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CITY OF AMESBURY, MA

PLANNING BOARD DECISION

Property Ownership: **Seth J Bilodeau
233 Lions Mouth Road
Amesbury, MA 01913**

Applicant: **Donna Woodsom
231 Lions Mouth Road
Amesbury, MA 01913**

Application Type: **SITE PLAN REVIEW and SPECIAL PERMIT**

Project: **Accessory Dwelling Unit - Detached**

Location: **233 Lions Mouth Road, Amesbury, MA 01913**

Date: **February 10th, 2025**

A. GENERAL

On or about 12/11/2024 the Planning Board of Amesbury (the “Board”) received a Site Plan Review and Special Permit application to construct a Detached Accessory Dwelling Unit at 233 Lions Mouth Road. The applications were submitted along with a Site Plan set (the “Plan”) titled “Proposed Accessory Dwelling Unit & Septic Tank”, drawn on 10/28/2024 by Millennium Engineering, Inc., 62 Elm Street, Salisbury MA 01952. The Plan is attached to this Decision as exhibits.

The Board held the public hearing for the Site Plan Review and Special Permit application referenced herein and a decision was rendered on 2/10/2025. This is the Final Action of the Board (“Decision”) on the application for Special Permit and Site Plan Review.

B. FINDINGS

1. **Subject Property:** The Property is located at 233 Lions Mouth Road and is identified on Assessor's Database as Map 36 Lot 5. The parcel is zoned Cluster Residential (RC). The subject property consists of a total area of approximately 0.96 acres. The parcel has frontage along Lions Mouth Road.
2. **Existing Conditions:** The property currently has a three-bedroom single family home, a barn/garage and a 4-bedroom septic tank. The Board finds that the proposal has identified the existing site and building conditions adequately in the application.
3. **Project Description and Proposed Use:** The project application includes a site plan and special permit application proposing (1) accessory dwelling unit. The applications were accompanied by a site plan and architectural drawings of the proposed unit. A new detached accessory dwelling unit is proposed with (1) bedroom. Other significant improvements to the site include a fieldstone walkway and utility connections include underground water and electrical and a propane tank (see Exhibit #1).
4. **Architectural Design:** Detailed elevations and floorplans have been provided to the Board along with a site plan. The Board finds the architectural design satisfactory provided the final construction drawings for the new structure is consistent with these drawings (see Exhibit #2).
5. **Public Impact:** The subject property is located in an area with existing municipal utility services with the exception of sewer. The site plan indicates a 4-bedroom septic system. The Board finds that the project will not create any undue burden on the utilities, municipal services or public infrastructure by the proposed changes to the existing property. The Board finds that the proposed use,
 - i. is desirable and compatible with the character of the neighborhood,
 - ii. is a reasonable addition of residential use on the subject property, and
 - iii. is not detrimental to the public health or welfare.
6. **Other Permits Needed:** The Applicant has not requested any other permit from the Planning Board and no other relief has been granted except as outlined in this decision.

Based on the findings noted above, the Board finds that the Project satisfies the Special Permit Criteria under Section X.K3 and Site Plan Review criteria under Section XI.C of the Amesbury Zoning Ordinance (the "Ordinance").

C. APPROVAL OF THE SITE PLAN AND SPECIAL PERMIT APPLICATIONS 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, upon the findings made by the Board and with conditions as set forth herein, a Special Permit for proposed Accessory Dwelling Unit at 233 Lions Mouth Road in Amesbury, MA is granted to the applicant for the premises described in the application.

I. COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS

The Project and all construction, utilities, off-site improvements, 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.

II. GENERAL AND IN PERPETUITY CONDITIONS:

1. **Allowed Uses** - This Decision allows a new accessory dwelling unit with one residential unit not to exceed 384 square feet in area as shown on the approved site plan. The existing residential structure is a single-family home and no additional residential units in the existing structure or on the property are approved by this Decision. No other new structures, changes to building footprints or increase in the number of units or lots except as shown on the approved plan is allowed by this Decision. Changes to uses or changes to the site plan shall only be allowed after subsequent review and approval by the Board.
2. **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 of 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 Public Works.

Chair, Amesbury Planning Board

Exhibits

Exhibit #1

Site Plan Set titled “Proposed Accessory Dwelling Unit & Septic Tank”, drawn on 10/28/2024 by Millennium Engineering, Inc., 62 Elm Street, Salisbury MA 01952.

Exhibit #2

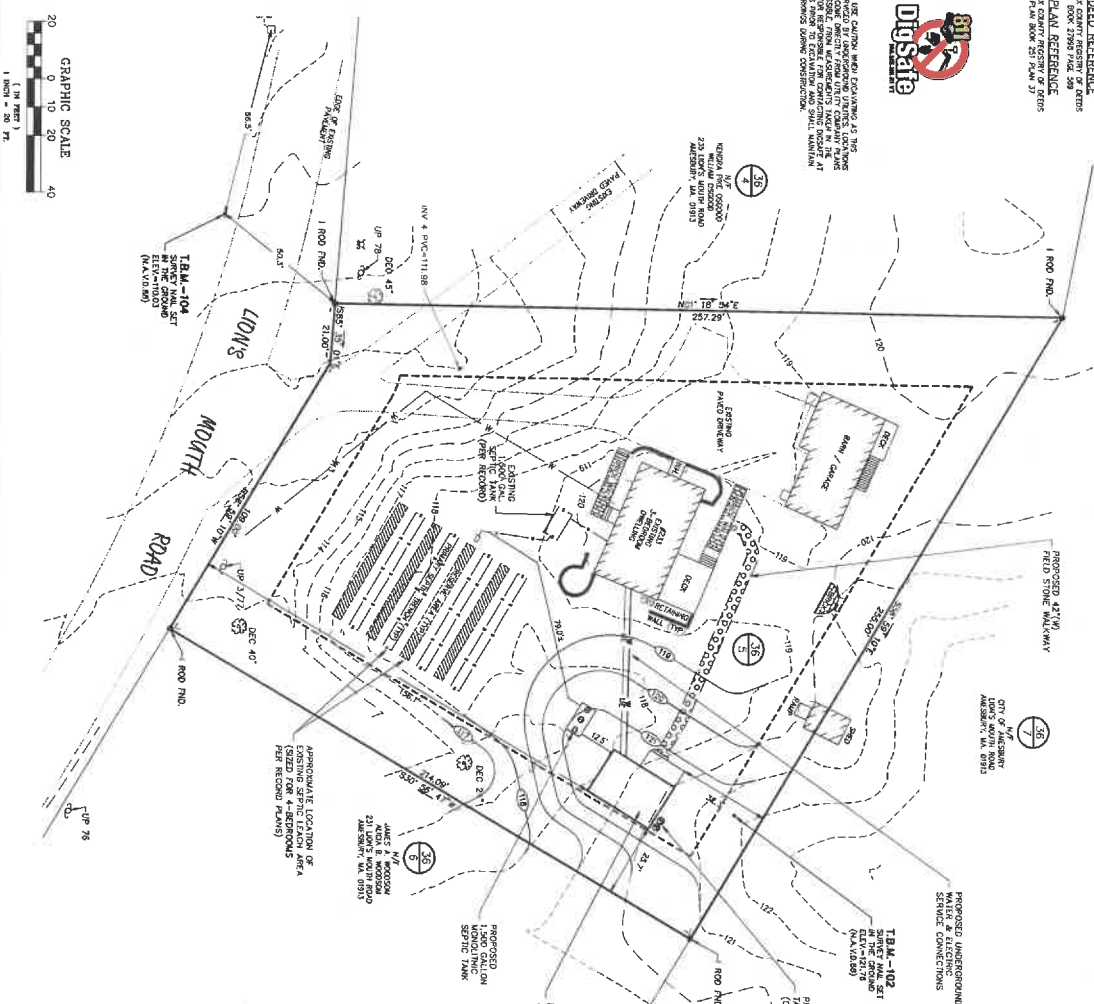
Architectural Drawings (floor plans and elevations) prepared by Your Unique Home, dated 12/06/2024, titled “Woodsom/Bilodeau Accessory Dwelling Unit.”

RECORD OWNERSHIP
 SETH B. BLODEAU
 233 LION'S MOUTH ROAD
 00087-2700
 800-378-2888
 FAX 800-378-2888
 PLAN REFERENCE
 100-100-100
 100-100-100
 100-100-100



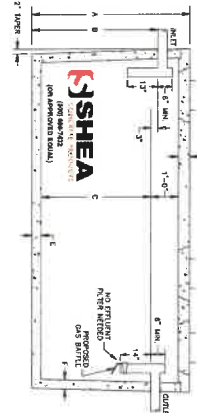
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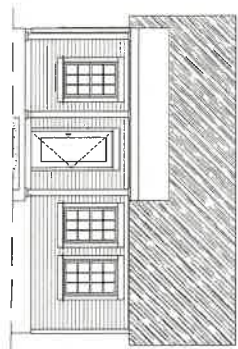


TANK UNITS:

- 1) CONCRETE 4000 PSI JUMPER AFTER 28 DAYS
- 2) DESIGN CONFORMS WITH 210 CPM 1500, RSP TITL 5 REGS. FOR SEPTIC TANKS
- 3) ALL REPAIRS/REPAIRS PER NEW 0127-24.3
- 4) TRENCH & GROOVE JOINT SHALL BE WITH BITE RESIN
- 5) THE SEPTIC TANK IS TO HAVE ONE (1) 18" DIA. MANHOLE
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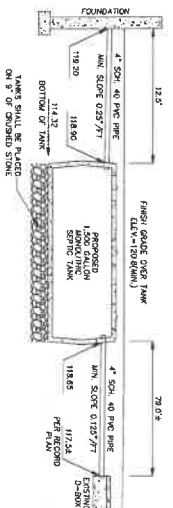


SHEA CONCRETE SEPTIC TANK DETAIL
 SCALE 1/4" = 1'-0"

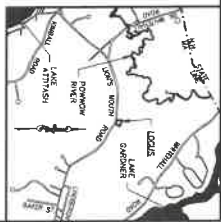


ARCHITECTURAL PROFILE & FLOOR PLAN VIEW
 PROVIDED BY: YOUR UNIQUE HOME - PHONE (417) 721-1881
 SCALE 1/4" = 1'-0"

PROPOSED SYSTEM PROFILE
 SCALE 1/4" = 1'-0"



LOCAL MAP
 SCALE 1" = 1.000'



NO.	DATE	DESCRIPTION	BY
1	08/28/2024	DESIGN	SETH BLODEAU

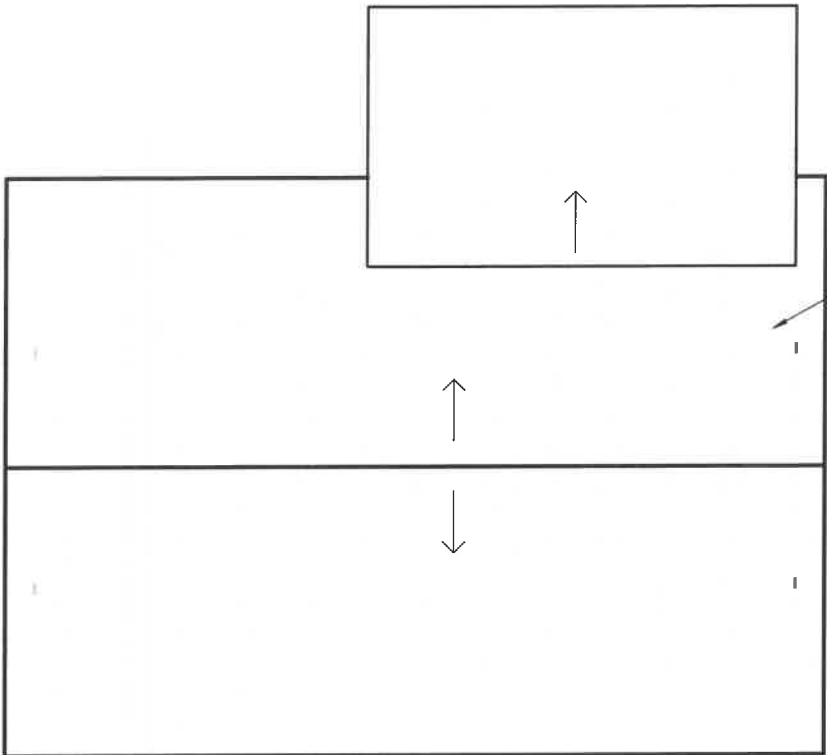
MEI MILLENNIUM ENGINEERING, INC.
 62 ELM ST. SUITE 200
 00087-2700
 800-378-2888
 FAX 800-378-2888

PROPOSED SITE PLAN
 IN
AMESBURY, MA

PREPARED FOR
SETH BLODEAU
 233 LION'S MOUTH ROAD
 00087-2700
 800-378-2888
 FAX 800-378-2888
 EMAIL: sblodeau@mei.com

DATE:	08/28/2024	CHD BY:	SETH BLODEAU
SCALE:	AS NOTED	CHK BY:	SETH BLODEAU
A PROPOSED ACCESSORY DWELLING UNIT & SEPTIC TANK 233 LION'S MOUTH ROAD (MAP 35, LOT 5) SCALE: 1/4" = 1'-0"			

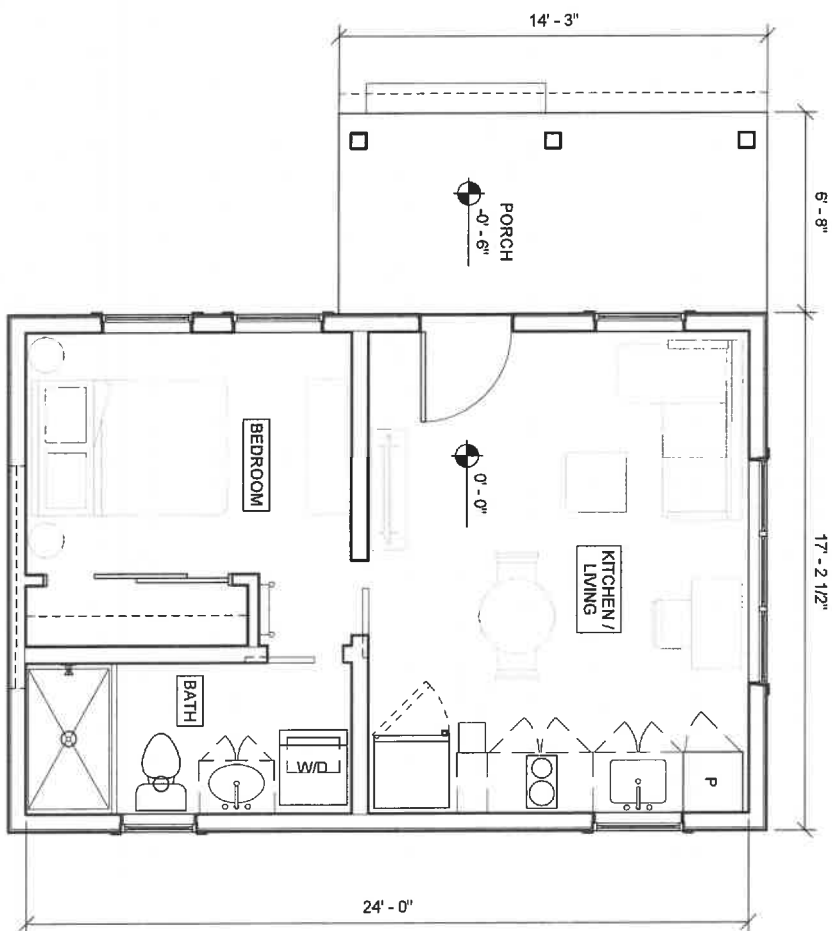
MEAN ELEVATION @
GABLE ROOF = 13'-0"
ABOVE FINISHED GRADE



2 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

WOODSOM / BILODEAU ACCESSORY DWELLING UNIT
233 LIONS MOUTH ROAD, AMESBURY, MA | 12.06.2024 | 202401

PROPOSED FLOOR & ROOF PLAN

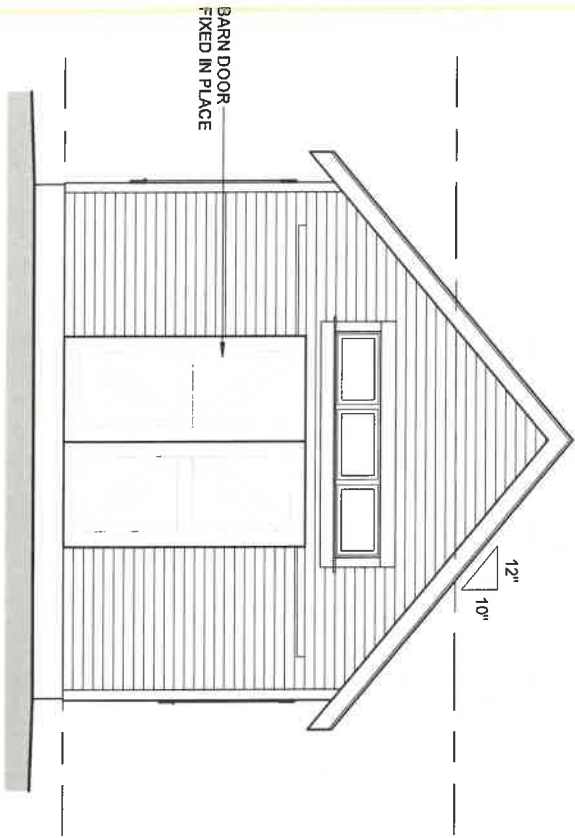


1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0' 2' 4'

Your Unique Home
P: 917.721.1068
E: MichaelWard@kwr.com

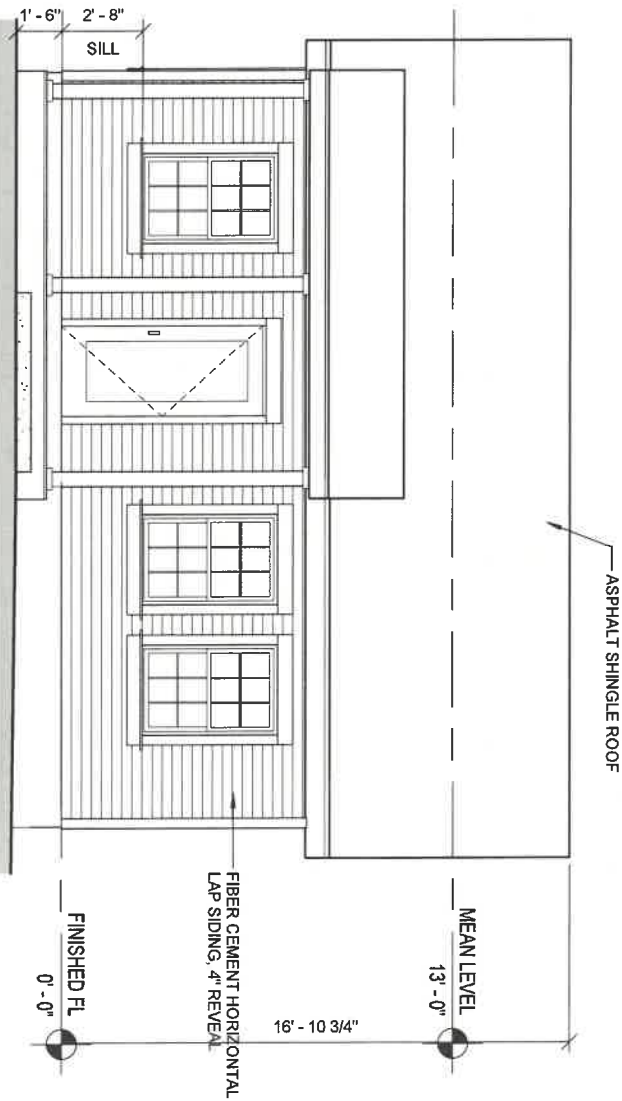




2

SOUTH ELEVATION

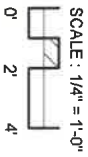
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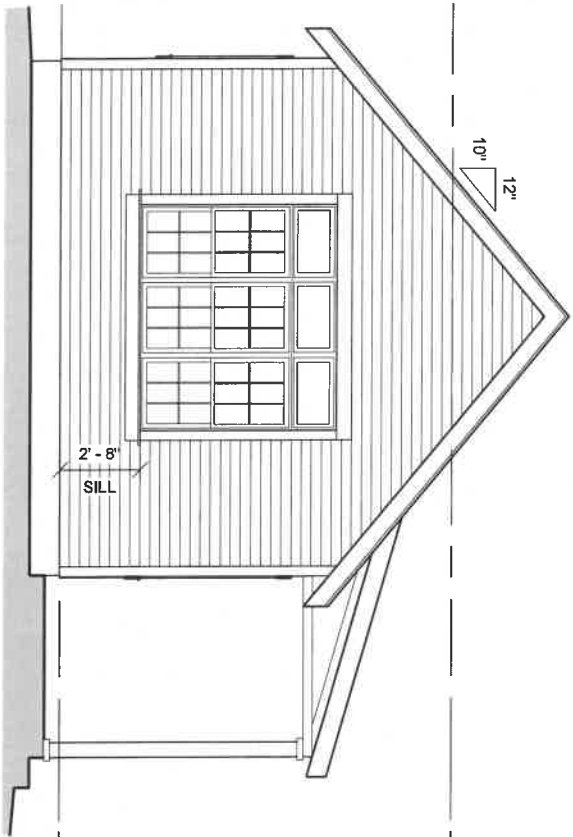
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WEST / ENTRY ELEVATION

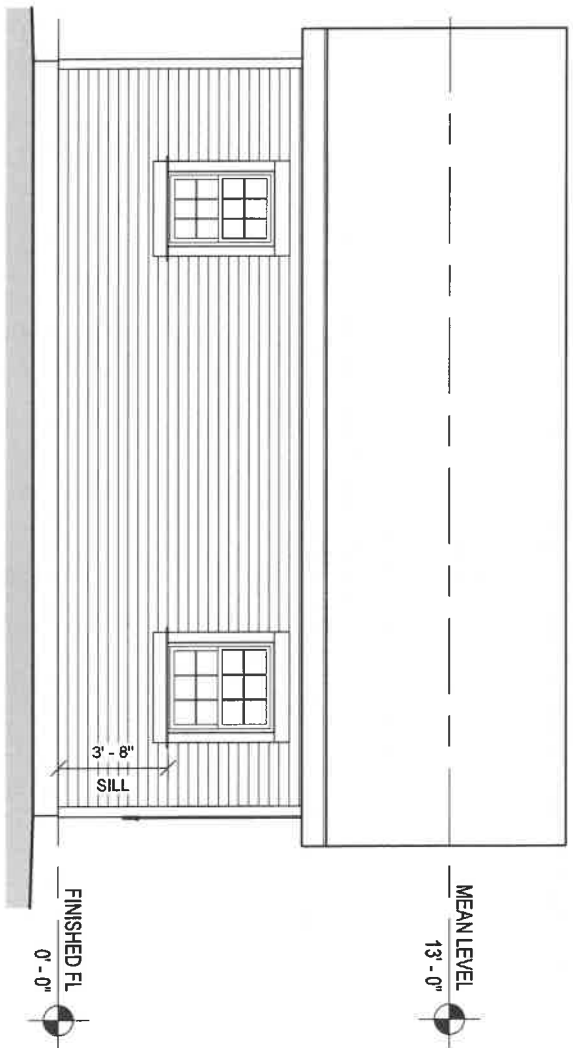
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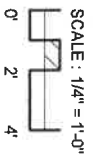
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



TO:

Property Owner:

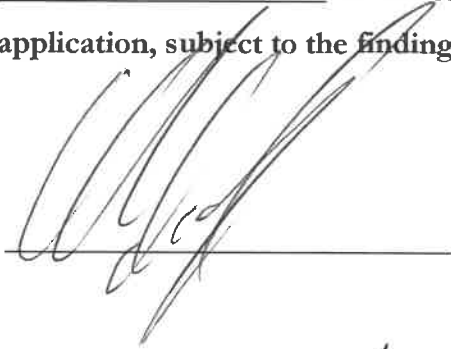
**Seth J Bilodeau
233 Lions Mouth Road
Amesbury, MA 01913**

Applicant:

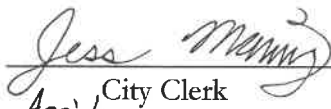
**Donna Woodsom
231 Lions Mouth Road
Amesbury, MA 01913**

PLANNING BOARD VOTE:

On 2/10/2025, the Amesbury Planning Board voted 6-0 in favor of the approval of the Site Plan Review and Special Permit for the proposed Detached Accessory Dwelling Unit at 233 Lions Mouth Road in Amesbury, MA as per the approved plans included in the application, subject to the findings, waivers and conditions stated in this Decision.



Filed with the City Clerk on April 18, 2025


Ass't 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.