



Amesbury Technical Review Committee
September 3, 2025

City Hall Auditorium
62 Friend St.
9:30 am

In Attendance: Nipun Jain, Lisa DeMeo, Nick Cracknell, Jim Wilson, Joe Neipp, Howard Snyder, Lauren Blatchford, Chief Serino, Amanda Armington, and Becky Frey

Absent Joe Buckley, Chief Bailey

Nick Cracknell called the meeting to order at 9:34 am.

CMMP Review:

1. 26 Friend St.

Nick Crakcnell commented this was a follow up conversation for the 26 Friend St. CMMP that was submitted for the 8/20/25 meeting. The applicant was going to update the exhibit to show a clear plan for delivery locations, contractor parking, limit of work, lay away area licensed by the city, hours of operations, and coordination with police on details of a sidewalk closure.

Lisa DeMeo commented that she heard from staff at the water and wastewater departments. This project is proposing to reuse the sewer connection and putting in two 2-inch water services. The sewer is currently a 4-inch cast iron pipe, and the current standards are a 6-inch pipe. Since this project is adding bedrooms, they will need to put in a 6-inch PVC pipe. A 2-inch water domestic may be ok, but the fire suppression is typically a 6 inch pipe.

Chris Horan commented that they do a 2-inch pipe all the time for fire suppression. They just did a 2-inch suppression line and domestic 2-inch line for 101-107 Market St. Chief Serino commented that as far as he was concerned a 2-inch line does work depending on calculations. Lisa DeMeo questioned if they do a pressure test. Chief Serino commented that it was all based on the piping for the rest of the building. Chris Horan responded the pipe calculations will be part of the building permit process. He will confirm with his plumber as far as the sewer pipe comment goes. Lisa DeMeo commented that the plumbing code only applies to the foundation. Chris Horan responded that it was an existing building that far exceeds the demand. They will work it out.

Nick Crakcnell requested that they speak to what they discussed last meeting. Chris Horan responded that the black section would give cars a backup area to get into if needed. Nick Cracknell commented that he would update the plan to show clearer



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detail. Chris Horan commented the black area is a turnaround. Nick Cracknell questioned what was there now. Chris Horan responded that right now it was part of the city park. It will be a temporary back up. Nick Cracknell clarified that the green line was the limit of work. Chris Horan confirmed that was correct. Nick Cracknell questioned if they would permanently close off the ability to turn around. Chris Horan responded that it was still a temporary fence. Nick Cracknell questioned if people would still be able to loop the lot. Chris Horan responded that they would not, that's why they put in the bullnose for that car. They are not closing off the right-hand side. Pizza Factory cars will be able to move freely, and they will have a gate for deliveries.

Nipun Jain questioned if the green line was all fences. Chris Horan responded that was correct. It is all chain-link fence. Lisa DeMeo questioned if the fence would have bases. Chris Horan responded that was correct. It will be moveable. There will be a gate for access.

Chief Serino questioned if the fence would be blocking access to St. Jeans and 75 Main St. Nick Cracknell responded that it would not. That area is all open. Chief Serino commented that he was fine with the plan as long as they have access to either side. Nick Cracknell confirmed they would. They just won't be able to loop.

Nick Cracknell commented that the fence on parking space 4 should be a foot inbound of the striped line. That will help create a safe pedestrian walkway.

Nick Cracknell questioned what the height of the chain-link fence would be. Chris Horan responded that it would be a 6-foot chain-link fence. Nick Cracknell questioned if the maroon on the plan was a gate. Chris Horan responded that there would be a gate on both sides of the front and one in the back. Nick Cracknell questioned if the dumpster was really that big. Chris Horan responded it may not be to scale.

Lisa DeMeo questioned how they would access the dumpster. Chris Horan responded that the area around it was open. Nick Cracknell added that the trees in there are being removed, and this entire half of the park is being redeveloped by them. They will have access during construction. Chris Horan confirmed it's a construction dumpster. They will have plenty of room to empty it. The back of the building on the right has a trash area that will be created for trash when the project is complete. Nick Cracknell commented that they may need to rotate the dumpster 90 degrees for better access. Chris Horan agreed that it made sense to do that.



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Nick Cracknell questioned what the width of the sidewalk staging area was. Chris Horan responded he thought it was 5 feet, but he can confirm. They are estimating a week's worth of work to replace the windows on that side. Nick Cracknell noted they will need to work with the Police Department on that. Lauren Blatchford confirmed they would need a police detail.

Lisa DeMeo questioned if they planned to replace the sewer. Chris Horan responded that he would need to discuss that with his team.

Howard Snyder questioned if they would have lighting on the scaffolding for nighttime. Chris Horan responded that they have not talked to the scaffolding company yet.

Lisa DeMeo questioned if Amesbury had any local scaffolding requirements. Jim Wilson responded that he did not think so but would confirm.

Lisa DeMeo commented that they will need a trench permit.

Nick Cracknell questioned what the parking details were for contractors. They should not park on Friend St. or in the front row in the parking lot along Friend St. Chris Horan confirmed they would unload at Friend St. and then park in the parking lot.

Lisa DeMeo questioned where they were stockpiling their spoils. Chris Horan responded that they were excavating the back section and usually removed them as they went. They are not planning to stockpile longer than a few days. Lisa DeMeo responded if they were getting any weather, then they should have erosion control at the base of the pile. Nick Cracknell commented that the stockpile should be on the pavement behind the building and not on the park. They can show in general where they are planning to stockpile. It should not be in the park.

Nipun Jain questioned who was doing the demolition. They will know the best area to stockpile. Chris Horan responded they usually use Kidder, and he would confirm with them.

Jim Wilson commented that it was a tight site, and they will be getting stuff out of the way. If there is an issue, then they will have to adapt.

Howard Snyder commented there was a slope down toward the sidewalk and they may want to consider adding a berm or erosion control element there to catch stormwater. Chris Horan confirmed they could do that.



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Nick Cracknell commented they could list out the local permits needed like trench permit, street opening, obstruction, and police detail under item 15.

Nipun Jain questioned if they updated the project timeline. Chris Horan confirmed they did in the CMMP.

Chris Horan commented that they would like to start with a demo permit before getting the actual permit and questioned what the next steps were for that. Nick Cracknell commented that they need to vote on the amended CMMP. They will update the plans. There are a couple other outstanding items prior to getting a building permit. They need to work with DPW on outstanding public works questions. They need to talk to Chief Bailey and the Mayor about the license or encumbrance for the 4 parking spaces. Chris Horan questioned what would be needed for signage there. Nick Cracknell responded that they would need to coordinate with public safety and inspections on that.

Jim Wilson commented that he was fine for them to pull a demo permit. Nick Cracknell commented that ideally, they would have a preconstruction meeting with anyone from TRC able to attend. Neighbors would benefit from knowing the plan. They should do one this week or next week. It would make sense to put a sign on the fence explaining what the project is with a contact number.

Nick Cracknell commented that the in-person preconstruction meeting would be Monday September 8th at 1 pm at the site.

Chief Serino motioned to accept the CMMP for 26 Friend St. as amended with an updated exhibit. Seconded by Jim Wilson. The motion passed unanimously.

Administrative:

Nipun Jain commented that the next TRC meeting would have Rocky Hill and National Grid on the agenda. Everyone should have enough time to look at the plans. Both projects are complex.

Nick Cracknell commented that they would focus on the whole Rocky Hill project at this upcoming meeting, then break it down by neighborhood at future meetings.

Adjourn:



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Nipun Jain motioned to adjourn at 10:40 am. Seconded by Chief Serino. The motion passed unanimously.