



Amesbury

PLANNING BOARD

City Hall

APPLICATION FOR SPECIAL PERMIT

Date 08/09/2024

Name AC Land LLC

Address 15 Lincoln Street, Suite 325

Wakefield, MA 01880

Title Reference – Book 35739 Page 168

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

Premises affected are situated on 31 NEWTON RD Street, Amesbury, MA, and on Map # 33, Lot(s) 32 of the Assessor's Map.

1. Type of Special Permit Required: _____

2. Zoning District: R-80 and Water Resources Protection District (WRPD)

3. Has there been any previous appeal or permit on this property: _____

If yes, explain: Planning Board Special Permit Decision Recorded Bk:36327, Pg:187 to construct a new single-family house

4. Lot Size: 1.95 acres

5. Size of Building(s) existing or proposed: none existing - Proposed 1,170 s.f. footprint.

6. Occupancy of use, existing/proposed: Vacant Residential lot/ Single-Family Home

7. Is Site Plan review required: Yes.

8. Is Subdivision Control Law approval required: No.

9. Other permits required: Order of Conditions, Wastewater Disposal Work Construction and a Building Permit.

10. Description of proposed work/use: Construction of new single-family home with
new driveway, stormwater system utilizing low impact development technician
and New septic system. Septic System and the new house are located
outside of the Water Resources Protection District (WRPD).

11. Principal points upon which application is based: based on Section XIV.E.8 and Section XIV.I.B.7.
The site is located in both Zone A and Zone B of the WRPD as shown on the plan. The proposed activities
are allowed and subject to a Special Permit and comply with all requirements for the WRPD
by location most of the development outside of Zone A. The Planning Board approved a previous
design on this lot that had similar characteristics and requests.

AC LAND LLC
by: Max Holmes, Managing Member
Signature of Applicant

STELLMACH FAMILY REVOCABLE TRUST

Owner (if not Applicant)

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

Received: _____

Distributed: _____

Hearing: _____

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