



Amesbury Technical Review Committee January 16, 2024

In attendance: Jim Wilson, Nick Cracknell, Chief Bailey, Lauren Blatchford, Chief Nolan, Nipun Jain, and Becky Frey

Absent: Vinny Tirone, Robert Serino, Joe Buckley

Administrative –

1. 1-2-2024 Minutes

Chief Nolan motioned to approve the minutes from the 1-2-2024 TRC meeting. Seconded by Jim Wilson. The motion passed unanimously.

Application Review -

1. Preapplication Review – [12 S Hunt Rd.](#)

Josh Berman, Garrett Horsfall, Trevor Smith, and Joe Callahan were present to speak to the application.

Josh Berman commented that the proposal included two 100' by 180' fields, an additional parking lot area, and a hardscape area. The biggest part of the project is the retaining wall because of the Munter's slope.

Nipun Jain noted that the plan did not show any changes to the existing field or building. The only changes were to the driveway, grading, and retaining wall. Josh Berman confirmed that was correct.

Josh Berman commented that they were not currently proposing any benches or fixed seating. The field bench line is just showing 10 feet of a graded area to show the same elevation to the field. There may be metal benches there during the season, but they would be removable.

Nipun Jain clarified that storm water would flow over the hard surface into the gravel near the bubble. Josh Berman confirmed that was correct.

Nick Cracknell questioned if the dark line on the plan was showing the active play area. Garrett Horsfall confirmed that was the out of bounds line. Nick Cracknell questioned if 10 feet between the field and wall was the standard because it seemed tight. Nick Cracknell questioned what was stopping the balls from going into the parking lot that would be 8 feet off the field. Josh Berman responded that they did not have anything currently proposed but could look into it.

Jim Wilson questioned how tall the wall next to the field was. Garrett Horsfall responded that the tallest corner was 23 feet, and it tapers down to 0. Jim Wilson questioned if it would be a geo block like the other ones. Josh Berman responded that they would be looking at a couple of different options. Jim Wilson questioned how far from the field they were. Josh Berman



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responded it was 10-12 feet. Nipun Jain commented that they might be better off flattening that area out. It could be used for snow storage.

Josh Berman commented that nothing was changing on the large field. They are not planning to plow the proposed fields. The fields will not be used when snow is on them. Nipun noted that originally the snow management plan was to stockpile the snow in the proposed filed areas. They will need to show where the snow will go. Josh Berman responded that they would include snow management in the updated plan.

Josh Berman commented that they could look at making the retaining wall terraced, but for every foot back they must go a foot up. It would be adding 2-5 feet back and go up to 28 feet. Nipun Jain commented that they could build a seating wall to allow for viewing.

Nick Cracknell commented that he was still concerned about the 10-foot sideline with active play. The walls should be padded or further away. There needs to be more space on the sideline for kids who will be playing. If they aren't moved, then they should document it's not a safety problem. It would be preferable to have a taller wall and move it further away. A seat wall probably won't work because they need more space. The plan needs to clarify the distance from the out of bounds line to the wall. They need a barrier between parking lot and end of field.

Chief Bailey noted that if they have 15 feet or greater between the out of bounds line and the wall, then it should be enough.

Josh Berman noted that TRC had suggested adding another curb cut and requested clarification. Nick Cracknell showed on the plan where another curb cut could be added to help the circulation. Chief Bailey added that they could also add more parking spaces along the north line. Nick Cracknell commented that it was a 2-3-foot grade change which is achievable with a culvert. Garrett Horsfall noted that they would need to consider the transition of the road. Nick Cracknell noted that they should think about it because it would help with circulation.

Garrett Horsfall commented that they currently have 146 parking stalls and are proposing to add 51 parking stalls bringing the total to 197. They assumed 2 teams of a 25-person roster and 10 staff and that resulted in 60 spaces required for the bubble. They used those calculations for these fields as well. Nick Cracknell responded that they should not assume that only one field would be used at a time. They could look at adding parking along the front yard setback, which may need zoning permission. Other than that, the only place they could add parking is at the top of the site. Nipun Jain commented that they were trying to make sure there would be enough parking. There was some parking relief that was part of the original approval and that was based on shared parking with the ice rinks. Now Munters is going in at the top of the hill. They need to look at that previous shared agreement and see how it has changed. They need to show where additional parking can go.

Chief Bailey commented that the bubble has a 200-person occupancy and they are proposing a total of 197 parking spaces. If they have a 200-person event at the dome, 2 games at these proposed fields, and something at the YMCA, then they are very quickly exhausting those 197 spots. Cars cannot park on South Hunt Rd. because there is a bike lane on both sides.



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Nick Cracknell commented that they could do 6 and 12 parallel spaces without making major changes. They can provide a breakdown in writing to work from.

Josh Berman confirmed that there would be proposed lighting and they are currently studying the photometrics. Garrett Horsfall added that they would be pointing away from the road. Nipun Jain noted they should be on both sides of the field for even lighting.

Chief Nolan commented that Munters has three shifts 7 days a week, so they need to keep that in mind when making a parking agreement plan. They would also need to consider how people would get down. Josh Berman noted it may not be a good solution because of the length of the driveway. They would look at it. Chief Nolan commented that they need to keep the space clear around the bubble at all times. They will be enforcing the occupancy limit of the dome.

Josh Berman commented that the hardscape area is for congregating. The width of the driveway to the parking lot is 14 feet. Garrett Horsfall noted that it was an exit only lane. Chief Nolan questioned if there was parking near it. Josh Berman responded there was not. It was open.

Josh Berman commented that nothing was changing around the air supported structure. The gravel access road will be unchanged. Nipun Jain noted that the access road was supposed to be paved. Chief Nolan agreed it was supposed to be hot top. Otherwise, they would have a problem with plowing and keeping it clear.

Nipun Jain commented that it would be helpful to know if the bubble installation or the fields would be going in first because of staging and sequencing. Josh Berman responded that the fields would go in first and the bubble would go in after with scissor lifts. They will not need a crane.

Nick Cracknell summarized the comments from this meeting.

1. Show the actual field lines on the plan super imposed with the sidelines and wall line.
2. There should be a barrier between the parking lot and fields.
3. They should look at lighting and determine how that would work with the fields and any site impacts.
4. The bubble should show hot top for the shaded area and the applicant should provide turning templates for police vehicles.
5. They should look at another curb cut and lay out 16-18 parallel parking spaces to show where parking could go if needed.
6. If they need more width between the fields and the wall, then they should look at building a taller wall further away.
7. They should provide a cross section from the Munters driveway now to the fields.
8. They should look at the slope landscaping.

Nick Cracknell questioned if it would be grass between the turf and the wall. Josh confirmed that was correct. Nick Cracknell commented that if they add the other 2-way curb cut, then the Munters access could be emergency exit only.

Chief Bailey adjourned the meeting at 9:43 am.