

PLANNING BOARD DECISION

Property Ownership: **Chelsea Mallard and Nathan Mallard
7 Beach Ln., Amesbury MA 01913**

Applicant: **Nathan Mallard
3 Heron Ct, East Kingston NH 03827**

Application Type: **SPECIAL PERMIT and SITE PLAN
Water Resource Protection District**

Project: **New single-family dwelling and site improvements**

Location: **6 Lake Attitash Way, Amesbury, MA 01913**

Date: **January 12, 2026**

A. GENERAL

On or about 9/22/2025, the Amesbury Planning Board (the "Board") received a Special Permit and a Site Plan Review application pursuant to Section XIV of the Amesbury Zoning Ordinance for a proposed new single family dwelling structure ("Project") at 6 Lake Attitash Way in Amesbury MA. The application was submitted along with a Site Plan (the "Plan") drawn on 9/22/2025 by McCarty Engineers, Inc., 42 Tucker Drive, Leominster MA 01453 last revised on 11/7/2025 and submitted along with supporting documents by Brian Marchetti, P.E on behalf of Nathan Mallard (the "Applicant"). The set of plans consists of 3 sheets and includes site plan, stormwater design, grading and erosion control plans and other construction details.

The initial public hearing was held on 10/27/2025 and subsequent continued public hearings through 01/12/2026. The public hearing was closed, and a decision was rendered on 01/12/2026.

This is the Final Action of the Board ("Decision") on the Special Permit and Site Plan applications.

B. FINDINGS:

1. **Project Site:** The subject parcel is located in the Water Resource Protection District, Zone B, as shown on the Plan. The proposed activities are allowed subject to Special Permit approvals from the Planning Board under Sections XIV.
2. **Existing Conditions:** The approximately one (1) acre parcel is shown on Map 59 Lot 103A. The site is located in the R-20 district. The site is substantially vegetated. The project site is currently vacant and undeveloped.
3. **Project Description:** The Applicant proposes to build a new single family residential structure and accessory structures as shown on the proposed site plan. The limit of work is located to an area in proximity to Lake Attitash Way, leaving a majority of the site undeveloped. The remaining site is proposed to be permanently protected as conservation area. (Exhibits #1, 2 and 3). The Board finds that the site layout is appropriate and that the architectural design and scale of the proposed structure is consistent with the residential character of the neighborhood.
4. **Stormwater Management:** As per the stormwater management report, a majority of the stormwater runoff is proposed to be collected by porous pavers in the driveway and roof runoff is collected and directed through downspouts into a drywell system (Exhibit #2). Additional improvements are also being proposed along Lake Attitash Way and the Applicant's engineer has indicated that these improvements will likely assist in managing stormwater runoff along Lake Attitash Way and other downstream impacts. The Applicant also provided an Operation and Management Plan outlining the maintenance requirements for the stormwater management system. The Board finds that the stormwater

runoff is being adequately managed and is an overall improvement from the existing conditions.

5. **Other Permits Needed:** The Project requires an Order of Conditions from the Amesbury Conservation Commission (ACC or the “Commission”). The Board has determined that it will incorporate the Order of Conditions and terms therein by reference here to ensure that the proposed development and improvements on the subject property are made with no detrimental to environmental resource areas, water resource zones or otherwise endanger public health.

Based on the findings noted above, the Board finds that the Project satisfies the Special Permit Criteria under Section X.J and XIV of the Amesbury Zoning Ordinance (the “Ordinance”).

C. APPROVAL OF THE SITE PLAN AND CONDITIONS THERETO

Upon notice and after a public hearing 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 in Section B of this Decision, and with conditions hereinafter set forth, a Site Plan and Special Permit for proposed activity within the Water Resource Protection District at 6 Lake Attitash Way in Amesbury, MA is granted with the following conditions to the Applicant for the premises described in the application.

1. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS:

The Project and all construction, utilities, drainage and 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 prior to start of any construction activity on the site.

2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY ON SITE

The Applicant or their assignees 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:
 - i. A copy of this Decision and Site Plan Set (Final Plans, endorsed by Board);
 - ii. A copy of ZBA Decision and
 - iii. A copy of the Order of Conditions issued by ACC.

2. **Endorsement of Final Site Plan:** The Site Plan set shall be revised as needed and mylars and two paper copies of the Final Plans shall be submitted for endorsement by the Board.
3. **Covenant:** The Applicant or their assignees shall submit a Covenant for the Board's endorsement that requires that the following performance requirements be met prior to making application for a occupancy permit for the proposed residential structure:
 - a) Copy of any easements needed to construct the project, any component of the drainage system, stormwater management system or final grading along any property lines and within the R.o.W.
 - b) Written confirmation from the Board's observation consultant that all stormwater management systems have been sufficiently built and are functioning properly to manage stormwater during the construction phase.
 - c) Environmental Monitor's report that the site has been sufficiently graded and stabilized to prevent erosion due to stormwater runoff that would impact abutting properties or sensitive environmental resources.
 - d) The remaining undeveloped portion of the existing parcel has been placed under a recordable permanent conservation restriction and the deed for the open space has been conveyed to the City.
 - e) A performance bond has been established for an remaining site improvements, including but not limited to landscape, fencing, and environmental mitigation requirements.
4. **Retaining Wall Construction Details:** Detailed construction drawings for all walls greater than four (4) feet in height, drawn by a certified structural engineer registered in Massachusetts, shall be prepared and submitted for review and approval. Limits of tree clearing shall be verified or revised to incorporate grading and drainage work associated with retaining wall construction. Any temporary or permanent easements for any site work, grading or drainage shall be secured and presented to the Board indicating the ability to build them in the location and manner shown on construction drawings. Prior to commencement of any site work, construction details and description of means and methods for the retaining walls shall be submitted to the Board for review and approval by its representatives.

5. **Erosion Control Measures:** The Board's representative shall verify the limit of work and ensure that erosion control measures have been established as shown on the approved plan and that stockpile areas have been clearly identified.
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 associated with the proposed driveway, parking, stormwater management system, site grading plan are implemented as per the Final Plans and other engineering drawings. Prior to release of any Surety, the Board shall verify with its construction observation consultant that the disturbed areas have stabilized, and stormwater management systems have been installed and functioning as per approved design and that there is evidence of healthy mature grass and/or landscaping on the site; and
 - b. **Erosion Control Installation:** Prior to the commencement of any work at the site, an erosion control barrier (at a minimum, 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 and as per installation measures shown on the erosion control plan. 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 representative.
7. **Detailed Architectural Drawings:** A copy of the complete set of detailed architectural elevations and floor plans for proposed residential building 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;

8. **Pre-Construction Conference:** Upon authorization by the Board and at least five (5) business 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. This meeting may be held in conjunction with the meeting required under the Order of Conditions; and
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.

3. PRIOR TO MAKING REQUEST FOR A BUILDING PERMIT

The Applicant or their assignees shall submit an affirmative letter from the Board stating that all conditions necessary to start construction have been met prior to making request for a Building Permit associated with the proposed residential structure:

1. **Restrictive Covenant:** The Applicant shall submit a restrictive covenant for approval and endorsement by the Board and upon such endorsement shall be recorded at the Essex Registry of Deeds. Such covenant shall reference this Decision and clearly state that the stormwater management BMPs, operation and maintenance plan for those BMPs, the any other improvements shown on the Final Plans and acknowledges that they shall be maintained, repaired and operated by the property owner in perpetuity and that it shall not become the responsibility of the City. A note shall be added to the final site plan referencing the requirement of the restrictive covenant and the responsibilities of the property owner to maintain utilities, access and stormwater infrastructure.
2. **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 proposed buildings. Documentation of all Permits/approvals issued by private utilities pertaining to the development of the Project shall be provided to the Board for record.

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 as approved by the ACC or at a distance no less than fifty (50') feet from the edge of environmental resource boundaries, whichever is greater. Long term stockpiles over 30 days shall be shaped stabilized and circled by siltation fence and haybales and shall be stabilized by temporary seeding, sheeting or netting.
2. **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 stormwater runoff is being adequately managed during the construction phase. The proposed sediment and erosion control measures shall be properly maintained at all times during the construction phase. These control measures may be removed only upon completion of all site work and approval of the Board's oversight engineer.

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. **Performance Bond:** The Applicant shall be required to post a surety with the Board for all of the landscaping, parking areas, walkways and other site improvements associated with the Project as shown on the Final Plans. The performance bond amount shall be established based on work not completed at the time of making a request for occupancy

permit for the residential unit. Prior to release of any Surety, the Board shall verify with the City's Building Inspector and Planning Office that the work has been completed as per approved plans.

2. **Certification of Improvements** - The Applicant shall request the Board for a Certificate of Improvements and submit it to the Building Inspector verifying that conditions of approvals have been met and that construction to date is per the approved plans.
3. **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 the last occupancy permit. The Landscaped Architect for the project shall submit a an affidavit certifying that the trees, shrubs and screening plants have been installed as per approved Final plans prior to release of the landscape performance bond.
4. **Architect's Certification**: The Project Architect registered in the Commonwealth of Massachusetts shall submit an affidavit certifying to the Board certifying that the residential structure has been constructed as per architectural drawings approved by the Board; and
5. **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.

6. PERPETUITY/GENERAL CONDITONS:

1. **Allowed Use**: This Decision allows the construction of a single family residential structure, a detached garage and a garden shed along with proposed improvements as shown on the Final Plan. No alterations, changes to the approved improvements, other additional uses or additional improvements shall be allowed without further review and approval by the Board provided, however, that maintenance and replacement in kind of the approved improvements do not constitute alterations. For the purpose of this Decision, the "Applicant" shall include and is intended to be the Applicant or their assignees.

2. **Notations** - The following notes shall be added to the Plan prior to endorsement:
 - a. A note shall be added that states that *"No further subdivision of the existing parcel, alteration of the building footprint, alteration of impervious areas, or site layout shall occur without a further review and approval of a site plan and special permit modification by the Board. Replacement of pavers in the driveway and elsewhere on the site as shown on the recorded site plan with asphalt/bituminous pavement shall be a major modification and require a formal review and approval by the Amesbury Conservation Commission and the Board"* and a notation to this effect shall also appear upon any deeds to any unit on the property;
 - b. A note shall be added that states that *"This site plan layout and residential use is subject to the Planning Board decision recorded herewith and conditions stated therein."*
3. **Notation on Deed**: The restrictive covenant shall be referenced in the deed. The deed shall also include reference to the approvals from Planning Board, ACC and the ZBA and also include the recording information for the approved site plan. The restrictive covenant shall also include specific maintenance requirements and responsibilities of owner, for the overall stormwater management system. Draft deed shall be provided to the Board for review prior to release from covenant by the Board for sale;
4. **Limit of Work**: The limit of work including site clearing shown on the approved plan shall not be expanded or modified without the written approval of the Board.
5. **Final Plans**: The Applicant shall coordinate across all local and state permit applications to ensure that site plan set, construction details, site improvements, proposed off-site work and stormwater management design, drainage reports and operation and maintenance plans are consistent across all permits and approvals. In case of any inconsistency, the Board shall rely only on Final Plans that are endorsed by the Board.
6. **Final Landscape Plan and Fences**: The landscape and fences shown on the approved Landscape Plan shall be installed on site per the plan. Proposed fences and landscape along property boundaries shall be maintained and kept in good condition at all times. Improvements made in accordance with the approved landscape plan 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.

7. **Permeable Paver “Unilock” Driveway:** The access driveway and onsite parking shall be maintained in perpetuity with permeable pavers and shall not be converted to bituminous pavement without written approval from the ACC and the Board. This change shall constitute a major modification and shall be administered accordingly. A note shall be added to the final site plan indicating that the property owner shall be required to make a new application to the ACC and the Board and get approval to replace the pavers with asphalt/bituminous pavement.
8. **Construction Activity within Environmental Buffers & Approvals:** This approval is contingent upon the issuance of an Order of Conditions (OoC) by the Amesbury Conservation Commission (ACC or the “Commission”) and its continuous validity until all improvements are complete per the Final Plans. The Decision of the ACC and all the conditions stated therein shall be included in this Decision by reference. In order to effectively coordinate and integrate the required observation and inspection reports for this project, the Board recognizes that the Plan(s) shown under the Notice of Intent (NoI) Application (as revised) and the Order of Conditions (OoC), issued by the ACC, shall also be carried out to the satisfaction of the Commission or its agents. Also,
 - a. Except as waived by a decision of the Commission, the construction of this project shall comply with the Amesbury Wetlands Ordinance and Amesbury Conservation Commission Regulations in effect at the time any building permit is sought for the project or for any jurisdiction for roadway-associated construction, and with all rules, regulations, filing and permit requirements and certifications of the Commission with respect to natural resource protection, construction of storm water management structures within the Buffer zone and their disposal, construction of other structures including retaining walls within the Buffer Zone, and stormwater management systems;
 - b. Any request for alteration or amendment to the Order of Conditions made by the Applicant to the Commission (or to Massachusetts Department of Environmental

Protection (Mass DEP), upon appeal) shall be simultaneously provided to the Board. The proposed work shall comply with the Order of Conditions issued by the Commission upon the said premises.

- c. The OoC from the Commission shall be carried out to the satisfaction of the Commission. Any violation of the OoC issued by the Commission shall be deemed to be a violation of this Approval, with all remedies to the City of Amesbury or the Board as provided by law;
 - d. The Applicant shall submit a copy of the recorded Certificate of Compliance (CoC) as issued by the Commission within six (6) months of issuance of final CoC or completion of all work included in the OoC, whichever is earlier;
9. **As-Built Plans and Repairs:** To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal or state agency, the Applicant shall submit to the Board complete and detailed Progress "As-Built" Plans with its request for a Certificate of Completion for all remedial work approved in this Decision. The accuracy of such Progress or Final As-Built Plans shall be certified by a Land Surveyor or a Professional Engineer, registered in the Commonwealth of Massachusetts, retained by the Applicant. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the Director of DPW.
10. **Right to Enter Site for Inspection:** The Applicant shall provide access to the site to all City officials and its representatives as needed for them to carry out their responsibilities and to provide the necessary services in assisting the Board to ensure that all work is performed, and improvements are made pursuant to the approved Plans and the Board's decision.
11. **Conservation Restriction:** The remaining parcel that is undeveloped shall be placed under a permanent conservation restriction and the same shall be conveyed to the City as open space parcel. The restriction shall be granted to the City after a final as-built plan has been approved by the Board and a CoC has been recorded at the Registry of Deeds.

12. **Inspections** - The Board shall require the inspection of drainage, stormwater management structures and other site improvements to ensure that the work is carried out in accordance with the Final Site Plan 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.
13. **Release of the Sedimentation and Erosion Control Bond:** Prior to release of any Surety, the Board shall verify with its construction observation consultant and the Commission that the disturbed soils have stabilized and that there is evidence of healthy mature grass growing on pervious areas, landscape and lawns. Further, the Board shall verify that the stormwater BMPs and associated plant materials are functioning as designed and that the drainage is being maintained as per O&M Plan. Partial releases shall be allowed in amounts not less than fifty percent (50%) of the total initial surety bond amount held by the Board only after completion of all improvements within the 25 feet Buffer Zone as shown on the Final Plan and submission of Progress As-built Plan. Final release shall be made upon submission of Final As-built Plan and after all planting materials have survived two (2) growing seasons;
14. **Stormwater Operation and Maintenance Plan:** The applicant or their assignees shall maintain the stormwater BMPs as shown on the final site plan as per revised Operation and Maintenance Plan. The Inspection and Maintenance Report for the BMPs shall be prepared as per this Plan by a registered engineer and submitted to the Board as part of post construction observation to monitor the quality and condition of the bio-retention areas, grass swales and associated plant materials necessary for the operation of these BMPs. A note shall be added to the final site plan referencing the maintenance requirements under the O&M Plan.
15. **Modification of the Approved Site Plan or Special Permit conditions:** Any change to the Final Plans or proposed improvements, including, but not limited to, building footprint, impervious area, final grading, areas of disturbances, location of decks, walkways

or steps shall only be allowed after review and approval by the Board. No changes shall be made without the written approval of the Board.

16. **Plan Modification Process:** Prior to making any modifications, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Plan and/or Special Permit for determination of minor or major modification and approval by the Board. Any modifications to the approved Site Plan, changes that impact the Performance Standards applicable to this Project 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 and/or Special Permit and hold a new public hearing for review of the requested modifications; and
17. **Validity:** This permit is valid only for the use and structure as 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 is contingent upon the issuance of an Order of Conditions from ACC in compliance with the Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, and the Amesbury Wetlands Ordinance and Regulations or if said permit(s) is appealed, a subsequent issuance of a Super-ceding Order of Conditions from the Massachusetts Department of Environmental Protection (Mass DEP).

Chair, Amesbury Planning Board

EXHIBITS:

Exhibit #1:

Project Narrative letter dated 9/22/2025 prepared by Brian Marchetti, P.E. of McCarty Engineers, Inc., 42 Tucker Drive, Leominster MA 01453

Exhibit #2:

Site Plan Set, titled "Proposed single family, 6 Lake Attitash Way Amesbury MA" consisting of three (3) sheets drawn by McCarty Engineers, Inc., 42 Tucker Drive, Leominster MA 01453 on 9/22/2025 and last revised on 11/7/2025

Exhibit #3:

Architectural Drawings, titled "New Residence at 6 Lake Attitash Way" prepared by Scott Brown Architects, 48 Market Street, Newburyport, MA 01950 dated 9/20/2025

Exhibit #4:

Stormwater Management - Operation and Maintenance Plan, dated 10/24/2025



September 22, 2025

Pascal Rettig, Chair
Amesbury Planning Board
62 Friend Street
Amesbury, MA 01913

**RE: Special Permit Application
6 Lake Attitash Way
Amesbury, Massachusetts**

Dear Chairperson Rettig and Members of the Commission:

On behalf of Nate Mallard (Applicant), McCarty Engineering Inc. (MEI) has prepared a Special Permit Application with supporting documentation for the property located at 6 Lake Attitash Way, shown as Parcel 103A Map 59 on the City of Amesbury Assessors. The parcel is approximately 1 acre in size, located in the Residence 20 zoning district and the Water Resource Protection Zone B Overlay district.

The land is currently vacant, and the applicant wishes to construct a single-family home on the subject parcel. The property contains an isolated wetland which is non-jurisdictional to MA DEP under the Wetland Protection Act, however per the City of Amesbury local bylaw the proposed project requires a Notice of Intent.

The local jurisdictional area has been created because of previous alterations. Neighboring parcels have historically dumped lawn clippings and leaf litter on site which created a berm allowing stormwater from Lake Attitash Way to stage up on the property, creating the isolated wetland. Since the wetland is "isolated" and not considered to be a vernal pool the area is not tributary to the public water supply, does not contain or support any wildlife, wildlife habitat or rare species, therefore the area is not to be considered significant.

MEI subsequently filed a Notice of Intent with the Amesbury Conservation Commission in May of 2025 but after correspondence with the Various Town Departments including the Town Planner, Building Commissioner and Conservation Agent it was determined that a revised design was required.

The attached proposed site plan associated with this application was developed in direct coordination with applicable Town officials. As the project site is located within the "Water Resource Protection Zone B", a special permit from the Amesbury Planning Board is required in accordance with section 14 of the Amesbury Zoning Ordinance.

The Massachusetts Department of Environmental Protection (MADEP) Stormwater Management Standards state that the Standards shall not apply to a single-family home project. However, the City of Amesbury's Local Bylaw exceeds certain provisions of the MADEP Stormwater Handbook by requiring applicants to provide a stormwater management system and provide artificial recharge of precipitation. The proposed project includes the installation of underground infiltration chambers (drywells) to infiltrate the roof top runoff from the house and garage, and the installation of a stone base layer beneath the proposed pervious pavers to treat the runoff from the proposed driveways. The project exceeds this requirement by surpassing the required 1" water quality volume for all new impervious area on site (roof top and driveways) within the proposed drywells and permeable paver driveways.

In addition to the stormwater mitigation proposed above, MEI is proposing a catch basin south of the wetland system on the property, with the intent of mitigating the existing drainage issues that historically occur on both the subject property as well as the abutting parcels. Early on in the design phase of this project, town departments including Planning, Conservation and DPW requested that we analyze a flooding condition that occurs in the vicinity of this property and consider mitigation measures. Based on observations during and after rainfall events, runoff from both Lake Attitash Way and the surrounding properties discharges overland to this isolated wetland, overflows to an abutting property across their lawn, down a shared driveway across Lake Attitash Way and ultimately to Lake Attitash without pretreatment. By collecting this overflow on this property, this catch basin will divert the runoff and convey it to the existing drainage system that is located in Lake Attitash Way. This piped network ultimately flows to a water quality unit which provides treatment prior to discharging the runoff to Lake Attitash.

We look forward to working with Board in the review of the proposed Project. Should you require additional information or additional copies of the information submitted please feel free to contact our office.

Sincerely,

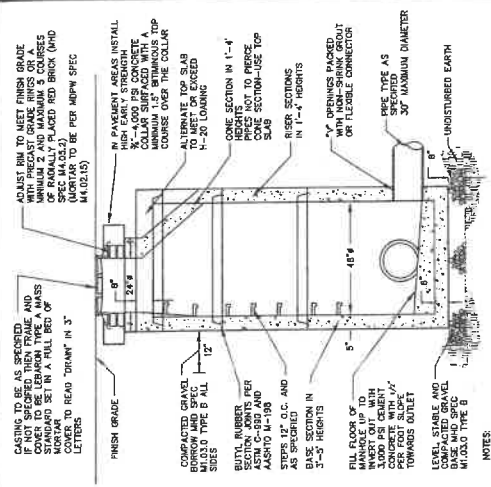


Brian Marchetti, P.E.
Vice President



John Plifka
Project Engineer

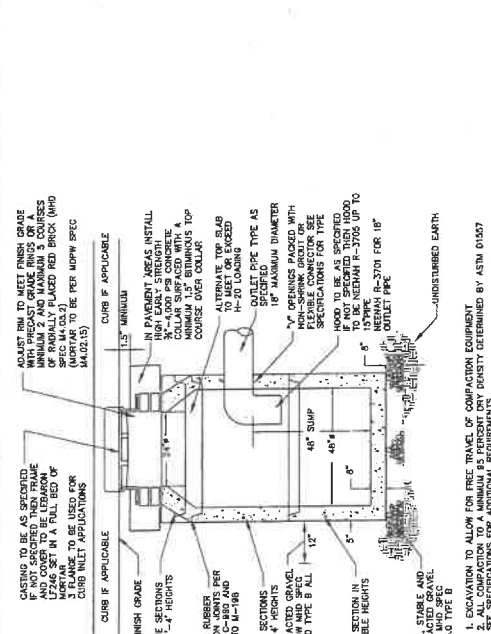
NOT FOR CONSTRUCTION
 THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING PERMITS AND ARE NOT TO BE USED FOR CONSTRUCTION DOCUMENTS.



- NOTES:**
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

PRECAST CONCRETE CATCH BASIN DETAIL

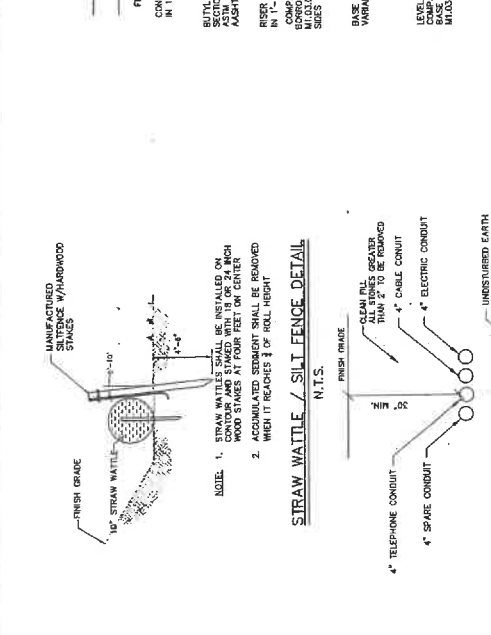
N.T.S.



- NOTES:**
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

PRECAST CONCRETE RETAINING WALL DETAIL

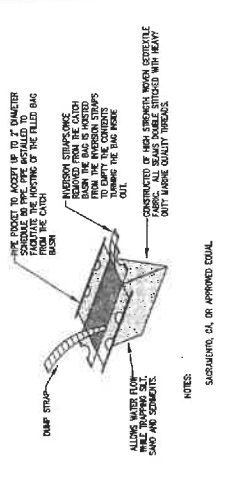
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- NOTES:**
1. TRENCH EXCAVATION WITH TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

TYPICAL UTILITY TRENCH DETAIL

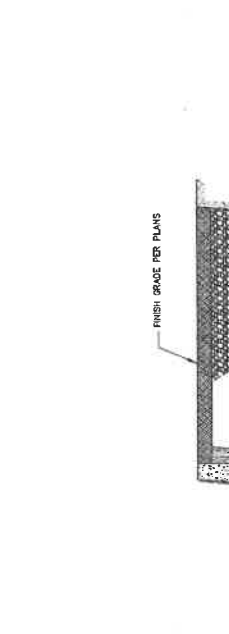
N.T.S.



- NOTES:**
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

PRECAST CONCRETE DRAIN MANHOLE DETAIL

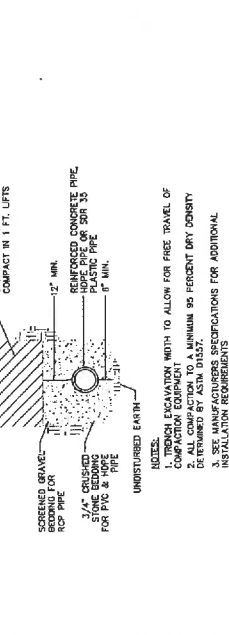
N.T.S.



- NOTES:**
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

PRECAST CONCRETE CATCH BASIN DETAIL

N.T.S.



- NOTES:**
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

PRECAST CONCRETE RETAINING WALL DETAIL

N.T.S.



- NOTES:**
1. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT TO BE 18\"/>

PRECAST CONCRETE CATCH BASIN DETAIL

N.T.S.

McCarty Engineering, Inc.
 Civil Engineering
 42 Tinkers Road, Suite 101
 Amesbury, MA 01921
 Phone: (978) 534-1111 Fax: (978) 534-0077
 www.mccartyeng.com

Proposed Single Family
6 Lake Attitash Way
Amesbury, MA

Construction Details

Drawn By: *[Signature]* J.L. 11/11/2005
 Checked By: *[Signature]* J.L. 11/11/2005

Scale: N.T.S.

CATCH BASIN INLET PROTECTOR

DATE: _____

APPROVED: _____

FOR RECORD ONLY

CITY OF AMESBURY PLANNING BOARD

1. CLERK OF THE CITY OF AMESBURY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE AMESBURY PLANNING BOARD HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE CITY OF AMESBURY, MASSACHUSETTS ON THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____

YOUR CLERK: _____

NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR
THE PURPOSE OF OBTAINING STATE
AND LOCAL PERMITS AND ARE NOT
INTENDED TO BE USED AS
CONSTRUCTION DOCUMENTS.

2	11/7/2025	Planning Board Comments
1	09/27/2025	Wildlife Special Permit
No.	Date	Revision

73-397-118-11/1/85

Drawn By:	Designated By:	Checked By:
JLL	LOC	73-397-118-11/1/85

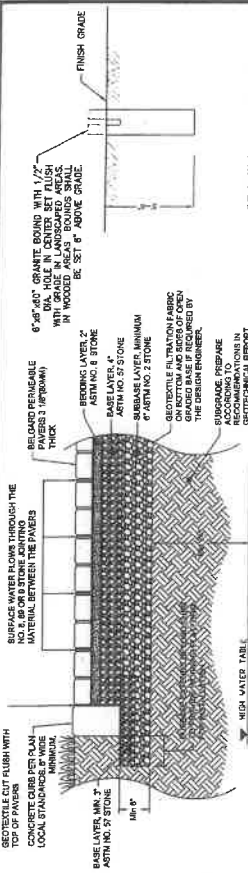
McCarty Engineering, Inc.
Civil Engineers
42 Tucker Drive, Leominster, MA 01453
phone: (978) 534-1318 fax: (978) 546-5007
www.mccartydb.com

Proposed Single Family
6 Lake Attitash Way
Amesbury, MA

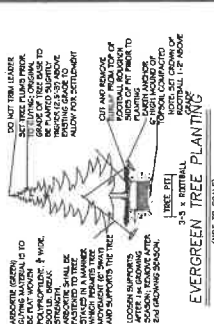
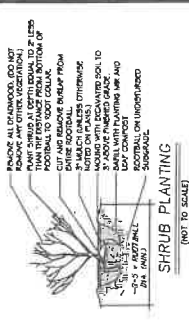
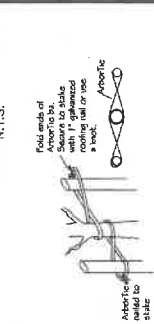
Sheet Title

Construction Details

Job No: 110
File Name: 250P-DET02
Date: June 16, 2025
Scale: N.T.S.

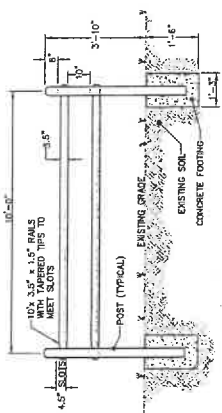


GRANITE BOUND DETAIL



3-5 x 800000
EVERGREEN TREE PLANTING

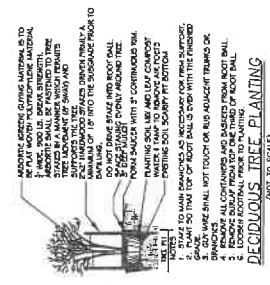
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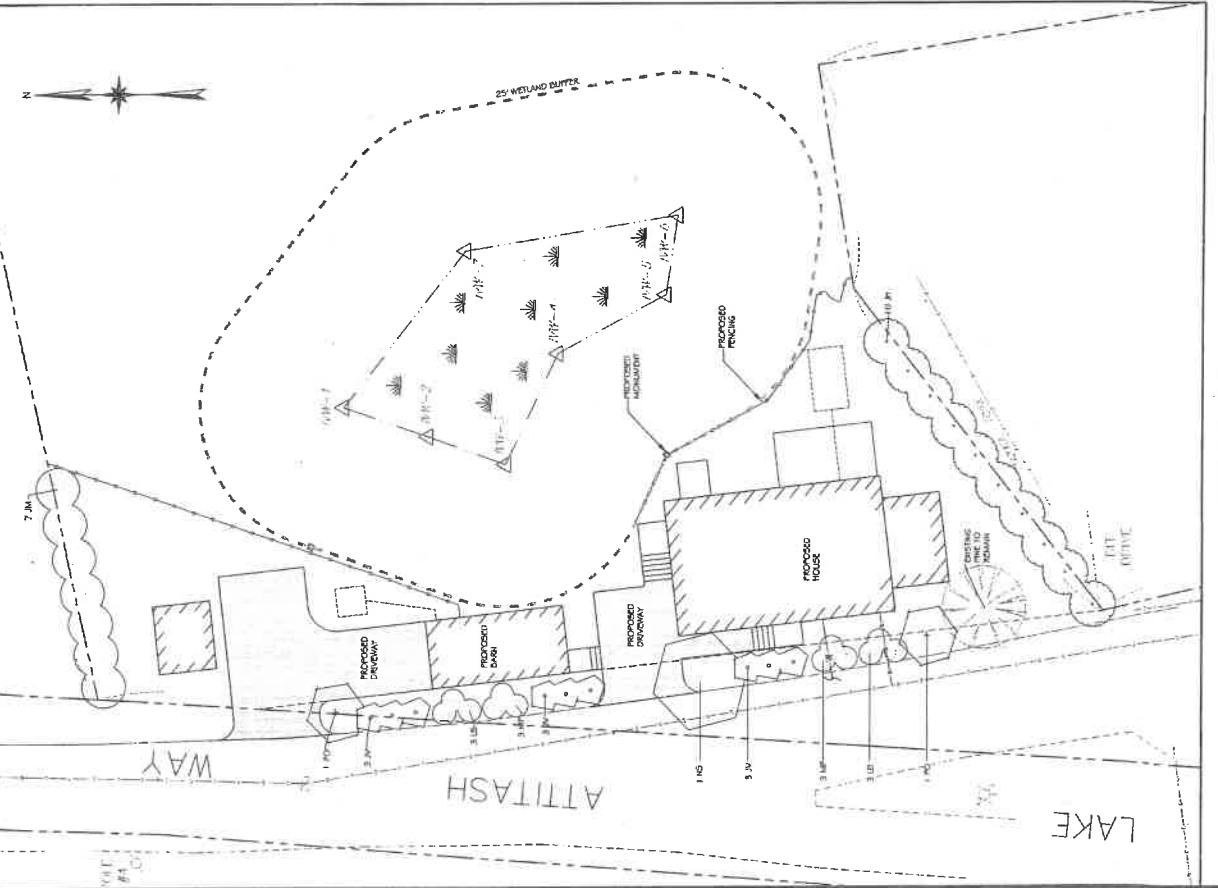
SPLIT RAIL FENCE DETAIL

N.T.S.

NOTES:
1) ALL WOOD FOR SPLY RAIL FENCE TO BE PRESSURE TREATED.
2) END POST SHALL BE TERMINAL POST



5. REMOVE SURPLUS PROTECTOR ONE THIRD OF ROOT BALL.
6. LOOSEN ROOTBALL PRIOR TO PLANTING.



LANDSCAPE DETAIL

1"=10'

2 SOUTH RIGHT SIDE ELEVATION

NEW RESIDENCE
AT
6 LAKE ATTASH WAY
AMESBURY, MA 01913

REVISION & RESUME NOTES

No. Date Notes

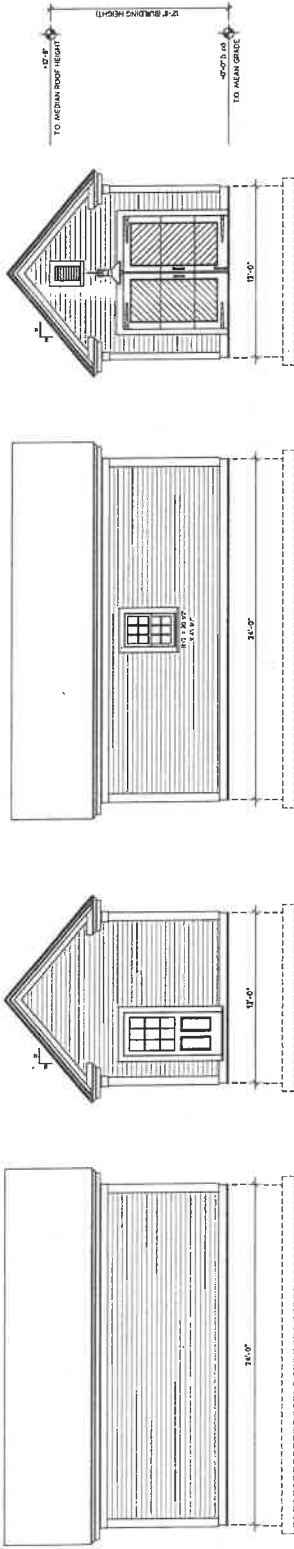
Project # 2025-35
Project Manager X.X.
Date 9-20-25

Scale AS NOTED

ELEVATIONS

A2.2

COURTESY OF SCOTT & BROWN ARCHITECTS, LLC

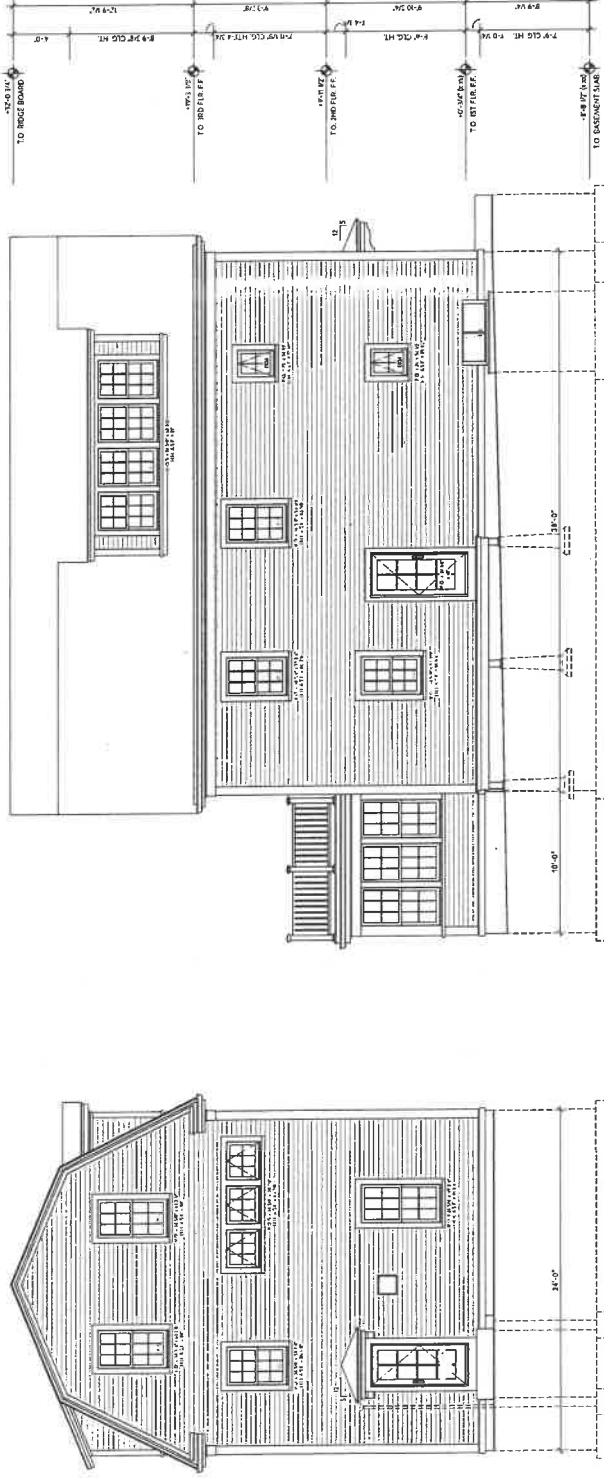


3 GARAGE NORTH (FRONT) ELEVATION
Scale: 1/8" = 1'-0"

4 GARAGE WEST (RIGHT SIDE) ELEVATION
Scale: 3/4" = 1'-0"

5 GARAGE SOUTH (REAR) ELEVATION
Scale: 1/8" = 1'-0"

6 GARAGE EAST (LEFT SIDE) ELEVATION
Scale: 3/4" = 1'-0"



2 NORTH (LEFT SIDE) ELEVATION
Scale: 1/8" = 1'-0"

1 EAST (REAR) ELEVATION
Scale: 1/8" = 1'-0"



**Residential Development
6 Lake Attitash Way
Amesbury, Massachusetts
Operation and Maintenance Plan**

The site contractor will be responsible for the operation and maintenance of the stormwater collection system including the pervious pavers and dry well as applicable during construction. After construction, the Property Owner is responsible for the operation and maintenance of the proposed stormwater collection system. The following long-term Operation and Maintenance Plan for the project is proposed in accordance with DEP Stormwater Management Standard No. 9 to ensure that the stormwater collection and treatment system operates in accordance with the MADEP Stormwater Management Policy.

Schedule for Inspection and Maintenance after Construction:

Stormwater Management System Owner/Operator

- The project Developer will be the owner and operator of the proposed stormwater collection system on site.
- When the property is sold, a copy of this Operation and Maintenance Plan will be transferred to the new property owners.

Pervious Pavers

- Once constructed, the pervious pavers shall be inspected after every rainfall event to ensure water does not pond on the surface. If ponding occurs, vacuum sweeping must be performed.
 - Vacuuming shall be conducted during spring cleanup following the last snowfall event to remove sediment deposited from winter conditions.
 - Vacuuming shall be conducted during fall cleanup to remove accumulated leafy debris.
 - Power washing shall be implemented if vacuuming is not adequate to restore the infiltration capacity of the joint material.
 - Joint material must be refilled if removed during vacuum maintenance. Material should also be replaced once every 5-10 years or as needed if infiltration capacity diminishes.
-

Drywell

- Inspect drywell after every major storm event in the first few months after construction to ensure proper stabilization and function. Inspect annually thereafter. A major storm event is any storm greater than the 2-year storm which is 3.24 inches of rainfall in a 24-hour period.
- If system failure is observed, replace or repair drywell components as required.

The routine and non-routine maintenance tasks to be undertaken after construction and a schedule for implementing those tasks

- A site maintenance log will be kept. This log will record the dates when maintenance tasks were completed, the person who completed the task, and any observations of malfunctions in components of the stormwater management system. A sample maintenance log form is attached.

Estimated Operations and Maintenance Budget

- Operation and maintenance costs for the project are expected to be approximately \$200/year.
-

TO: Nathan Mallard
(Applicant)

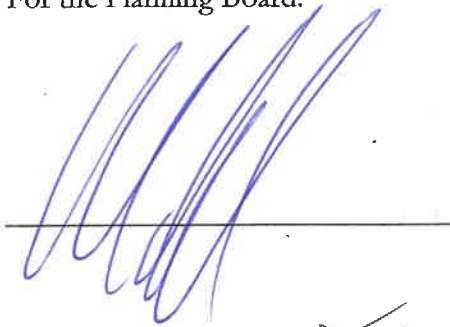
3 Heron Ct
East Kingston, NH 03827

Chelsea Mallard and Nathan Mallard
(Owner)
7 Beach Lane Amesbury, MA 01913
Amesbury, MA 01913

PLANNING BOARD VOTE:

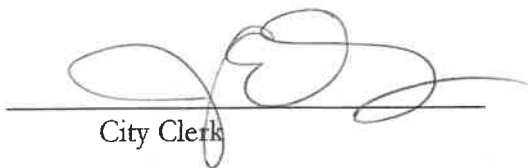
On 1/12/2026, the Amesbury Planning Board voted 5-0 in favor of the approval of the Special Permit and Site Plan, as amended, for the proposed construction of a new single family dwelling structure at 6 Lake Attitash Way in Amesbury MA, subject to the findings, waivers and conditions noted in this Decision.

For the Planning Board:



Filed with the City Clerk on

February 2, 2026


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.