



Amesbury

APPLICATION FOR COMPREHENSIVE PERMIT- CH 40B S 20-23

Date 1/27/2026
Name MP Properties IV, LLC
Address 201 Washington Street, Suite 2100
Boston, MA 02108

A. GENERAL INFORMATION:

1. Title Reference - Book 21807 Page 263
2. Premises affected are situated on 27 Kimball Road Street, Amesbury, MA, and on Map# 73, Lot(s) 19 of the Assessor's Map.
3. Zoning District: R-40
4. Has there been any previous appeal or permit on this property: No
If yes, explain: _____
5. Lot Size: 9.23 acres
6. Size of Building(s) existing or proposed:
95 units of residential rental apartments as further described on the enclosed plan set.
7. Occupancy of use, existing/proposed:
Existing use is a single family residence. The proposed use is a 95 Unit Multifamily Cottage rental development consisting of 1, 2, and 3bds units with 25% of the units being affordable units.

8. Is Subdivision Control Law approval required: N/A

9. Does this project need any relief from local zoning regulations? If yes, then please describe.
Please see the enclosed waiver request included with this application.

10. Other permits required:

A Notice of Intent will be filed with the Amesbury Conservation Commission and
MassDEP upon receipt of the Comprehensive Permit.

11. Description of proposed work/use:

The proposed development at 27 Kimball Road, Amesbury MA is a 95-unit Build to
Rent housing development which consist of single family and duplex rentals. The
development will feature a variety of unit types (1BD, 2BD, and 3BD) in both single
story and two story configurations. A total of 25% of the units will be restricted to
households earning up to 80% of the Area Median Income, in accordance with
Chapter 40B and Subsidized Housing Inventory (SHI) requirements.

12. Principal points upon which application is based:

The development will deliver housing that meets the demands of the market while
adding a significant number of SHI-eligible units to Amesbury's housing stock. The
Project is consistent with Amesbury's desire to create a continuum of housing that
appeals to residents of varying ages, incomes and accessibility considerations.



Signature of Applicant

SEE AUTHORIZATION LETTER
DATED JANUARY 20, 2025

Owner (if not Applicant)