



RECEIVED
CITY CLERK
2026 FEB -4 A 11: 18
CITY OF AMESBURY, MA

PLANNING BOARD DECISION

Property Ownership: **Robert Conneaney**
102 Kimball Road, Amesbury MA 01913

Applicant: **Robert Conneaney**
102 Kimball Road, Amesbury MA 01913

Application Type: **SITE PLAN REVIEW & SPECIAL PERMIT –**
Cluster Residential Development &
DEFINITIVE SUBDIVISION

Project: **Two (2) Lot Subdivision with one (1) existing house and a proposed duplex structure**

Location: **102 Kimball Road, Amesbury, MA 01913**

Date: **January 12, 2026**

A. GENERAL

On or about 8/25/2025, the Amesbury Planning Board (the “Board”) received applications for Special Permit and Definitive Subdivision (“Project”) at 102 Kimball Road in Amesbury MA. The application was submitted along with a Site Plan (the “Plan”) drawn on 8/18/2025 by BSC Group, 300 Brickstone Square, Suite 203 Andover MA 01810 and last revised on 12/29/2025 and submitted along with supporting documents by Joseph White, P.E. on behalf of Robert Conneaney (the “Applicant”). The set of plans consists of nine (9) sheets and includes civil and landscaping plans.

The initial public hearing was held on 10/27/2025 and continued to subsequent meetings. 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 Definitive Subdivision Plan applications.

B. FINDINGS:

1. **Subject Property:** The Property is located at 102 Kimball Road and is identified on the Assessors Database as Map 46, Lot 57. The parcel is zoned residential (R-40). The subject property consists of a total area of approximately 8.2+/- acres. The parcel has frontage along Kimball Road.
2. **Existing Conditions:** The Property currently has a single family residential structure with attached garage. The property is located in the Water Resource Protection District, Zone B and is critical to protecting the drinking water resources in the City. The existing house is located close to the public way and the remaining parcel abuts other city owned undevelopable parcels. 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 purpose of the definitive subdivision plan is to create one lot with the existing house and another buildable lot with a two-family residential structure. Additionally, two other parcels, A and B are also being created. Parcel A will serve as a common access driveway and provide access and frontage to the new lot 2. Parcel B will remain undeveloped and will have a permanent conservation restriction and given to the City as public open space. (See Exhibit #1).
4. **Site Layout, Grading and Building Location:** The general layout of the site does not change significantly. The new duplex on Lot 2 have been laid out to minimize disturbance on the existing parcel and to allow access to the public open space, Parcel B towards the rear and behind Lots 1 and 2. The access to the Parcel B will be from Kimball Road. The existing residential structure will now have primary access from the new common access driveway and the existing driveway will be modified as shown on the plan. The Board finds that the final site plan is more consistent with the purpose and intent of the Zoning Ordinance (See Exhibit #1).
5. **Architectural Design:** The elevations of the proposed duplex were presented to the Board along with the proposed site plan. The Board finds the architectural design satisfactory

provided the final construction drawings for the new duplex is consistent with these drawings (See Exhibit #3).

6. **Public Impact:** The subject property is located in an area with existing municipal utility services. Approximately 90% of the property will be left as undeveloped open space with a permanent conservation restriction and access from Kimball Road. The Board finds that the permanent protection of the remaining parcel as open space is critical to the water resource district and beneficial to the residents of Amesbury. 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,
 - a) is desirable and compatible with the character of the neighborhood,
 - b) will not be overburden the property or have a negative impact on existing uses, and
 - c) is not detrimental to the public health or welfare.
7. **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.J, Section XI.D and Site Plan Review criteria under Section XI.C of the Amesbury Zoning Bylaw (the "Bylaw"). In addition, the findings noted above are made under Amesbury Subdivision Rules and Regulations as well.

C. WAIVERS

The Applicant requested waivers sought from the specific provisions of the Zoning Ordinance and Subdivision Rules and Regulations. The Board has endeavored to grant waivers from those rules and regulations, only to the extent necessary, where the waivers are consistent with the purpose and intent of the regulations and would not threaten public health, safety or welfare and to minimize harm and disruption to the locus and real property abutting the locus. In the event that further waivers are required, the Applicant shall submit a written request for such waiver(s) to the Board and the Board may grant or deny such additional waivers in accordance with applicable rules and regulations in effect at that time. The waivers listed in Table 1 are the only waivers granted to the extent necessary to construct the approved plan as submitted and revised:

TABLE 1:

Section(s) of Zoning Bylaw	Requested Waiver	Decision of the Board
Lot 1 – Dimensional Requirements	Side setback relief	Granted to the extent necessary to construct the plan as approved and as per approved access and layout for the CAD, and provided a conservation restriction is recorded on the public open space parcel B and all on-site improvements including landscaping, fencing and vegetative buffers are completed as per approved plans
Lot 2 – Dimensional Requirements	Dimensional relief	Granted to the extent necessary to construct the site plan as approved and as per approved building designs and landscape plan as approved by the Board
Subdivision Regulations	As requested in the application	Granted to the extent necessary to construct the plan as approved and provided – 1. Parcel B remains undeveloped and is conveyed to the City as public open space with a permanent conservation restriction. 2. The Common Access Driveway and all onsite utilities remain private. 3. All maintenance and repairs to the CAD are the responsibility of the owners of Lot 1 and lot 2. 4. All on-site improvements including landscaping, fencing and vegetative buffers are completed as per approved plans

D. 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 Chapter 41T) the Amesbury Zoning Bylaw and Subdivision Rules and Regulations, and after full consideration of the evidence presented, and upon the findings made in Section B of this Decision, the Board granted a Special Permit and Site Plan Approval for the proposed Cluster Residential Development Plan and a Two (2) lot Definitive Subdivision Plan for property located at 102 Kimball Road in Amesbury MA as shown on the approved Plan further upon the conditions and hereinafter set forth, 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 CONDITONS

1. **Allowed Uses:** This Decision allows three (3) residential units that includes the existing single family residential structure and a new duplex residential structure as shown on the final Site Plan. No other new structures, changes to building footprints or increase in the number of units or lots except as shown on the approved subdivision plan set is allowed by this Decision. Parcel B shall remain undeveloped as public open space and deeded to the City with a permanent conservation restriction. Changes to uses or changes to the subdivision plan shall only be allowed after subsequent review and approval by the Board.
2. **Open Space Parcel:** This undeveloped Parcel B shall be deeded to the City as permanent open space and with a permanent conservation restriction and access from Kimball Road as

shown on the final subdivision plan as approved by the Board. The draft deed to this parcel shall be provided prior to release of Lot 2 for construction.

3. **Site and Building Design Guidelines** – The new duplex residential structure shall conform to the building design as per attached Exhibits and as approved by DRC.
4. **Draft Deeds**: Draft deeds for the new lots shall be provided to the Board for review prior to release of these units by the Board for sale and construction.
5. **Right to Enter and Inspect Property**: The Applicant shall as a condition of approval grant to the Board, any representative of the Board, city officials responsible to inspect and review the construction activity, the right to enter the property until such time as the site improvements are complete as per approved plans.
6. **Performance Bond**: The Applicant shall be required to post a surety with the Board to ensure that all right of way and other site improvements are installed and completed as shown on the Final subdivision plans. Prior to release of funds, the Board shall verify that the work has been completed as per approved plans. The form and amount of surety shall be subject to final approval by the Board.
7. **Final Release of the Performance Bond** - Final release of performance bond shall be made when all the following conditions have been met:
 - a. Upon completion of all off-site improvements and stormwater management system, submission of an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer (P.E.), indicating that construction complies with the approved site plans and conditions of approval; and
 - b. all landscaping plant materials (trees, shrubs, etc) have survived two (2) growing season and that dead plants have been replaced as per Final Plans.
 - c. Parcel B has been deeded to the city as open space and access to it has been cleared and completed as shown on the final plan.

8. **As-built Plans:** 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 Occupancy for any of the new residential unit approved in this Decision. Before release of the performance guarantee, the Applicant shall have prepared and submitted Final As-Built Plans, which shall indicate the actual location of permanent monuments; inverts and location of required utilities and drainage; location of all underground utilities; and location of all permanent structures. The accuracy of such 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.
9. **Changes to Definitive Subdivision Plan, Project Density or Design** - No further subdivision of the property or increase in density shall be allowed without further review and approval by the Board. Any change to the site plan or any of these conditions of approval, including, but not limited to, the building footprint and driveway locations, landscaping plans, architectural design criteria and the approved building construction materials, site improvements and finished grades or to any recorded legal documents shall only be allowed after review and approval by the Board. Substantive revisions to the Final Plans, such as changes to the building design or any of its exterior façade details, addition of dwelling units, relocation of more than one property line, relocation of the access driveways or other substantive changes from the Final Plans shall not be permitted without further review and written approval of the Board.
10. **Site Plan and Special Permit Modifications:** Prior to expansion, addition or alteration of uses not allowed by this Site Plan and Special Permit Approval, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan and Special Permit for determination of minor or major modification and approval by the Board. Any substantial modifications to the approved Site Plan or changes that impact the criteria under Section X.J, Section XI.D or the Performance Standards under XI.C.8 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

11. **Validity:** This special permit is valid only for the use and structure to the extent approved in the Decision and shall expire within three 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 shall become final only upon 1) the recording of the Decision by the Board for the final Site Plan and Definitive Subdivision Plan; and 2) the issuance of all other state and federal permits required to start any construction activity allowed per this permit. The Site Plan Approval shall expire upon the expiration of the special permit, unless said permit(s) is extended by the permit granting authority.

IV. PRIOR TO ENDORSEMENT OF PLANS

The approved plans shall become Final Plans upon recording of the endorsed plans. The following conditions shall be met prior to endorsement of the approved plans:

1. **Covenant(s)** - A covenant, in a form acceptable to the Board, shall be recorded on the development as outlined in Section 6.09.B of the Subdivision Rules and Regulations stipulating that Lot 2 shown on the plan shall not be released for construction until a Performance Guarantee and the Erosion Control and Sedimentation Bond have been established with the Board and the draft deed for Parcel B has been provided to the City for review and approval. For health, safety and welfare of the future inhabitants of subdivision, the Board shall not release this lot until such time that there is adequate and safe access for vehicles, including emergency vehicles, to the Property and provided that there are no other issues concerning the public health, safety and welfare. This covenant is to be received by the Board prior to the commencement of any of the improvements approved and shown on the Plan and will remain in place until the Applicant posts a Performance Guarantee, which will be reviewed and approved by the Board, in order to complete all of the improvements as per Final Plans. The form of the Performance Guarantee, adequacy and or amount shall be reviewed and approved by the Board.
2. **Notations** - The following notes shall be added to the Plans that will be endorsed and recorded:
 - a. A note shall be added that states that *"This subdivision of Land is subject to the Planning Board decision recorded herewith and conditions stated therein"* and a notation to this effect shall also appear upon any deeds to any individual unit within the multi-family building on said property.
 - b. A note shall be added to reference the Board's Decision and date of approval.
 - c. *Lot 1 and Lot 2 shall have access from the new CAD, including the hammerhead turnaround area which shall remain unobstructed for vehicular circulation. Both lot owners shall be jointly responsible for the maintenance and repair of the private driveway, including but not limited to snow plow, utilities and drainage.* A The deed for each lot shall include such access rights

and maintenance obligations for each property owner. The deed for the CAD shall be recorded separately as well.

- d. *"No further subdivision of any parcel or any changes to the number of residential lots or units thereon, the lot configuration, or the lot lines shall occur without a further review and approval from the Board"* and a notation to this effect shall also appear upon any deeds to any property within the subdivision.

3. **Easements and Covenants** - A copy of legal documents and plans describing all covenants, and easements affecting the use of the subject property shall be submitted to the Board for review and approval, said easements to be shown on the Plan to be recorded, and restrictions to be noted on such subdivision plan. The Applicant also shall submit to the Board any written or recorded instruments granting or agreeing to such easements and covenants.
4. **Lot Closure Calculations** - Final lot closure calculations shall be provided by the Applicant as required under the Subdivision Rules and Regulations.
5. **Revisions to the Final Site Plan and Supporting Documents:** The Final Site Plan shall be revised pursuant to this Decision and final comments of the Board and its representatives as part of submission of final plans for endorsement by to the Board.

III. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY ON SITE

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. **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. Planning Board Decision and Plan Set - A copy of this Decision and Definitive Subdivision Plan Set endorsed by the Board.
 - ii. Recorded Covenant, as described herein.

2. **Submission of Architectural Drawings:** A copy of the complete set of detailed architectural elevations and floor plans for the proposed new residential structure on Lot 2 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 (See building design standards).
3. **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. 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. **Erosion Control Barriers** - Prior to the commencement of any site work, an erosion control barrier (hay bales staked end to end and siltation fence firmly anchored with six (6) inches of soil on the uphill side) shall be installed along limit of disturbance for new construction as shown on the approved Final Plan. Additional erosion control may be necessary along the proposed driveway of Lot 1 until such time as paving has been completed. The erosion control barrier shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Board and its representatives.
5. **Sedimentation and Erosion Control Surety** – The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion Control in accordance with the provisions of Section 6.05 of the Subdivision Rules and Regulations and to ensure that all drainage and erosion control measures are carried out on site, including both the proposed private way improvements, drainage system, other site improvements and grading upon the lot, as per the Final Plans and other engineering drawings.
6. **Pre-Construction Conference** - 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, 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. A Construction Management and Mitigation Plan (CMMP) shall be submitted in advance of this meeting for review by the City. Copies of all other permits shall be provided to the Board in advance of this meeting; and

7. **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.

V. PRIOR TO MAKING REQUEST FOR LOT RELEASE

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. **Adequate Access and Stormwater controls** – Prior to making request for Lot Release for Lot 2, shown on the approved subdivision plan and having access from the new private way, the proposed access and utilities shall be laid out to the satisfaction of DPW and public safety officials. The Applicant shall submit an interim As-Built plan showing that the site has been graded, stabilized and roadway construction (to the binder course) has been completed to ensure emergency access for public safety. All stormwater management systems located outside of the public right of way shall be substantially complete to the satisfaction of the Board or its agents. The Board's inspectional engineer shall issue a letter approving the construction and the interim As-Built plan.

VI. DURING CONSTRUCTION

The following shall apply to all construction activity as per approved Site Plan:

1. **Stockpiles**: Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers, steep slopes or drain inlets. 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. **Repair and Cleanup**: The existing roadways shall be kept clean of all earth materials during the construction phase. Any damage to public roads and sidewalks shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.
3. **Utility Trenches** - Utility trenches within the public right of way shall be saw-cut prior to excavation. Open trenches shall be backfilled with bank gravel and compacted to 95%. Trenches shall be paved with asphalt binder to a minimum depth of three (3) inches and overlaid curb to curb to a minimum depth of one and half (1.5) inches. Water service trenches shall be infrared joint paved. The Director of DPW and the City Engineer shall

have the final signoff on the right of way improvements and any change to these standards or those shown on approved plans shall be subject to their review and approval; and

4. **Construction Activities** - During construction, except within the individual building envelopes, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of public roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area and maintain safe and adequate vehicular access along public ways. Construction shall not commence on any day Monday through Saturday before 7:00 AM. Construction activities shall cease by 6:00 PM Monday through Friday and by Noon on Saturday. No construction or activity whatsoever (except for interior finishing) shall take place on Sunday.

VII. 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. **Certification of Improvements** - The Applicant shall request the Board for a Certificate of Improvements and submit it to the Building Inspector from the Board verifying that all conditions of approval have been met and that construction to date is in conformance with the approved plans.
2. **Deed to Parcel B** - The Applicant shall provide a letter to the Board from the Assessor confirming that Parcel B has been deeded to the City as open space parcel.
3. **Landscape and Fence Installation** - All site improvements, including landscaping and trees shall be completed and installed as per approved Landscape Plan prior to making application for the occupancy permit for any of the new residential structures. Alternatively, the Board shall retain a landscape performance bond equivalent to twice the amount to make all approved landscape improvements at the time the first certificate of occupancy is officially requested by the Applicant.

4. **Infrastructure Improvements:** All off-site infrastructure improvements and the on-site stormwater drainage system shall be completed as per Final Plans. The Applicant shall request written confirmation from the City Engineer and DPW Director that the finished construction of all utilities that all municipal structures located within the public right of way are adjusted to appropriate finished grade and are adequately accessible for future maintenance.
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. **Architect's Certification:** The Project Architect, registered in the Commonwealth of Massachusetts, shall submit a certification to the Board certifying that the new residential structure proposed on the new lot on the CAD, have been built in conformance with the architectural drawings approved by the Board; and
7. **As-Built Plans and Lot Closure Details** – The Applicant shall submit plans with a certification from a Professional Engineer or Architect registered in the Commonwealth of Massachusetts that the ROW improvements "As-Built Plan" complies in all substantive engineering details with this Decision. Additionally, the stormwater management systems installed on individual lots shall be certified by the Applicant's engineer and shown on the final as-built plan. Final lot closure calculations shall be provided to the Board and the monuments shall be installed as appropriate for legal documentation purposes and transfer of properties to future owners.

Chair, Amesbury Planning Board

EXHIBITS

Exhibit #1:

Definitive Subdivision Plan: titled Cluster Residential Development prepared by BSC Group 300 Brickstone Square, Suite 203 Andover MA 01810 dated 8/18/2025 last revised 12/29/2025

Exhibit #2:

Fencing and Driveway Access Plan

Exhibit #3:

Architectural Drawings for the proposed two-family residential structure

CLUSTER RESIDENTIAL SPECIAL PERMIT SITE PLAN

102 KIMBALL ROAD
AMESBURY, MA

AUGUST 22, 2025
(REVISED: DECEMBER 29, 2025)

OWNER/APPLICANT:

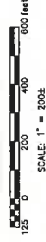
ROBERT CONNEARNEY
102 KIMBALL ROAD
AMESBURY, MA 01913

PREPARED BY:

BSC GROUP
BUILD | SUPPORT | CONNECT
300 Bridgeway Square, Suite 203
Andover, Massachusetts
01810
617.895.4300



LOCUS MAP



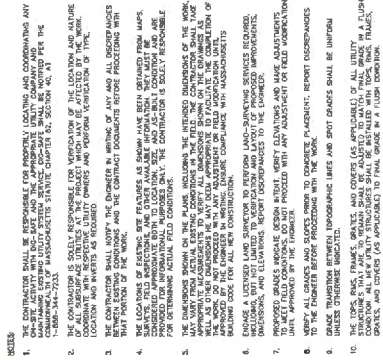
ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

INDEX OF DRAWINGS

- TITLE SHEET
- SUBDIVISION PLAN (DRAFT)
- EXISTING CONDITIONS
- SITE PREPARATION PLAN
- LAYOUT & MATERIALS PLAN
- GRADING PLAN
- UTILITY PLAN
- CONSTRUCTION DETAILS I
- CONSTRUCTION DETAILS II

AMESBURY PLANNING BOARD

DATE: _____

[illegible]

●	IRON PIPE	BT	BITUMINOUS CONCRETE
○	STEEL PIPE	INVT	INVERT
○	SEWER MANHOLE	CONC	CONCRETE
○	MANHOLE	SEWER LANE	SEWER LANE
○	CATCH BASIN	DRAIN LANE	DRAIN LANE
○	HYDRANT	WATER LANE	WATER LANE
○	WALKER GATE	OVERHEAD WIRE	OVERHEAD WIRE
○	UTILITY POLE	STORM-SEWER	STORM-SEWER
○	SOFT ANCHOR	FINISH TANG	FINISH TANG
○	WALKER GATE	DECKBOARD THICK	DECKBOARD THICK
○	CONCRETE TIE	CONCRETE TIE	CONCRETE TIE
○	SHIELD	SHIELD	SHIELD

102 KIMBALL ROAD
IN
AMESBURY
MASSACHUSETTS
(ESSEX COUNTY)

AUGUST 22, 2025

REVISIONS		
NO.	DATE	DESC.
1	11/21/25	REVISION PER REVIEW COMMENTS
2	12/29/25	ADDED OPEN SPACE ACCESS DRIVE

BSC GROUP
BUILD | SUPPORT | CONNECT
300 Brickstone Square, Suite 203
Andover, Massachusetts
01810

© 2025 BDO Group, Inc.

SCALE: 1" = 20'



FILE: D:\00714.00-CR

DWG: CR	SHEET 6 OF 9
JOB: NO: 0100714.00	

AMESBURY PLANNING BOARD

DATE:

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



REVISIONS		DATE	DESCRIPTION
1	11/21/25	REVISION PER REVIEW COMMENTS	
2	12/29/25	ADDED OPEN SPACE ACCESS DRIVE	

PREPARED FOR:
ROBERT CONNEARNEY
102 KIMBALL ROAD
AMESBURY, MA 01913

BSC GROUP
BUILD | SUPPORT | CONNECT
300 Brickstone Square, Suite 203
Andover, Massachusetts
01810

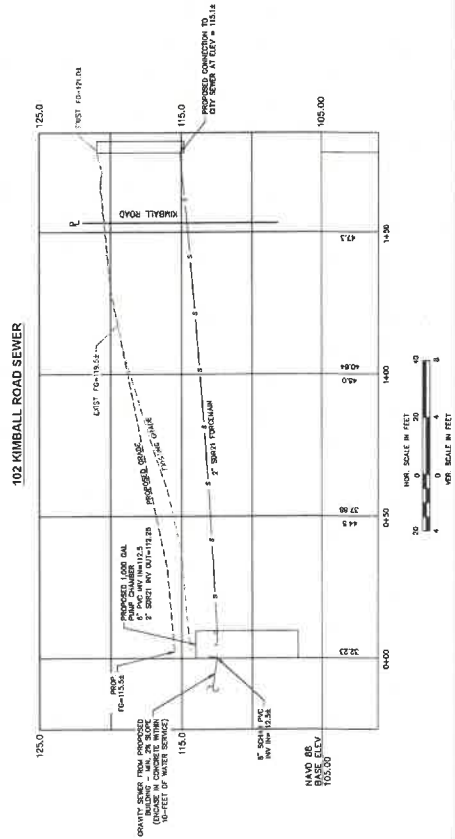
017 030 4500

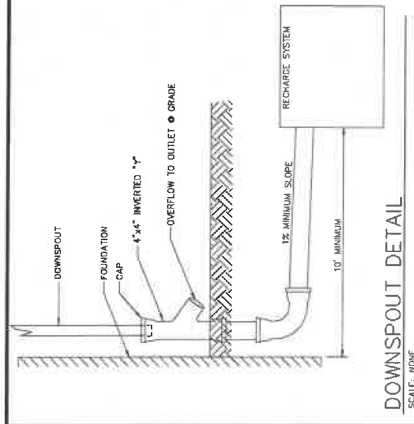
SCALE: 1" = 20'

0 10 20 40 FEET

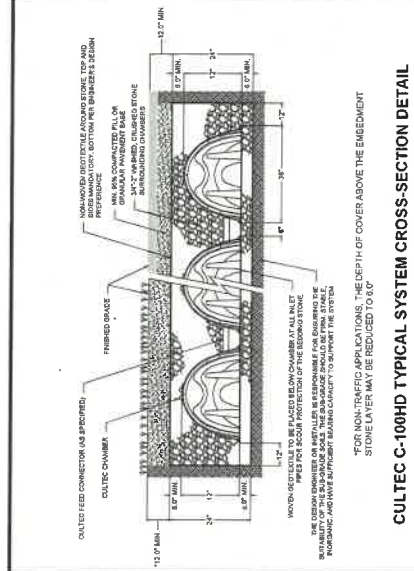
FILE: 0100714.00-UT	DWG: UT	SHEET 7 OF 9
---------------------	---------	--------------

995. 110. 9100. 14.00

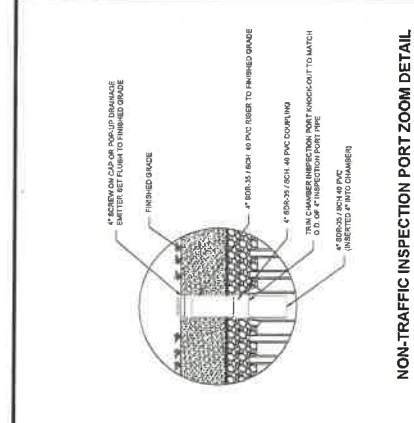
[illegible][illegible]



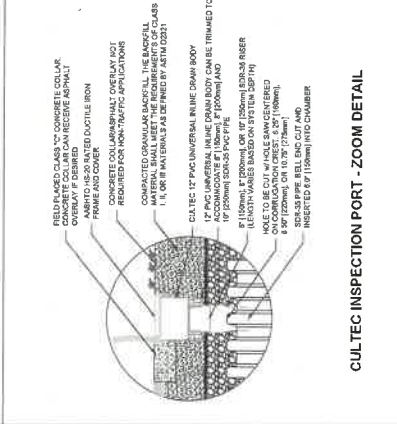
DOWNSPOUT DETAIL
SCALE: NONE



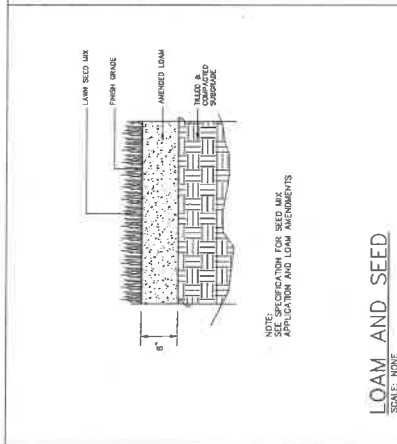
CULTEC C-100HD TYPICAL SYSTEM CROSS-SECTION DETAIL
SCALE: NONE



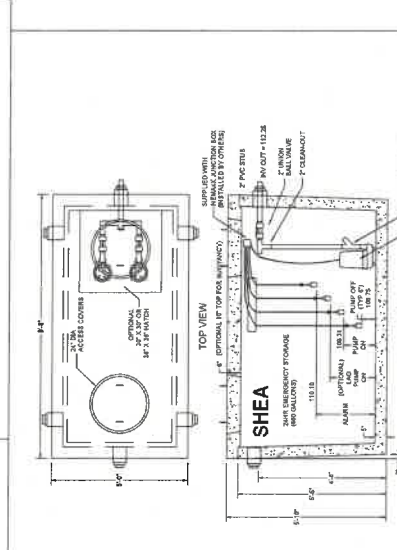
NON-TRAFFIC INSPECTION PORT ZOOM DETAIL
SCALE: NONE



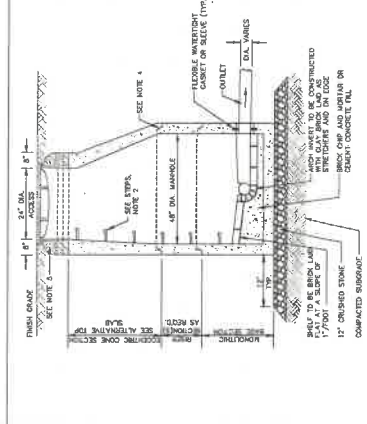
CULTEC INSPECTION PORT - ZOOM DETAIL
SCALE: NONE



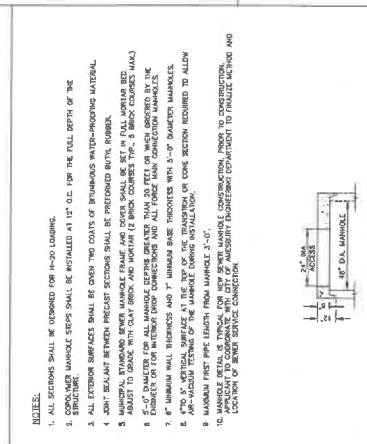
LOAM AND SEED
SCALE: NONE



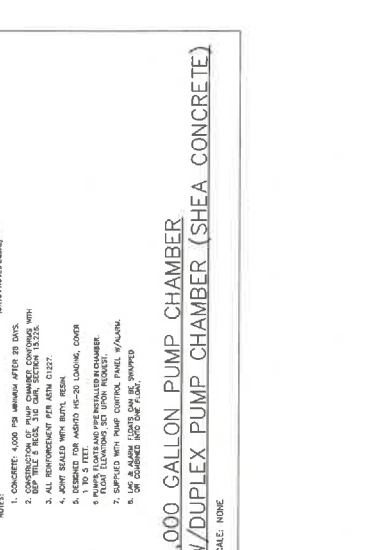
**1,000 GALLON PUMP CHAMBER
W/DUPLEX PUMP CHAMBER (SHEA CONCRETE)**
SCALE: NONE



SANITARY SEWER MANHOLE
SCALE: NONE



LOAM AND SEED
SCALE: NONE



**1,000 GALLON PUMP CHAMBER
W/DUPLEX PUMP CHAMBER (SHEA CONCRETE)**
SCALE: NONE



12/29/2025
DATE
PROFESSIONAL ENGINEER

CLUSTER RESIDENTIAL DEVELOPMENT

102 KIMBALL ROAD
IN
AMESBURY
MASSACHUSETTS
(ESSEX COUNTY)

CONSTRUCTION DETAILS II

AUGUST 22, 2025

REVISIONS

NO.	DATE	REVISION
1	11/27/25	REVISION PER REVIEW COMMENTS
2	12/29/25	ADDED OPEN SPACE ACCESS DRIVE

PREPARED FOR:
ROBERT CONEARNY
102 KIMBALL ROAD
AMESBURY, MA 01813

BSC GROUP
BUILD | SUPPORT | CONNECT
300 Brimstone Square, Suite 203
Andover, Massachusetts
01810
617.895.4300

SCALE: AS SHOWN

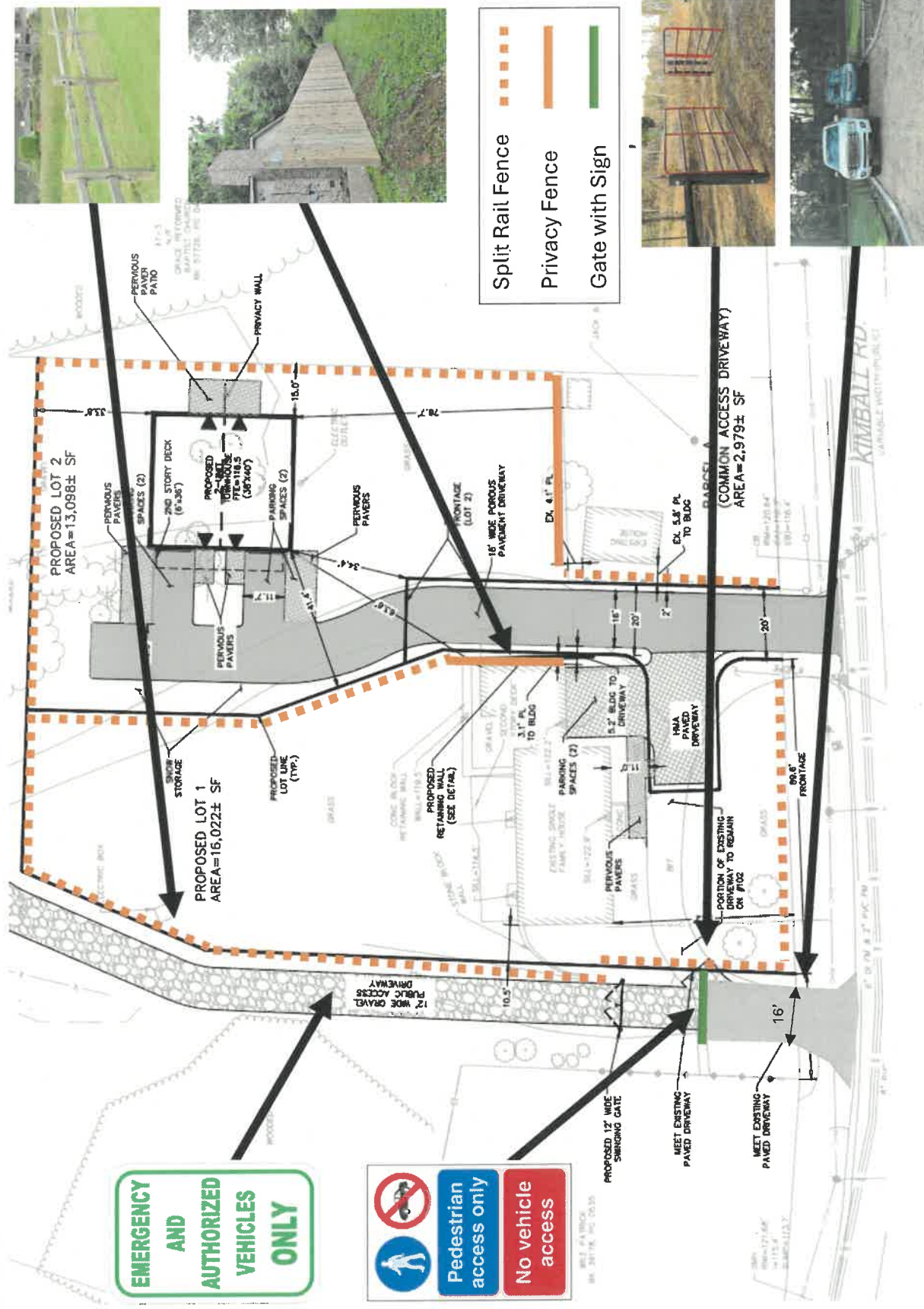
FILE: 010274-DC-DET
PROJECT NO: 010274-DC
SHEET 9 OF 9

AMESBURY PLANNING BOARD

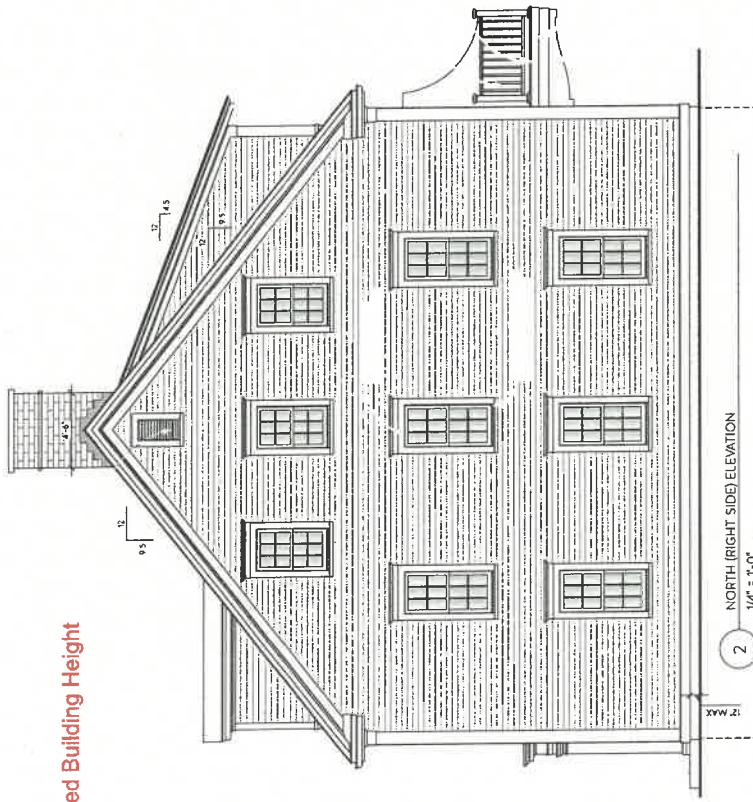
ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

FENCING & DRIVEWAY ACCESS PLAN – 102 KIMBALL ROAD PROJECT

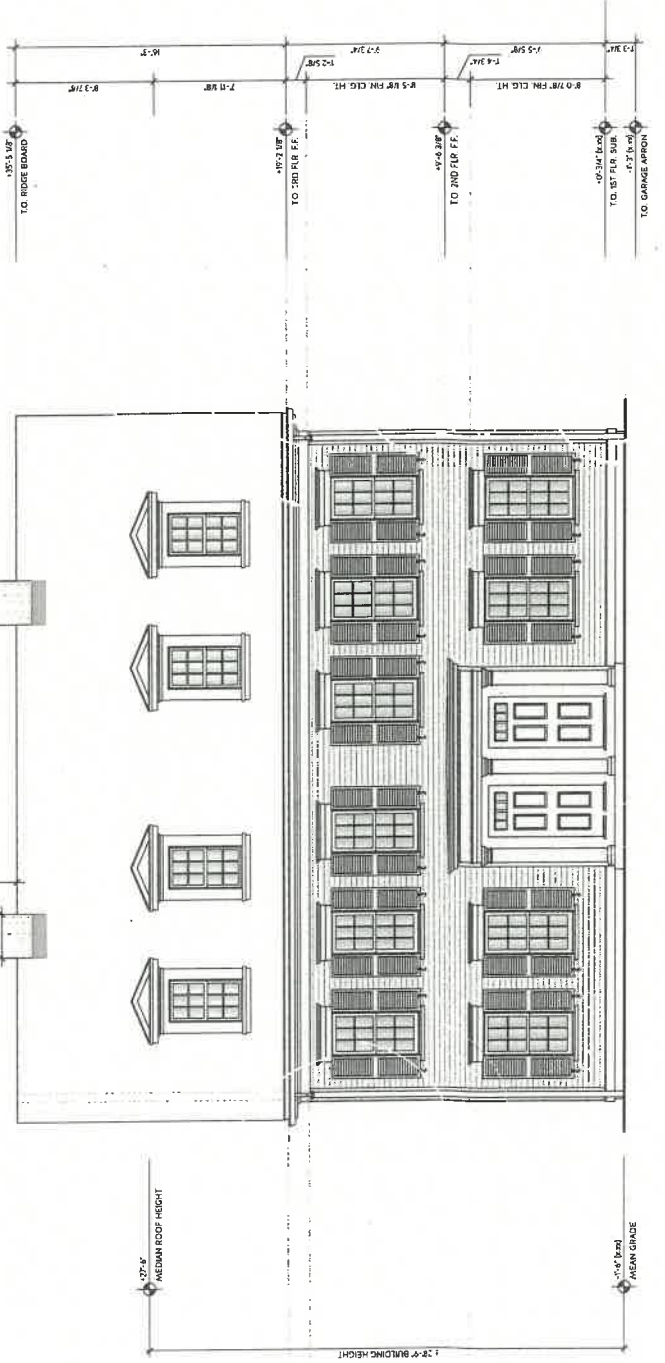
10-20-25



Attachment A: Proposed Building Height



2 NORTH (RIGHT SIDE) ELEVATION
1/4" = 1'-0"



1 EAST (FRONT) ELEVATION
1/4" = 1'-0"

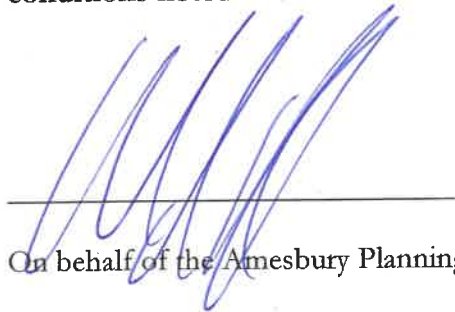
Note: Plan provided by Applicant as reference for proposed building height only.



TO: Robert Conneaney
102 Kimball Road
Amesbury, MA 01913

PLANNING BOARD VOTE:

On 1/12/2026, the Amesbury Planning Board voted 5-0 in favor of the approval of the Site Plan & Special Permit, as amended, for the proposed Cluster Residential Development and a Definitive Subdivision Plan to subdivide the existing property located at 102 Kimball Road into three (3) lots including the existing single family residential structure as shown on the approved subdivision plan, in Amesbury MA subject to the findings, waivers and conditions noted in this Decision.



On behalf of the Amesbury Planning Board

Filed with the City Clerk on

FEBRUARY 4, 2026


City Clerk

A Building Permit is required for any construction or remodeling. It is your responsibility to file this 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 of the Special Permit shall be made pursuant to M.G.L. Chapter 40A, Section 17 or any appeal of the definitive subdivision plan shall be made pursuant to M.G.L. Chapter 41, Section 81BB. Any such appeal(s) shall be filed within twenty (20) days after the date of filing of such notice in the City Clerk's Office.