR
80 HAVENHILL ROAD, LLC
80 HAVENHILL ROAD
AMESBURY, MA

NO.	DATE	DESCRIPTION	BY	SCALE	AS NOTED	CALC. BY	PROJECT
3	1/21/23	RESPONSE TO DEED REVIEW	S.R.C.				
2	12/23/24	REVISION FROM DEED REVIEW	S.R.C.				
1	12/3/24	REVISION FROM DEED REVIEW	S.R.C.				

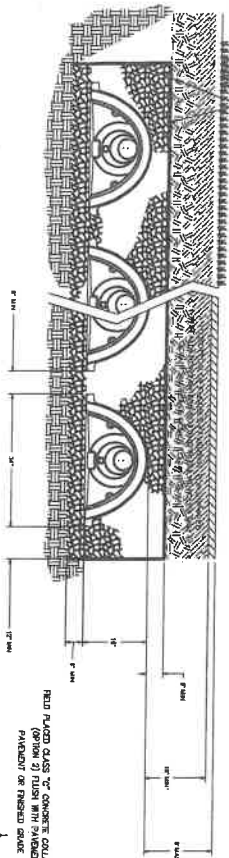
MEI MILLENNium ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
13 BROADWAY, AMESBURY, MA 01810 (978) 463-8800
13 BROADWAY, AMESBURY, MA 01810 (978) 463-8800

SITE PLAN
IN
AMESBURY, MA
AT
80 HAVENHILL ROAD
DETAILS
SHEET: C-8.

CITY OF AMESBURY
OFFICE OF THE CITY CLERK
THIS IS TO CERTIFY THAT ON
I RECEIVED FROM THE AMESBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THESE PLANS FOR THE CITY OF AMESBURY
RECEIVED NO NOTICE OF ANY APPEAL FROM
SUCH PERSON.
DATE

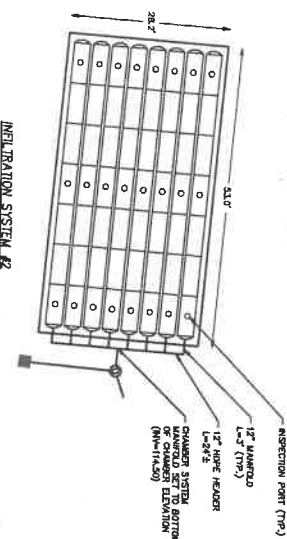
FOR REGISTRY USE
AMESBURY PLANNING
BOARD APPROVAL
DATE

SEE CONSTRUCTION DETAIL
FOR PRECAST CONCRETE
AND CAST-IN-PLACE
CONCRETE CHAMBERS
AND STONE IN A 1:1 RATIO

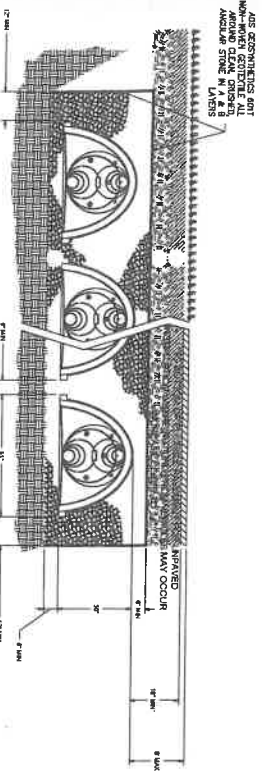


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STORMTECH SC 310
INFILTRATION CHAMBER
N.T.S.



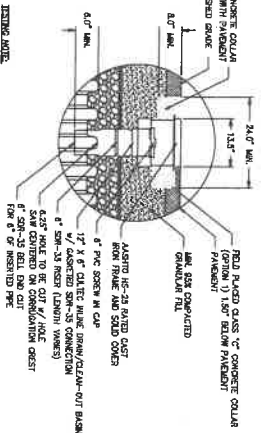
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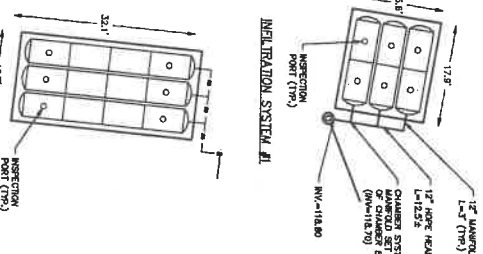
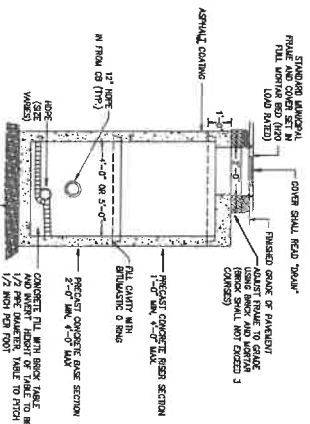
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STORMTECH SC 740	STORMTECH SC 740	STORMTECH SC 740	STORMTECH SC 740	STORMTECH SC 740

STORMTECH SC 740
INFILTRATION CHAMBER
N.T.S.

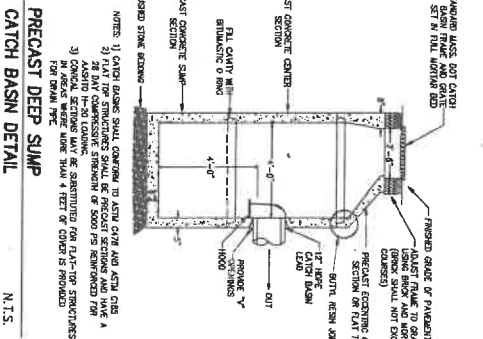
INSPECTION PORT
DETAIL
N.T.S.



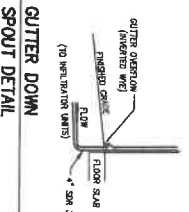
PRECAST DRAIN
MANHOLE DETAIL
N.T.S.



INFILTRATION SYSTEM #1



PRECAST DEEP SUMP
CATCH BASIN DETAIL
N.T.S.



GUTTER DOWN
SPOUT DETAIL
N.T.S.



60 Haverhill Road, LLC
60 Haverhill Road
Amesbury, MA

NO.	DATE	DESCRIPTION	BY	SCALE	AS NOTED	CALC.	BY	PROJECT
1	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
2	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
3	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
4	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
5	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
6	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
7	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
8	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
9	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
10	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
11	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
12	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
13	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
14	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
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22	1/21/24	RESPONSE TO RFP MEETING	S.R.C.					
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MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
13 Haverhill Road, Suite 100
Amesbury, MA 01820
(978) 778-0598

SITE PLAN
AT
60 Haverhill Road

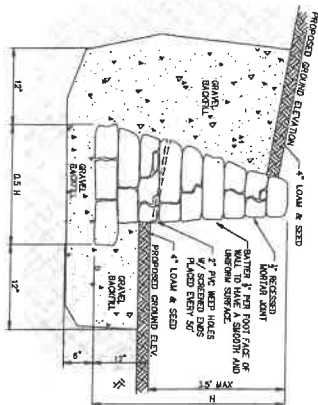
DETAILS

SHEET C-10

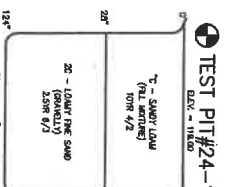
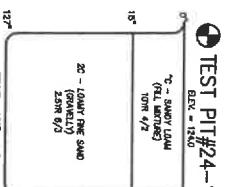
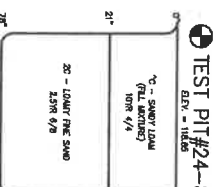
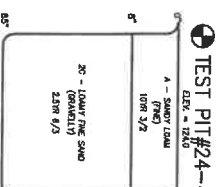


1. **DESIGN** TO PROTECT ALL MATERIALS FROM OVERHEATING AND CORROSION. THE PROTECTIVE COATING MUST BE DURABLE ENOUGH TO RESIST DEGRADATION. ACTUAL FIELD APPLICATIONS SHOULD USE SUCH STRUCTURAL PROPERTIES AND MATERIALS AS TO PROVIDE PROTECTIVE COATINGS THAT CAN WITHSTAND CORROSION AND MECHANICAL STRESS.
2. **DESIGN QUALITY** TESTING SHALL BE IN ACCORDANCE WITH ALL DESIGN STANDARDS AND SPECIFICATIONS. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY.
3. **DESIGN** TO PROTECT ALL MATERIALS FROM OVERHEATING AND CORROSION. THE PROTECTIVE COATING MUST BE DURABLE ENOUGH TO RESIST DEGRADATION. ACTUAL FIELD APPLICATIONS SHOULD USE SUCH STRUCTURAL PROPERTIES AND MATERIALS AS TO PROVIDE PROTECTIVE COATINGS THAT CAN WITHSTAND CORROSION AND MECHANICAL STRESS.
4. **DESIGN** TO PROTECT ALL MATERIALS FROM OVERHEATING AND CORROSION. THE PROTECTIVE COATING MUST BE DURABLE ENOUGH TO RESIST DEGRADATION. ACTUAL FIELD APPLICATIONS SHOULD USE SUCH STRUCTURAL PROPERTIES AND MATERIALS AS TO PROVIDE PROTECTIVE COATINGS THAT CAN WITHSTAND CORROSION AND MECHANICAL STRESS.
5. **DESIGN** TO PROTECT ALL MATERIALS FROM OVERHEATING AND CORROSION. THE PROTECTIVE COATING MUST BE DURABLE ENOUGH TO RESIST DEGRADATION. ACTUAL FIELD APPLICATIONS SHOULD USE SUCH STRUCTURAL PROPERTIES AND MATERIALS AS TO PROVIDE PROTECTIVE COATINGS THAT CAN WITHSTAND CORROSION AND MECHANICAL STRESS.
6. **DESIGN** TO PROTECT ALL MATERIALS FROM OVERHEATING AND CORROSION. THE PROTECTIVE COATING MUST BE DURABLE ENOUGH TO RESIST DEGRADATION. ACTUAL FIELD APPLICATIONS SHOULD USE SUCH STRUCTURAL PROPERTIES AND MATERIALS AS TO PROVIDE PROTECTIVE COATINGS THAT CAN WITHSTAND CORROSION AND MECHANICAL STRESS.

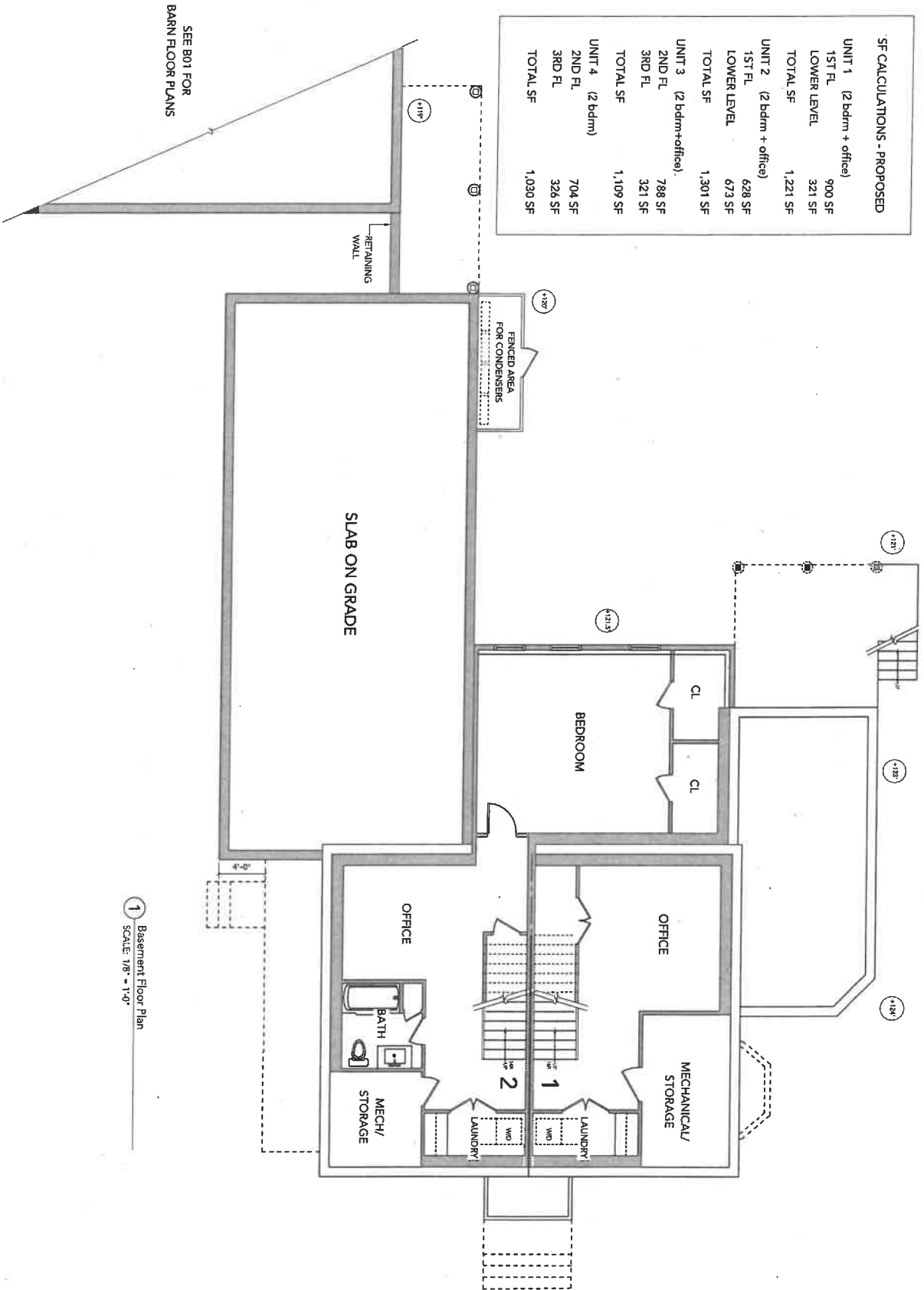
VALUES)



N.T.S.

[illegible]

SF CALCULATIONS - PROPOSED		
UNIT 1 (2 bdrm + office)		
1ST FL	900 SF	
LOWER LEVEL	321 SF	
TOTAL SF	1,221 SF	
UNIT 2 (2 bdrm + office)		
1ST FL	628 SF	
LOWER LEVEL	673 SF	
TOTAL SF	1,301 SF	
UNIT 3 (2 bdrm+office)		
2ND FL	788 SF	
3RD FL	321 SF	
TOTAL SF	1,109 SF	
UNIT 4 (2 bdrm)		
2ND FL	704 SF	
3RD FL	326 SF	
TOTAL SF	1,030 SF	



1 Basement Floor Plan
SCALE: 1/8" = 1'-0"

**80 HAVERHILL
RESIDENCES**
80 Haverhill Road
Amesbury, MA

ARCHITECT
**GRAF
ARCHITECTS**
2 Liberty Street
Needhamport, MA
01950
T. 778.697.9442
www.grafarch.com

TITLE: **PROPOSED
Basement
Floor Plan**

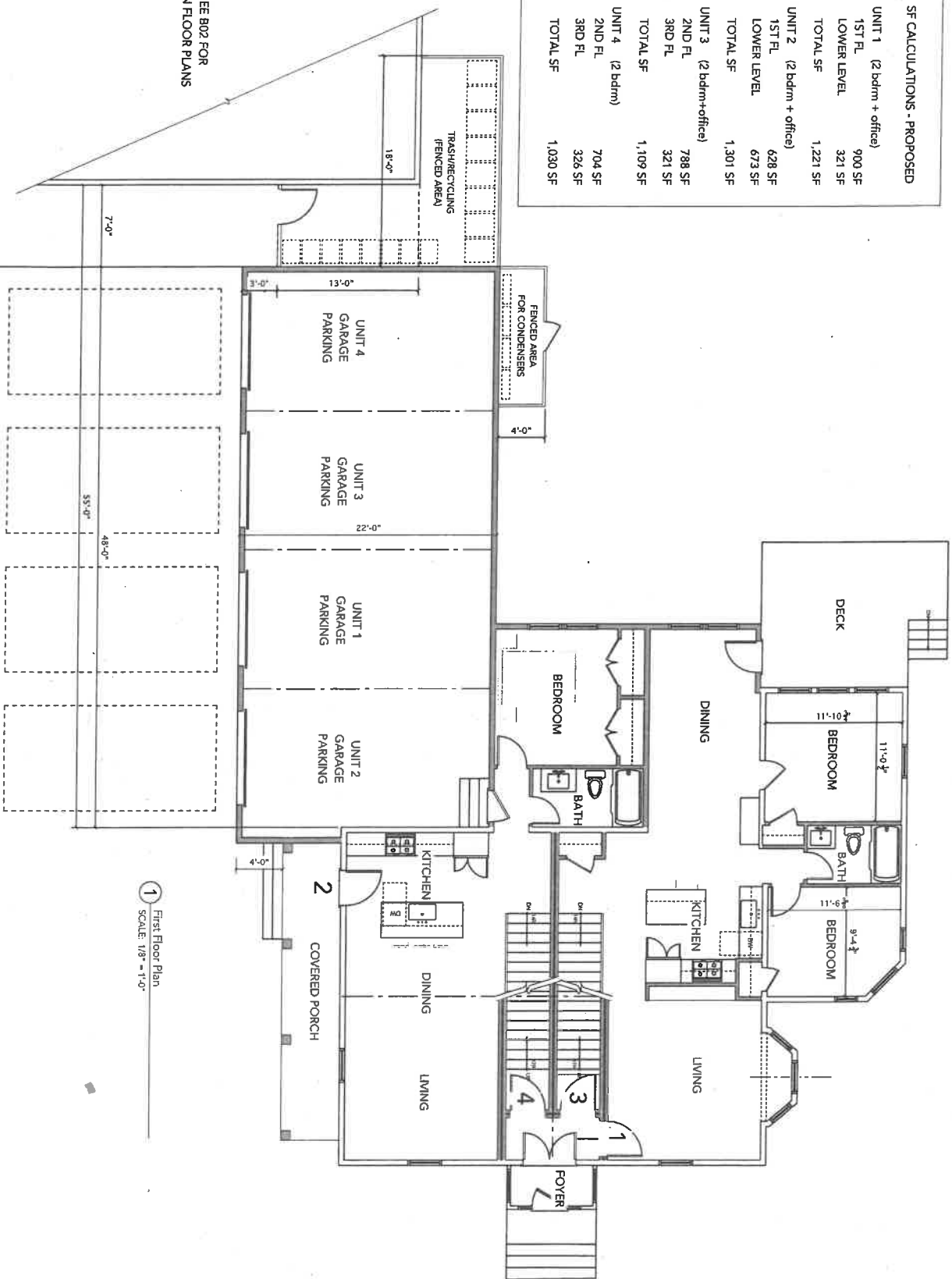
SCALE: 1/8" = 1'-0"
23 december 2024

A01

PROPOSED FLOOR PLAN - 1/8" = 1'-0"

SF CALCULATIONS - PROPOSED

UNIT 1 (2 bdrm + office)	
1ST FL	900 SF
LOWER LEVEL	321 SF
TOTAL SF	1,221 SF
UNIT 2 (2 bdrm + office)	
1ST FL	628 SF
LOWER LEVEL	673 SF
TOTAL SF	1,301 SF
UNIT 3 (2 bdrm + office)	
2ND FL	788 SF
3RD FL	321 SF
TOTAL SF	1,109 SF
UNIT 4 (2 bdrm)	
2ND FL	704 SF
3RD FL	326 SF
TOTAL SF	1,030 SF



1 First Floor Plan
SCALE: 1/8" = 1'-0"

project

80 HAVERHILL
RESIDENCES

80 Haverhill Road
Amesbury, MA

architect

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.699.9442
www.grafarch.com

title

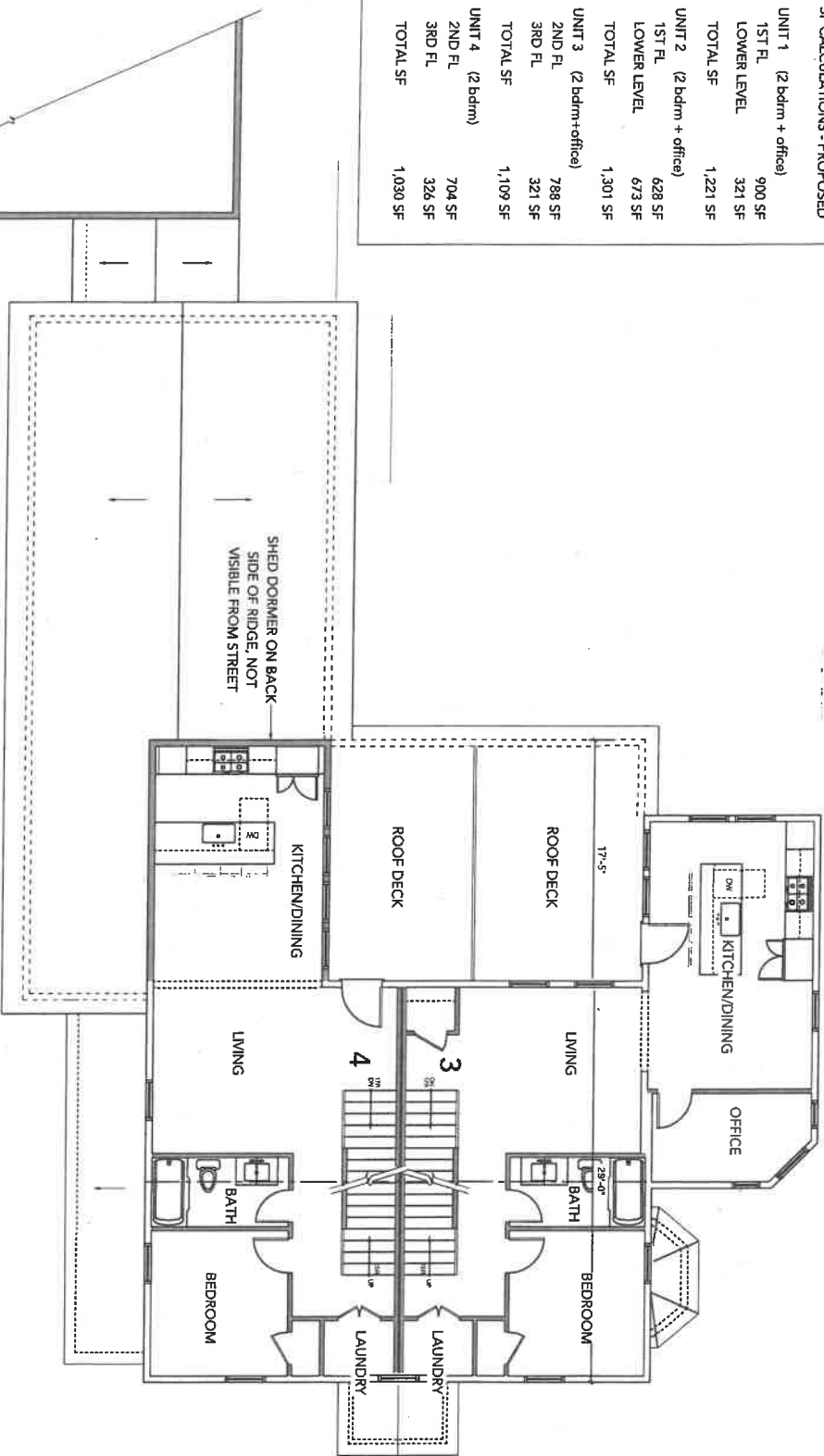
PROPOSED
First Floor Plan

SCALE: 1/8" = 1'-0"
23 december 2024

A02

SF CALCULATIONS - PROPOSED

UNIT 1 (2 bdrm + office)	
1ST FL	900 SF
LOWER LEVEL	321 SF
TOTAL SF	1,221 SF
UNIT 2 (2 bdrm + office)	
1ST FL	628 SF
LOWER LEVEL	673 SF
TOTAL SF	1,301 SF
UNIT 3 (2 bdrm+office)	
2ND FL	788 SF
3RD FL	321 SF
TOTAL SF	1,109 SF
UNIT 4 (2 bdrm)	
2ND FL	704 SF
3RD FL	326 SF
TOTAL SF	1,030 SF



SEE B03 FOR
BARN FLOOR PLANS

1 Second Floor Plan
SCALE: 1/8" = 1'-0"

project

80 HAVERHILL
RESIDENCES

80 Haverhill Road
Amesbury, MA

architect

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
www.grafarch.com

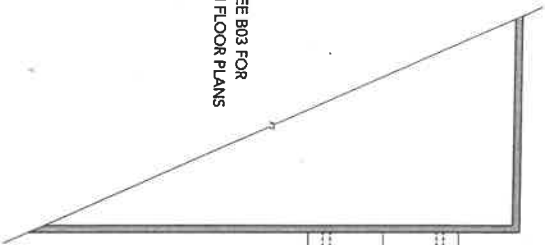
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PROPOSED
Second Floor Plan

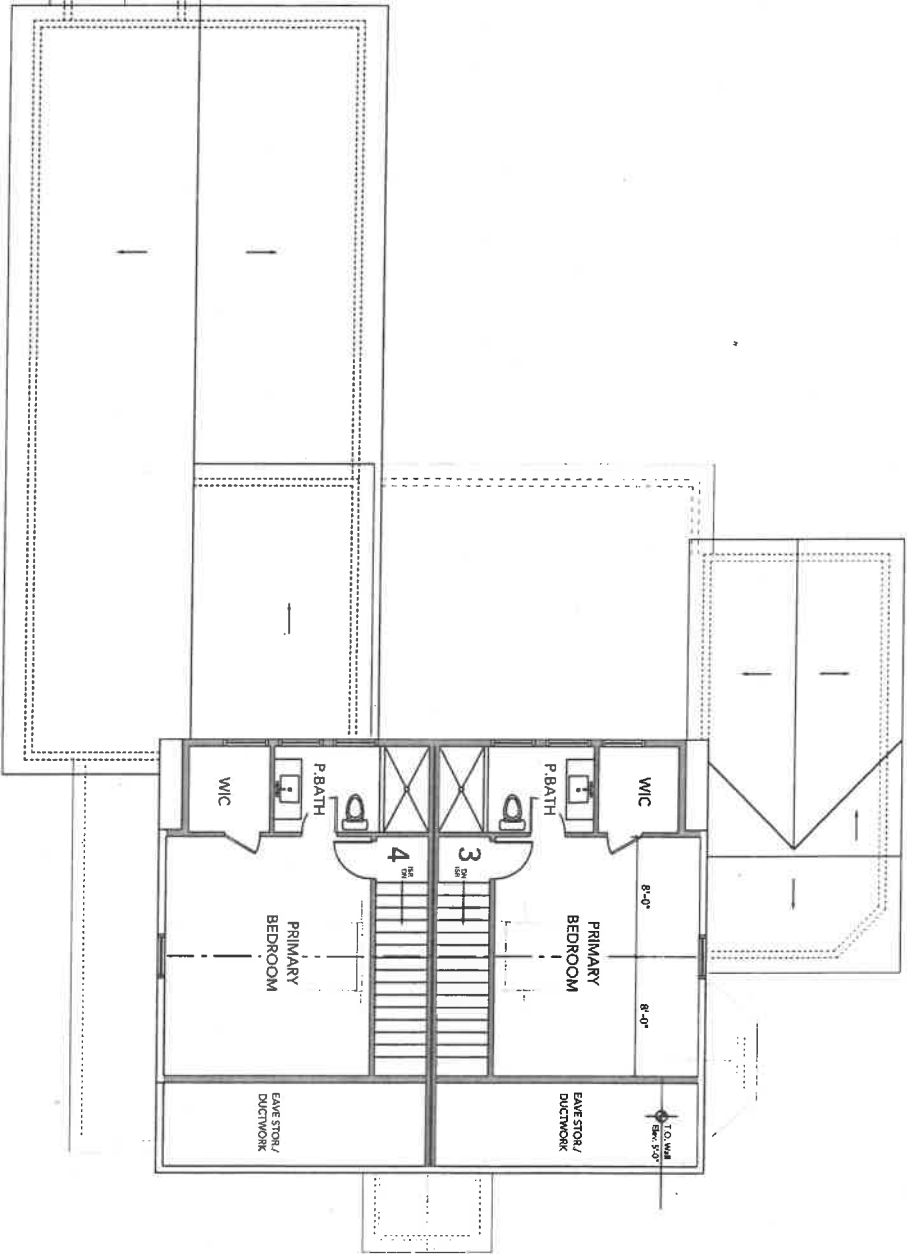
SCALE: 1/8" = 1'-0"
23 december 2024

A03

SF CALCULATIONS - PROPOSED		
UNIT 1 (2 bdrm + office)		
1ST FL		900 SF
LOWER LEVEL		321 SF
TOTAL SF		1,221 SF
UNIT 2 (2 bdrm + office)		
1ST FL		628 SF
LOWER LEVEL		673 SF
TOTAL SF		1,301 SF
UNIT 3 (2 bdrm+office)		
2ND FL		788 SF
3RD FL		321 SF
TOTAL SF		1,109 SF
UNIT 4 (2 bdrm)		
2ND FL		704 SF
3RD FL		326 SF
TOTAL SF		1,030 SF



SEE B03 FOR
BARN FLOOR PLANS



1 Third Floor Plan
SCALE 1/8" = 1'-0"

project:
**80 HAVERHILL
RESIDENCES**
80 Haverhill Road
Amesbury, MA

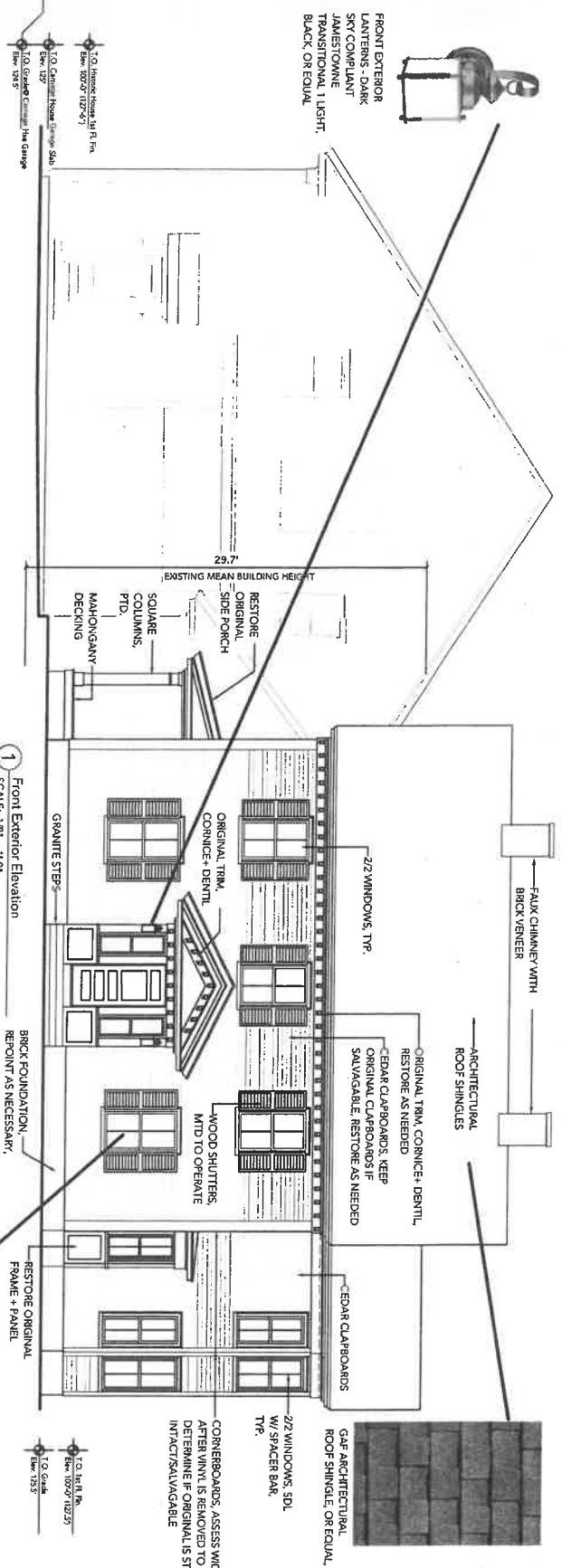
architect:
**GRAF
ARCHITECTS**
2 Library Street
Newburyport, MA
01950
T. 978.469.9442
www.grafarch.com

title:
**PROPOSED
Third Floor Plan**

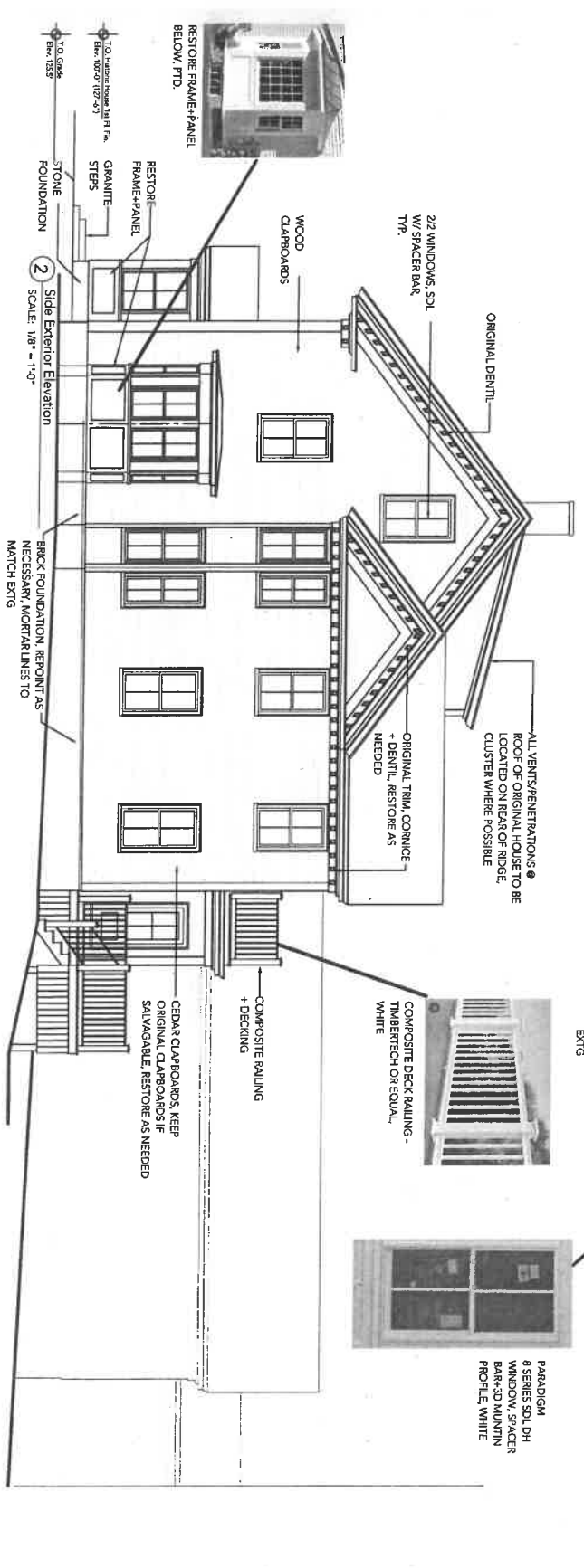
SCALE 1/8" = 1'-0"
23 december 2024

A04

FRONT EXTERIOR
LANTERNS - DARK
SIV COMPLANT
JAMESTOWNE
TRANSITIONAL 1 LIGHT,
BLACK OR EQUAL



1 Front Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"

80 HAVERHILL
RESIDENCES
80 Haverhill Road
Amesbury, MA

project

ARCHITECT
GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 699 9442
www.grafarch.com

PROPOSED
Exterior Elevations

SCALE: 1/8" = 1'-0"
23 december 2024

A05

project

80 HAVERHILL RESIDENCES

80 Haverhill Road
Amesbury, MA

architect

GRAF
ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
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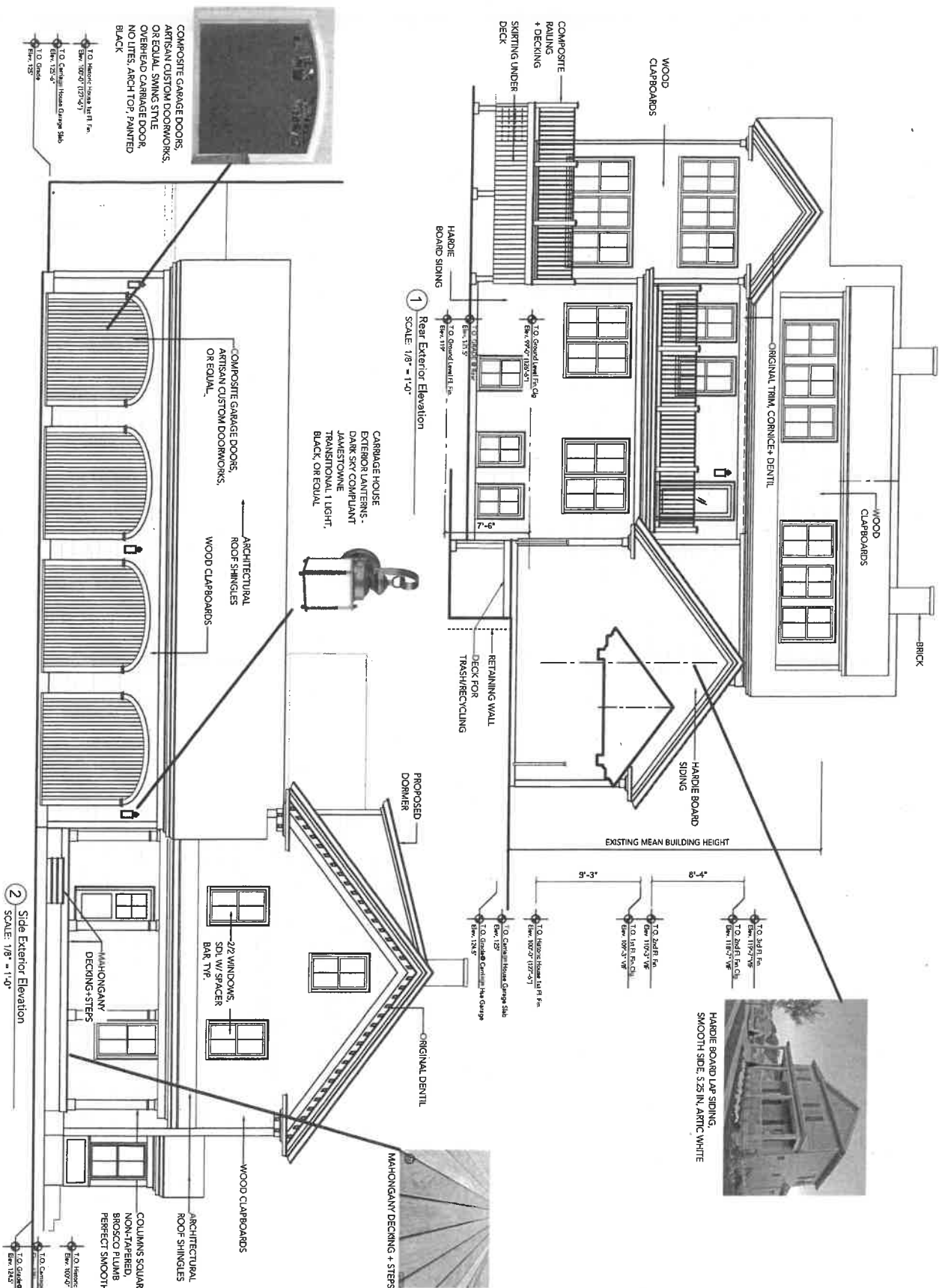
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PROPOSED Exterior Elevations

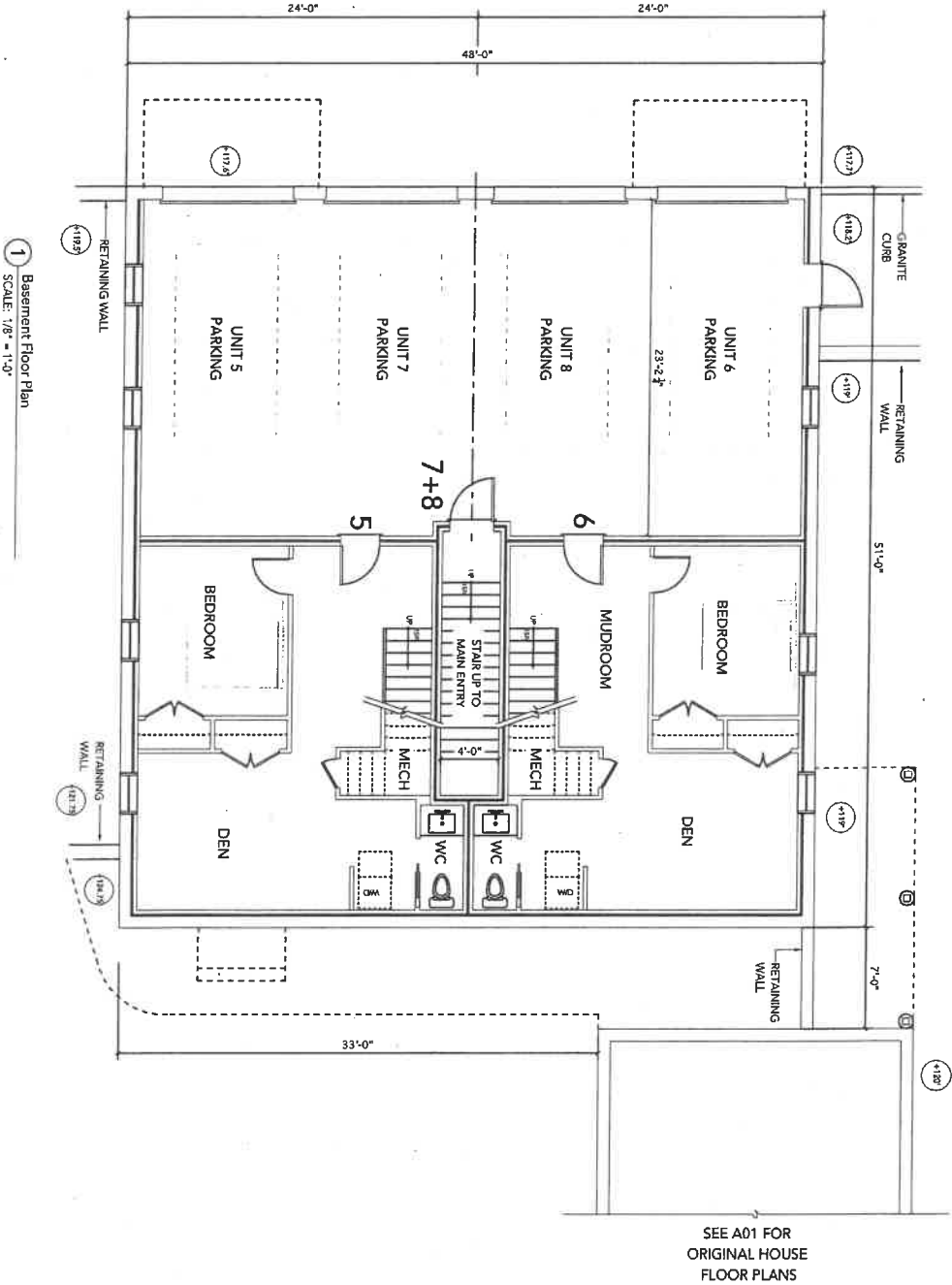
SCALE: 1/8" = 1'-0"
23 december 2024

A06

drawn by: [signature] | checked by: [signature]



SF CALCULATIONS - PROPOSED			
UNIT 5 (3 bdrm) 1ST FL LOWER LEVEL	925 SF		
	515 SF		
	1,430 SF		
UNIT 6 (3 bdrm) 1ST FL LOWER LEVEL	1031 SF		
	515 SF		
	1,546 SF		
UNIT 7 (3 bdrm) 2ND FL 3RD FL	1,052 SF		
	515 SF		
	1,567 SF		
UNIT 8 (3 bdrm) 2ND FL 3RD FL	1,052 SF		
	515 SF		
	1,567 SF		



1 Basement Floor Plan
SCALE: 1/8" = 1'-0"

PROJECT
80 HAVERHILL
RESIDENCES
80 Haverhill Road
Amesbury, MA

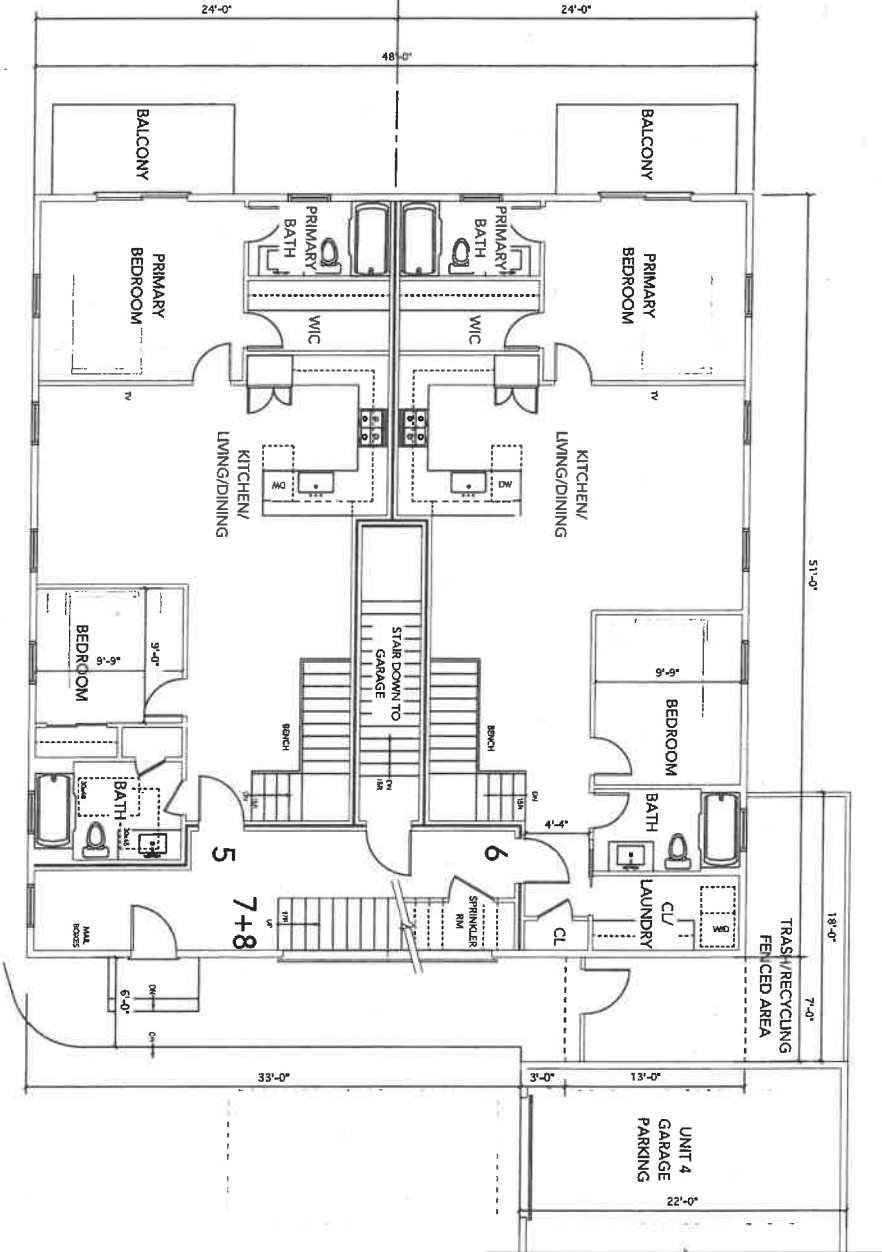
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GRAF
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Newburyport, MA
01950
T. 978.497.9442
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TITLE
PROPOSED
Barn Basement
Floor Plan

SCALE: 1/8" = 1'-0"
23 december 2024

B01

SF CALCULATIONS - PROPOSED		
UNIT 5 (3 bdrm)		
1ST FL	925 SF	
LOWER LEVEL	515 SF	
TOTAL SF	1,430 SF	
UNIT 6 (3 bdrm)		
1ST FL	1031 SF	
LOWER LEVEL	515 SF	
TOTAL SF	1,546 SF	
UNIT 7 (3 bdrm)		
2ND FL	1,052 SF	
3RD FL	515 SF	
TOTAL SF	1,567 SF	
UNIT 8 (3 bdrm)		
2ND FL	1,052 SF	
3RD FL	515 SF	
TOTAL SF	1,567 SF	



1 First Floor Plan
SCALE: 1/8" = 1'-0"

SEE A01 FOR
ORIGINAL HOUSE
FLOOR PLANS

80 HAVERHILL
RESIDENCES
80 Haverhill Road
Amesbury, MA

architect
GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
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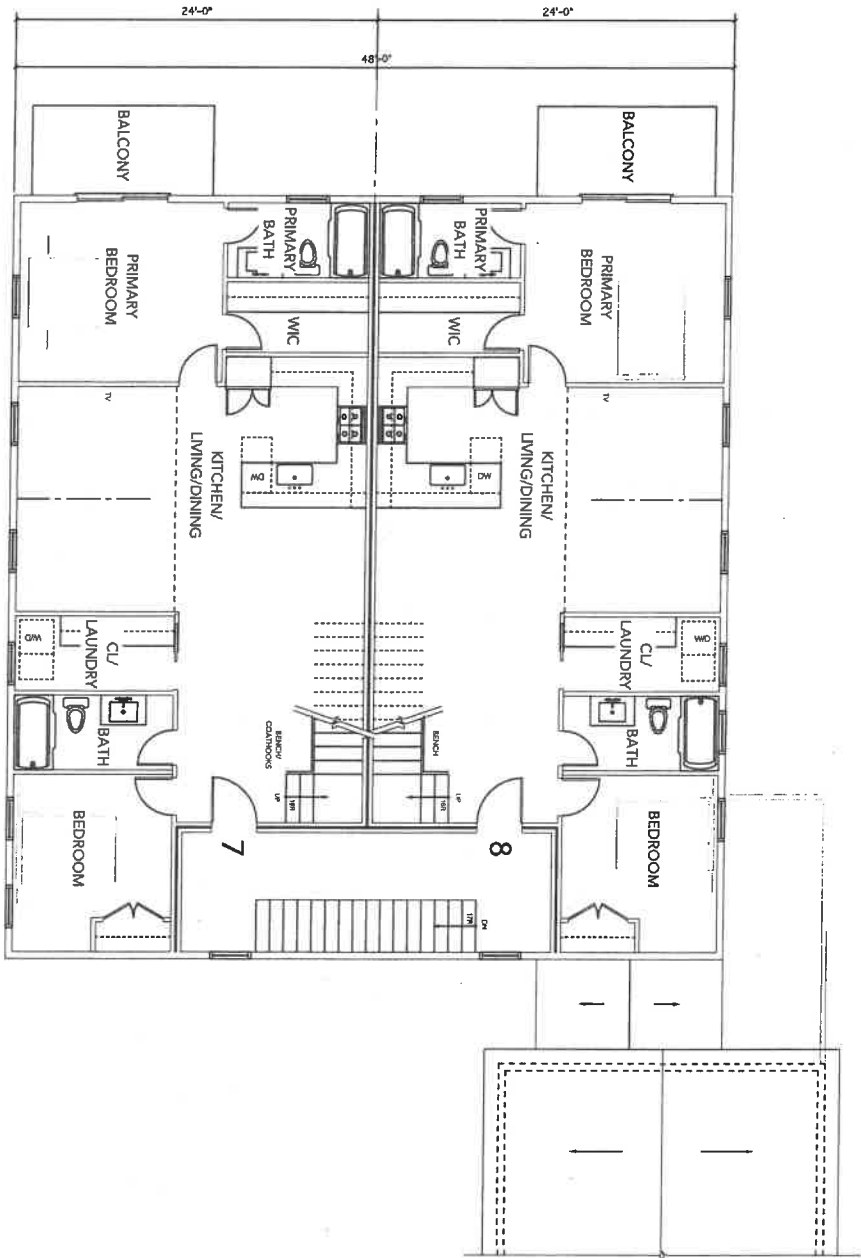
title
PROPOSED
Barn First
Floor Plan

SCALE: 1/8" = 1'-0"
23 december 2024

B02

Revised per town order 8 December 2024

SF CALCULATIONS - PROPOSED		
UNIT 5 (3 bdrm)	925 SF	
1ST FL	515 SF	
LOWER LEVEL		
TOTAL SF	1,430 SF	
UNIT 6 (3 bdrm)	1031 SF	
1ST FL	515 SF	
LOWER LEVEL		
TOTAL SF	1,546 SF	
UNIT 7 (3 bdrm)	1,052 SF	
2ND FL	515 SF	
3RD FL		
TOTAL SF	1,567 SF	
UNIT 8 (3 bdrm)	1,052 SF	
2ND FL	515 SF	
3RD FL		
TOTAL SF	1,567 SF	



1 Second Floor Plan
SCALE: 1/8" = 1'-0"

SEE A01 FOR
ORIGINAL HOUSE
FLOOR PLANS

80 HAVERHILL
RESIDENCES
80 Haverhill Road
Amesbury, MA

architect:
GRAF
ARCHITECTS
215 Bay Street
Newburyport, MA
01950
T. 978.497.9442
www.grafarch.com

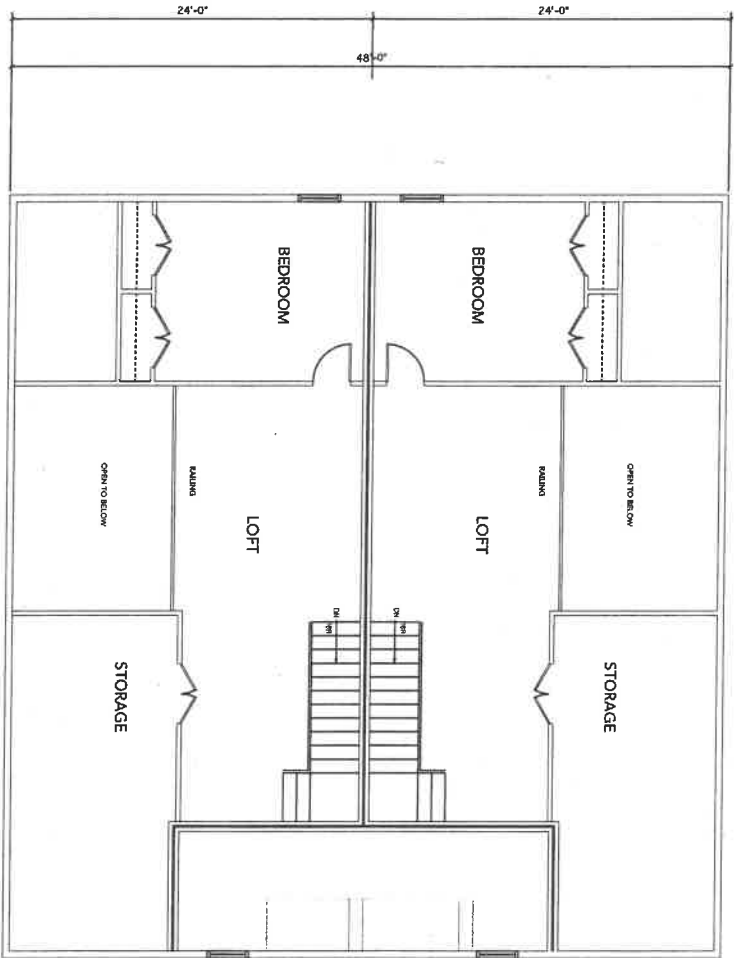
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PROPOSED
Barn Second
Floor Plan

SCALE: 1/8" = 1'-0"
23 december 2024

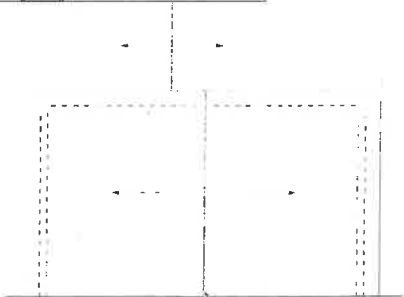
B03

unintentional floor structure & loading v17

SF CALCULATIONS - PROPOSED		
UNIT 5 (3 bdrm)		
1ST FL	925 SF	
LOWER LEVEL	515 SF	
TOTAL SF	1,430 SF	
UNIT 6 (3 bdrm)		
1ST FL	1031 SF	
LOWER LEVEL	515 SF	
TOTAL SF	1,546 SF	
UNIT 7 (3 bdrm)		
2ND FL	1,052 SF	
3RD FL	515 SF	
TOTAL SF	1,567 SF	
UNIT 8 (3 bdrm)		
2ND FL	1,052 SF	
3RD FL	515 SF	
TOTAL SF	1,567 SF	



1 Third Floor Plan
SCALE: 1/8" = 1'-0"



SEE A01 FOR
ORIGINAL HOUSE
FLOOR PLANS

80 HAVERHILL
RESIDENCES
80 Haverhill Road
Amesbury, MA

project:

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978 499 9442
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title:

PROPOSED
Barn Third
Floor Plan

SCALE: 1/8" = 1'-0"
23 december 2024

B04

REVISIONS: 01/2025 1/2025 1/2025

80 HAVERHILL
RESIDENCES

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80 HAVERHILL
RESIDENCES

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**PROPOSED
BARN
Exterior Elevations**

B06

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**METAL RAILING @ BALCONIES -
EXCALBUR GALVANIZED STEEL PANEL
BY RDI OR EQUAL, BLACK**

project

80 HAVERHILL RESIDENCES

80 Haverhill Street
Amesbury, MA

architect

GRAF
ARCHITECTS

2 Liberty Street
Newburyport, MA

01750

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title

PROPOSED BARN

Exterior Elevations

SCALE: 1/8" = 1'-0"
28 december 2024

B07

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CARRIAGE HOUSE
EXTERIOR LANTERNS -
DARK SKY COMPLIANT
JAMESTOWN
TRANSITIONAL, 1 LIGHT,
BLACK, OR EQUAL



TO 3rd Fl. Fin. Bsm.
Elev. 14.27'
TO 2nd Fl. Fin. Bsm.
Elev. 12.91'
TO 1st Fl. Fin. Bsm.
Elev. 12.53'

TO 3rd Fl. Fin. Bsm.
Elev. 14.27'
TO 2nd Fl. Fin. Bsm.
Elev. 12.91'
TO 1st Fl. Fin. Bsm.
Elev. 12.53'

TO 3rd Fl. Fin. Bsm.
Elev. 14.27'
TO 2nd Fl. Fin. Bsm.
Elev. 12.91'
TO 1st Fl. Fin. Bsm.
Elev. 12.53'

TO 3rd Fl. Fin. Bsm.
Elev. 14.27'
TO 2nd Fl. Fin. Bsm.
Elev. 12.91'
TO 1st Fl. Fin. Bsm.
Elev. 12.53'

1 Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"

4x8 DOUBLE HUNG
WINDOWS, SGL. W/
SPACER BARS, TYP.

HARLIE BOARD LAP SIDING,
SMOOTH SIDE, 5.25 IN. ARTIC. WHITE



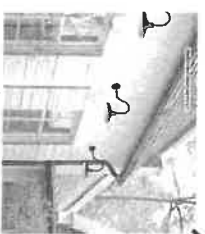
YARDIE
BOARD SIDING

COMPOSITE
RAILING
+ DECKING

RETAINING WALL

COMPOSITE GARAGE DOORS,
ARTISAN CUSTOM DOORWORKS,
OR EQUAL

PARCE EXPOSED
CONCRETE



BARN LIGHT FIXTURE
WALL MOUNTED GOOSENECK,
DARK SKY COMPLIANT, BLACK

COMPOSITE GARAGE DOORS,
ARTISAN CUSTOM DOORWORKS,
OR EQUAL, SWING STYLE
OVERHEAD CARRIAGE DOOR,
UTES, SQUARE TOP, PAINTED
BLACK

project

80 HAVERHILL RESIDENCES

80 Haverhill Street
Amesbury, MA

architect

GRAF
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2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
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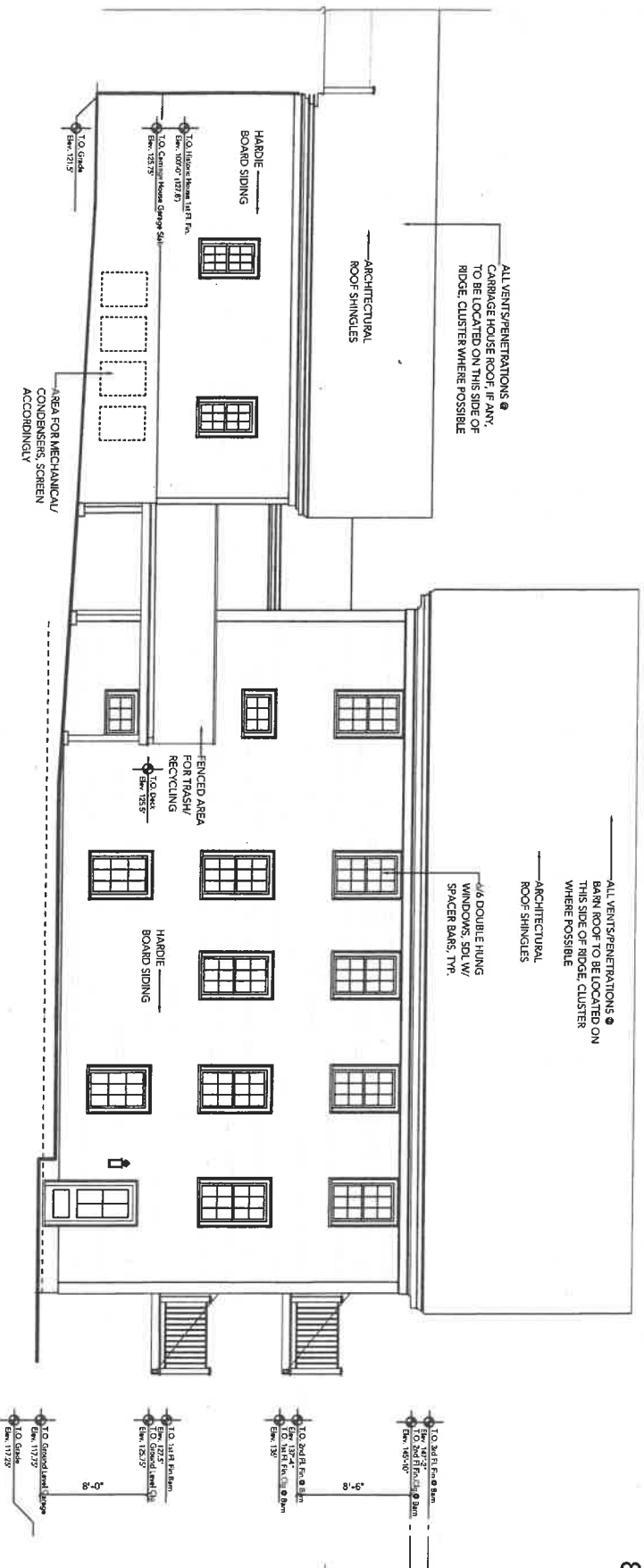
title

PROPOSED BARN Exterior Elevations

SCALE: 1/8" = 1'-0"
23 december 2024

B08

as shown (Not to Scale) (2024) 1/1/24



PROJECT

80 HAVERHILL RESIDENCES

80 Haverhill Road
Amesbury, MA

ARCHITECT

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.699.9442
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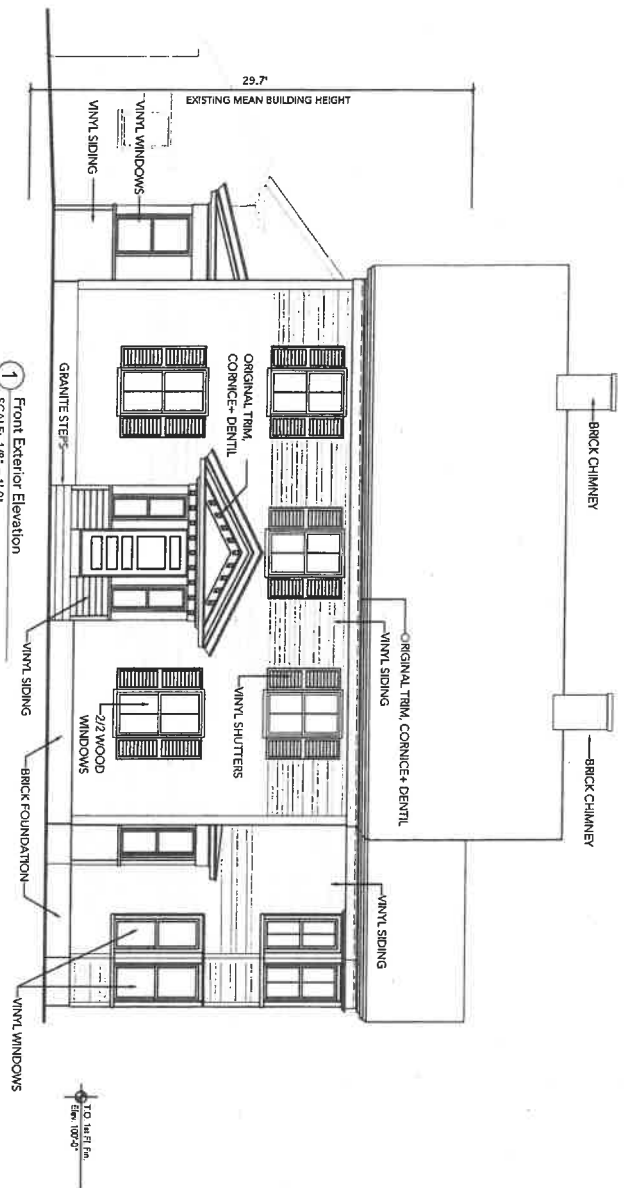
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EXISTING Exterior Elevations

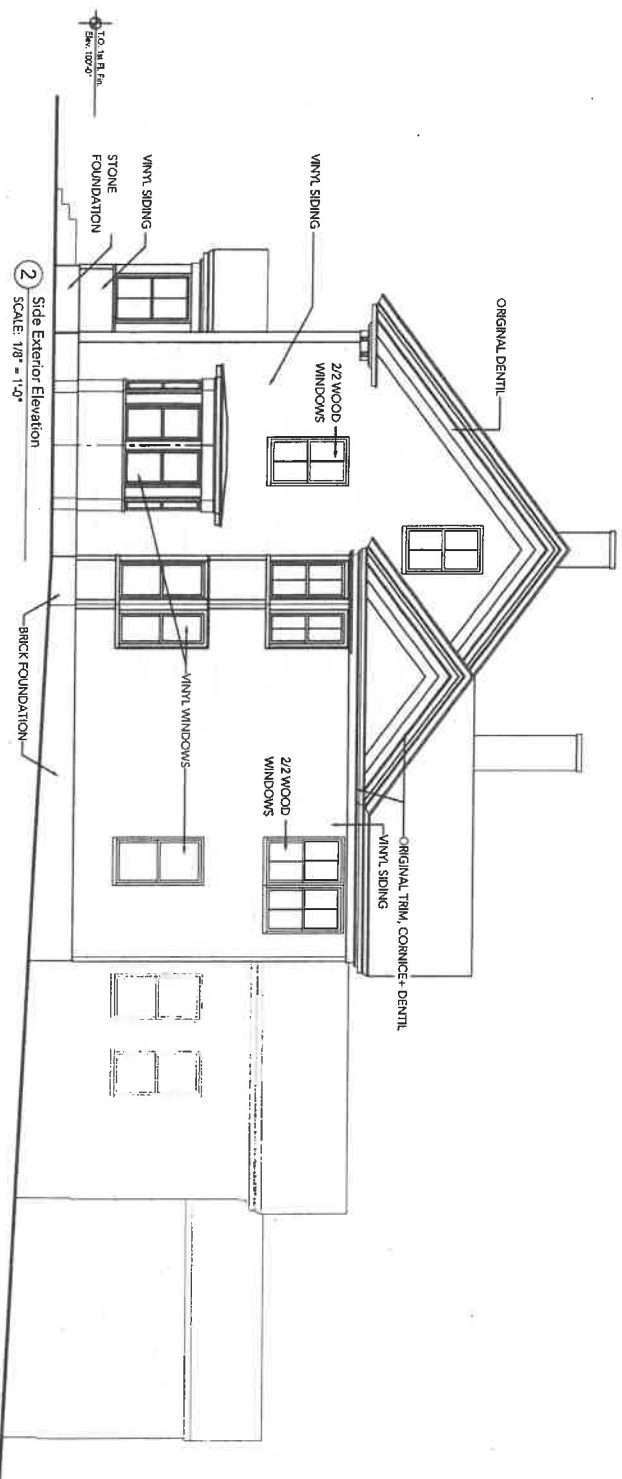
SCALE: 1/8" = 1'-0"
23 december 2024

EX1

AMESBURY TOWN ENGINEERING



1 Front Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"

Project

80 HAVERHILL RESIDENCES

80 Haverhill Road
Amesbury, MA

Architect

GRAF
ARCHITECTS

2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
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Title

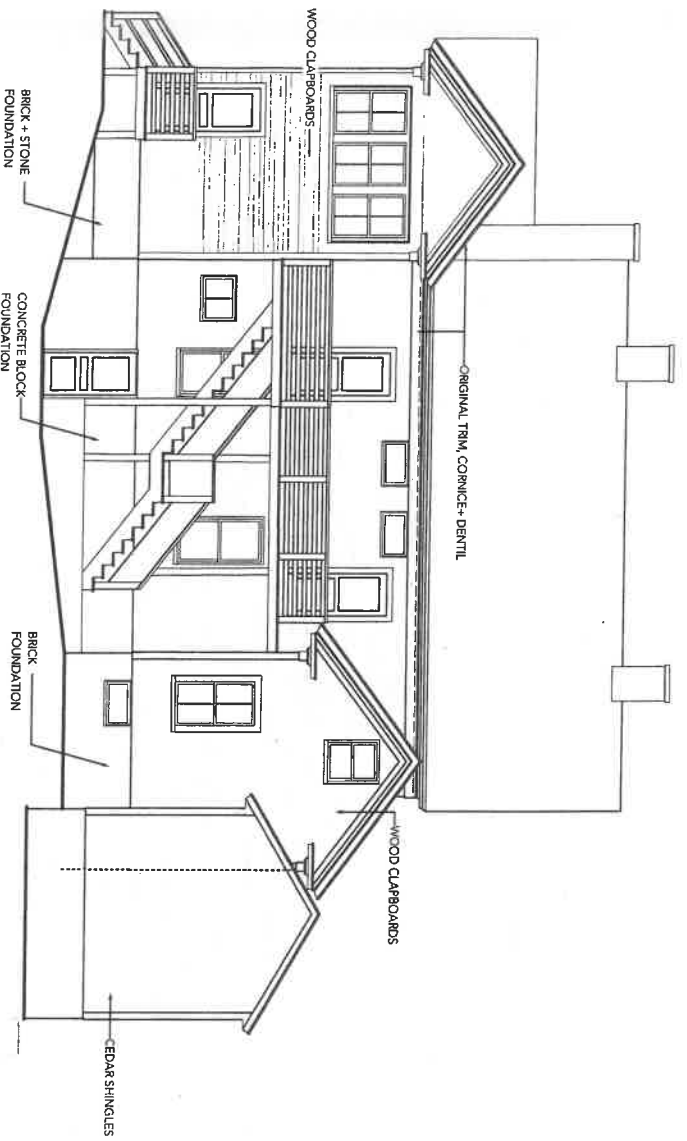
EXISTING
Exterior Elevations

SCALE: 1/8" = 1'-0"
23 december 2024

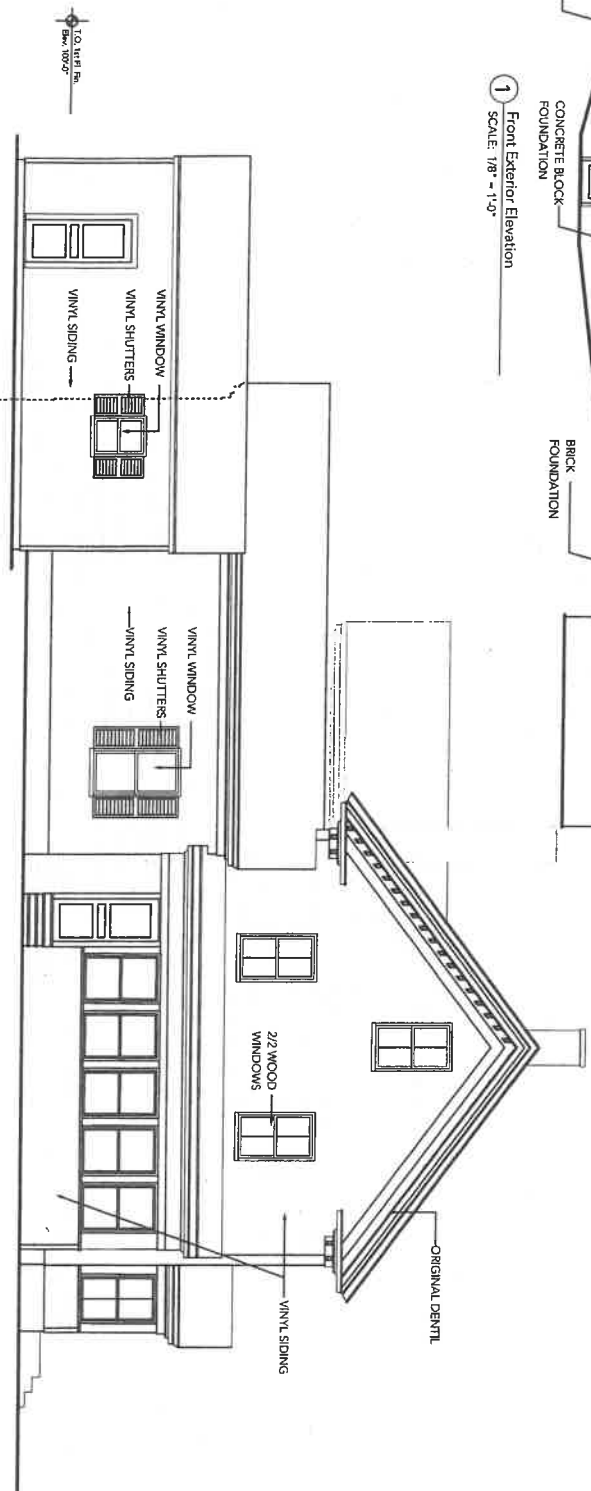
EX2

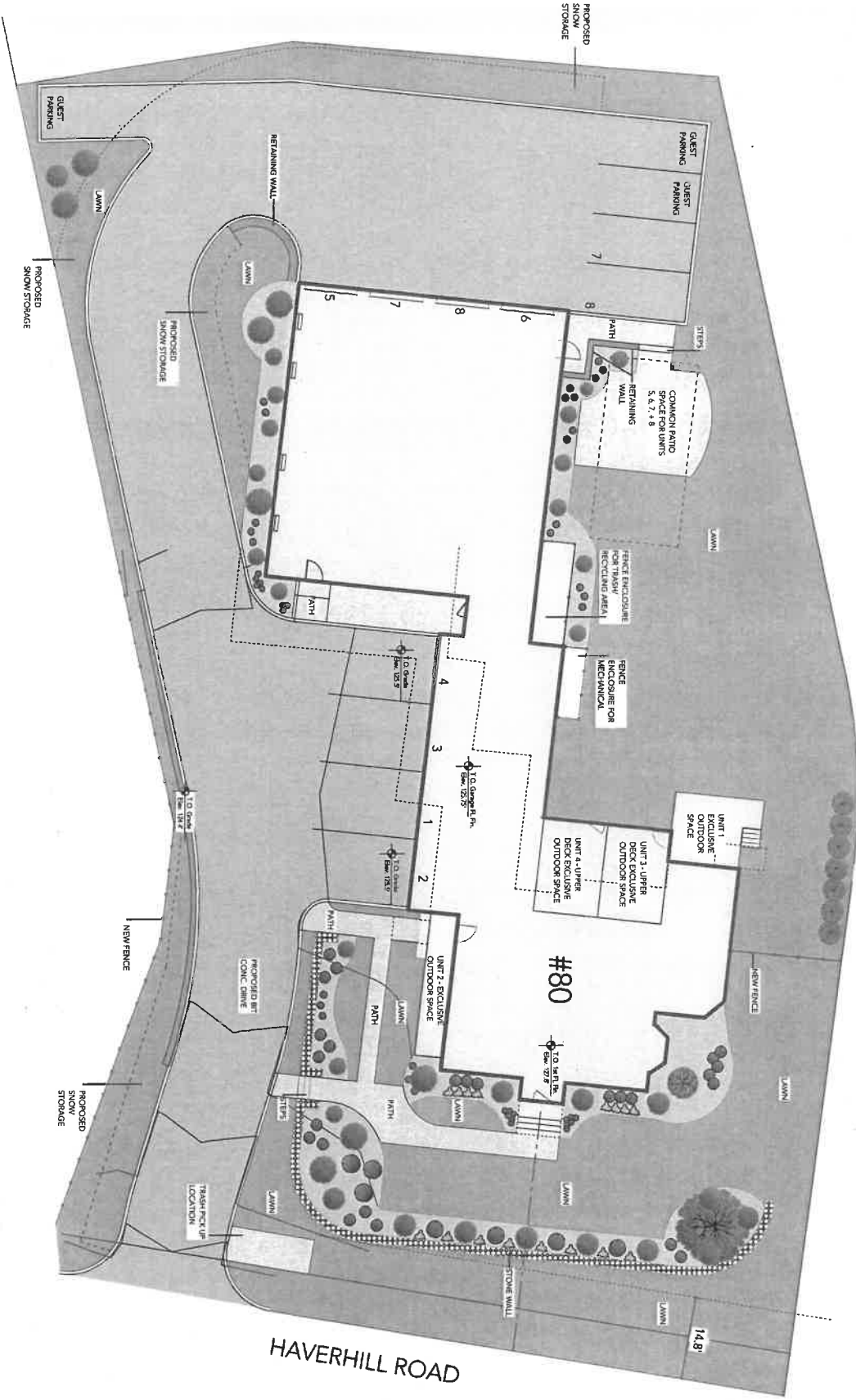
as shown on the attached drawings

1 Front Exterior Elevation
SCALE: 1/8" = 1'-0"



2 Side Exterior Elevation
SCALE: 1/8" = 1'-0"





80 HAVERHILL RESIDENCES

80 Haverhill Road
Amesbury, MA

architect

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Newburyport, MA
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www.grafarch.com

HAVERHILL ROAD

11118

LANDSCAPE
PLAN

SCALE: 1/8" = 1'-0"
23 december 2024

L01

LANDSCAPE PLAN 11118 - 11/20/24

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

85-59

Newburyport
West

AME.492

Town/City: AMESBURY

Place: (*neighborhood or village*): South Amesbury

Photograph



Address: 80 Haverhill Road

Historic Name: Benjamin and Sarah Huntington House

Uses: Present: Multiple Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1877-1884]

Source: Title research, 1884 Essex County Atlas

Style/Form: Italianate

Architect/Builder: Unknown/ Unknown

Exterior Material:

Foundation: Brick, fieldstone, concrete block

Wall/Trim: Synthetic clapboard, wood clapboard/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Attached barn demolished (2024)

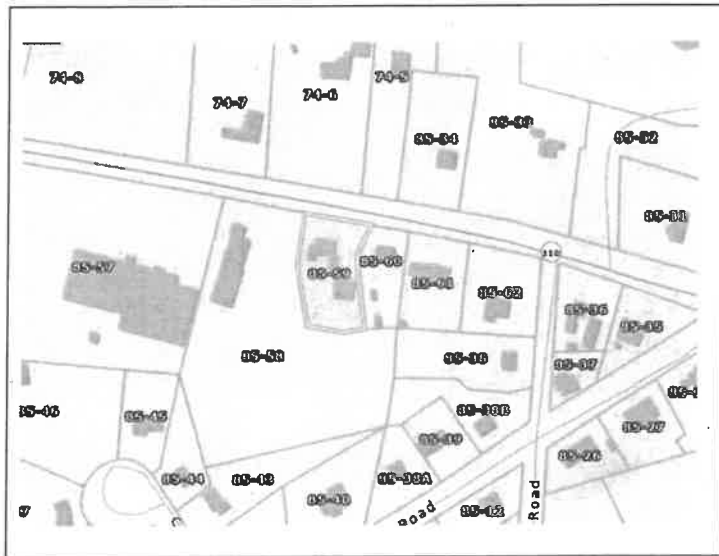
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.63 acres

Setting: This property is located on the south side of Haverhill Road in southern Amesbury. This former agricultural landscape is now a busy road with a mix of residential, commercial and industrial uses. The house is set back slightly from the road on a rise. The property is open in front of the house with expanses of lawn and foundation plantings. A gravel driveway leads to the left side of the house. The property slopes back down behind the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant

Organization: 80 Haverhill Road LLC

Date (*month / year*): October 2024

INVENTORY FORM B CONTINUATION SHEET

AMESBURY

80 HAVERHILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AME.492

- ☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The form of this large Italianate-style farmhouse consists of the 2 ½-story, side-gable main block; a cross-gabled, two-story ell with clipped bay stepped back on the right side of the main block; two small, telescoping ells extending off the back left corner of the main block; and a partially-enclosed porch with shed roof extending across the left side elevation of the main block. According to the 1989 Building Form, the first ell on the left side was the main kitchen, and the second was a milk house. A portion of the rear (north) wall of the milk house is missing. The two telescoping ells connected to a large barn that is no longer extant.

Most of the house rests on a raised brick foundation which is more exposed as the ground slopes down behind the house. The second one-story rear ell rests on a concrete block foundation, indicating a newer construction date. Most of the front and side elevations are now clad in synthetic clapboard, but most of the rear elevations remain clad in wood clapboards, which was likely the original cladding throughout. The roof is clad in asphalt shingles (likely wood shingles originally), and the roofs of the main block, right side ell and first left side ell all have projecting molded-box cornices with partial returns across the gable ends, and the frieze boards are ornamented with molded modillion blocks on all but the rear elevations. Two red brick chimneys rise from the main roof ridge, and a tall red brick chimney with two corbelled courses rises from the right side ell. As can be seen from the photo included with the 1989 version of this Building Form (Photo 2), the upper courses of brick above the corbelled courses have since been removed from the two chimneys on the main block.

The front elevation of the main block is three bays wide with a centered entrance. The front door is protected by a small, close-pedimented porch whose roof has the same ornamentation as the main roofs. The porch rests on a mortared fieldstone foundation and has modern granite steps. The side walls of the porch are enclosed with wood 2/2 double-hung sash. The front door is flanked by narrow 1/1 double-hung sash. The wood door has horizontally-stacked molded panels and a square window (typical of late-19th and early-20th century doors). The door within the entrance porch has been removed. Fenestration consists primarily of a mix of wood single-glazed and modern thermal 2/2 double-hung sash. The 2/2 window muntin pattern was commonly employed for the Italianate style. Synthetic siding covers much of the window surrounds, but flared lintels are still visible above the upper three windows on the front elevation. The full design on the surrounds is visible in the 1989 Building Form photo (Photo 2). This more ornate window surround does not appear to have been employed on the side and rear elevations. There is a hexagonal bay on the right side elevation, another character-defining feature of the Italianate style. The left side porch has the same roof cornice ornamentation and had windows as of the 1989 Building Form but is now a screen porch. The fenestration pattern on the rear elevation of the main block has been altered.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built on a 7 ½-acre parcel that ran from Haverhill Road south to Middle Road. Enoch Huntington sold this land in 1877 for \$500 to Benjamin F. Huntington (kinship yet to be established).¹ A comparison of Essex County Atlas maps of South Amesbury between 1872 and 1884 shows that the house had been built by 1884 (Figures 2, 3). Benjamin Franklin Huntington (1838-1907) was the son of Jacob and Sarah (Peaslee) Huntington. Benjamin followed in his father's footsteps as a farmer. He was listed in the 1855 census at 17 years of age, still living at home, and both he and his father were listed as farmers. Benjamin

¹ Southern Essex District Registry of Deeds, Book 983/ Page 466.

INVENTORY FORM B CONTINUATION SHEET

AMESBURY

80 HAVERHILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AME.492

remained listed as a farmer in all subsequent census records. He married Sarah Elizabeth Sawyer in 1863, and they had three daughters, two of which survived to adulthood.

According to probate records, Benjamin Franklin Huntington left this farm to his grandson, Franklin Huntington Sargent (1899-1938). He married Iva M. Johnson (1899-ca. 1945) in 1921. As of the 1930 census, they were living on Haverhill Road, and he was working as a retail merchant for an ice company. After his death in 1938, she continued to live here and in 1942, she married Frank H. Merrill (1899-1976).

Frank Merrill (1899-1976) continued to live here following Iva's death, and he was listed as a farmer in the 1950 census. In 1965, he sold the property, now 3 acres, to Irene and Joseph H. Raymond of Amesbury.² In 1971, the next owners, Wilfred and Ruth Begin, subdivided the parcel into three lots, with the farmhouse on Lot B (Figure 4).³ This property (Lot B) has changed hands numerous times since then, sometimes sold as one of number of parcels. Most recently, in 2023, the LJM Real Estate Nominee Trust sold Lot B to 80 Haverhill Road, LLC.⁴

BIBLIOGRAPHY and/or REFERENCES

Essex County Atlas. Beers, D. G. (Amesbury, South Amesbury), 1872.
Essex County Atlas. Geo. H. Walker & Co., 1884.
Southern Essex District Registry of Deeds
www.ancestry.com - Vital records



Photo 2. View looking southeast.

² Southern Essex District Registry of Deeds, Book 5278/ Page 152.

³ Southern Essex District Registry of Deeds, Plan Book 121/ Page 12.

⁴ Southern Essex District Registry of Deeds, Book 41666/ Page 459.

INVENTORY FORM B CONTINUATION SHEET

AMESBURY

80 HAVERHILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AME.492



Photo 3. View looking southwest.



Photo 4. View looking north.

INVENTORY FORM B CONTINUATION SHEET

AMESBURY

80 HAVERHILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AME.492



Figure 2. Detail of 1872 Essex County Atlas.

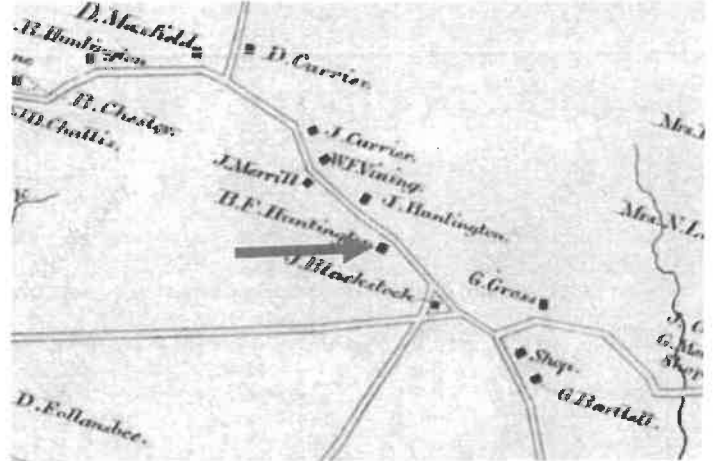


Figure 3. Detail of 1884 Essex County Atlas (arrow added).

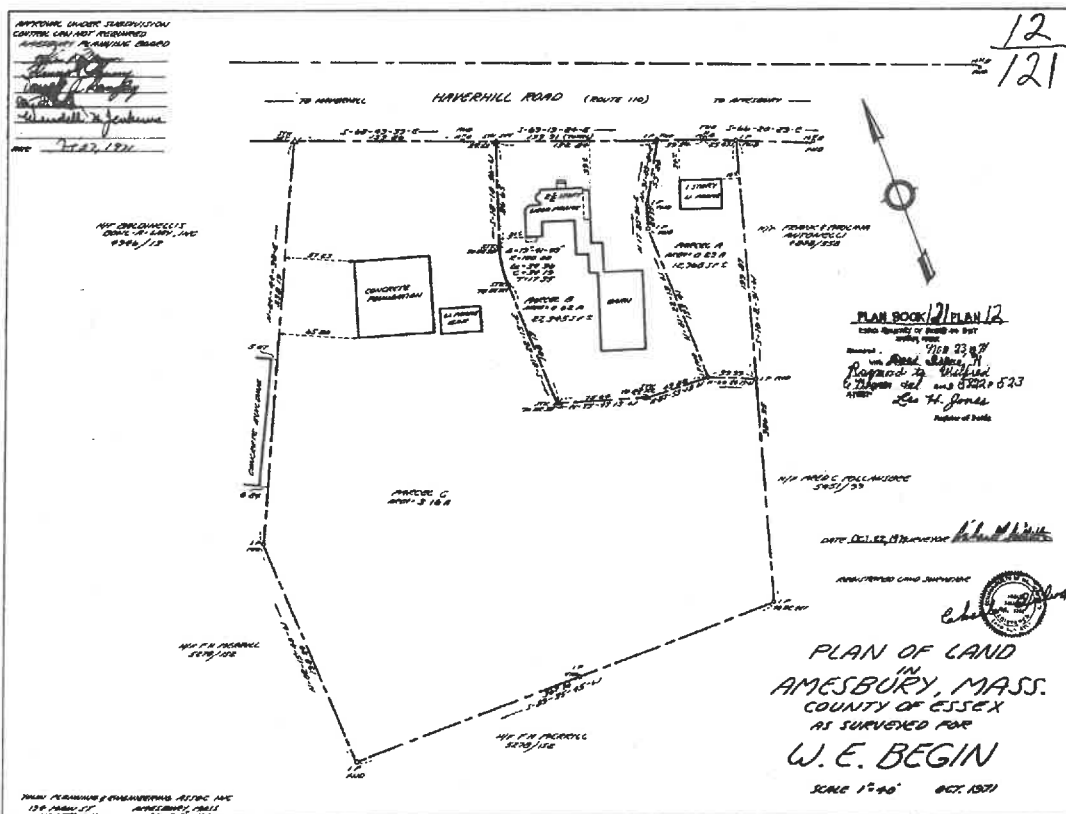


Figure 4. October, 1971 Plan of Land for W. E. Begin (Plan Book 121/ Page 12).



MILLENNIUM ENGINEERING, INC.

Land Surveyors and Civil Engineers

STORMWATER MANAGEMENT REPORT

FOR THE

PROPOSED SITE IMPROVEMENTS

AT

**80 HAVERHILL ROAD
AMESBURY, MA**

PREPARED FOR:

**80 HAVERHILL ROAD, LLC
80 HAVERHILL ROAD
AMESBURY, MA**



DATE: NOVEMBER 8, 2024
REVISED DECEMBER 4, 2024
REVISED JANUARY 21, 2025

Massachusetts:

62 Elm Street
Salisbury, MA 01952
Phone: 978-463-8980

New Hampshire:

13 Hampton Road
Exeter, NH 03833
Phone: 603-778-0528

TO:

80 Haverhill Road LLC

c/o Lisa Mead – Mead, Talerman & Costa, LLC

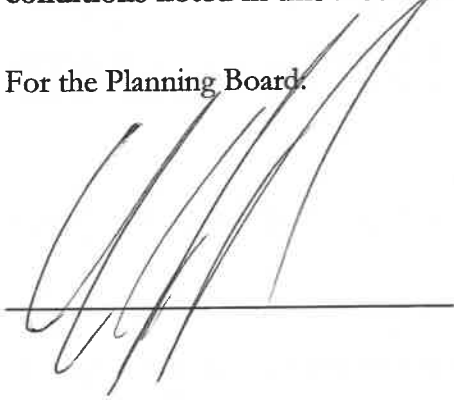
30 Green Street

Newburyport MA 01950

PLANNING BOARD VOTE:

On 2/24/2025 the Amesbury Planning Board voted to approve the application for Site Plan Review and a Historic Preservation Special Permit for proposed residential development under Section XI.J2 at 80 Haverhill Road in Amesbury MA - subject to the findings and conditions noted in this Decision.

For the Planning Board.



Filed with the City Clerk on 03/24/2025



City Clerk

A Building Permit is required for any construction or remodeling. It is your responsibility to file this Special Permit Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

Any appeal shall be made pursuant to Mass. General Laws, Section 17, Chapter 40A, and shall be filed within twenty (20) days after the date of filing of such notice in the City Clerk's Office.