



AMESBURY PLANNING BOARD

PRE-APPLICATION CONFERENCE

Property Address: 2-4 Elmwood Street

Map 41 Lot 179

Current Owner: Matias Capital, LLC c/o

Applicant, if different from Owner: Scott M. Brown Architects

Owner's/Applicant's Address: 48 Market Street

Newburyport, MA 01950

Mailing Address (if different from above) _____

Email Address: scott@scottbrownarchitect.com Telephone: 978-465-3535

Project/Permit Details:

Are there any prior approvals/permits for this site?

Type of Permit Issued (Check all that apply)

☐ Subdivision ☐ Special Permit ☐ Site Plan ☐ Other

Permit Granting Authority: _____

Date Permit Issued (Decision Date): _____

Recording Information (Provide Book & Page as recorded at the Registry of Deeds)

a. Decision _____

List all other permits required for the project: _____

Zoning Requirements and Dimensional Controls

	Minimum Requirements	Existing	Proposed
Lot Area	8,000 sq.ft.	13,068 sq.ft.	8,043 sq.ft./5,024 sq.ft.
Frontage	80 ft.	132 ft.	81.25 ft. / 50.75 ft.
Setback (Front)	25 ft.	+/- 9.3 ft.	+/-9.3 ft. / +/-10.0 ft.
Setback (side)	15 ft.	+/- 10.8 ft.	+/-10.8 ft. / +/- 6.8 ft.
Setback (Rear)	30 ft.	+/- 40.4 ft.	+/-40.4 ft. / +/- 46.8 ft.
Building Height	35 ft.	24.0 ft.	24.0 ft. / 27.0 ft.
Lot Coverage Area	30%	17.8%	27% / 24.3%
Open Space	50%	65.4%	54.7% / 62.1%
Parking Spaces	4	4+	4+ / 2+

Project Description

Describe the proposed uses and other salient features of the Project. The narrative should be sufficiently descriptive to provide a good understanding of the site layout, access, utility capacity and needs, parking and traffic assessment.

The existing historical structure will remain a two-family. The proposed new home built to the right will be a single-family. Both structures will have new single-car garages with new driveway locations. See Narrative for additional information.

(Note: Use additional sheets, as needed)

Describe existing site conditions, including any existing uses, site constraints and environmental resources present on the property.

See existing conditions as prepared by GA Consultants, Inc.

What preliminary engineering and permitting design work has been completed to date, e.g. soil testing, traffic counts, availability of utility capacity, etc?

Existing conditions site survey has been completed.

What are some of the keys aspects of the project, project review or next steps you would like to discuss with the Board?

We seek a Historical Preservation Special Permit (HPSP) in order to divide the existing lot and add a second structure.

Supporting Documents:

Section XI.C of the Amesbury Zoning Bylaw lists the documents to be included in the formal Site Plan application. Further, it describes the performance and designs standards required to be met when the final application is filed with the Board. Although not required, indicate below if you will be submitting with the pre-application conference request, any of the preliminary documents/information associated with Section XI.C

Existing Conditions Plan

Overall Site Plan

Parking layout and access Plan

Grading Plan

Preliminary Building Design

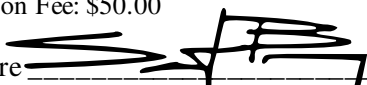
Preliminary Traffic Study

Environmental management plan

The project may require other permits and compliance with other sections of the Amesbury Zoning Bylaw (AZB). You are encouraged to review the pertinent sections of the AZB applicable to the project and discuss with the Board at this pre-application conference. Provide necessary supporting information as it pertains to those sections for consideration with this request.

Application Fee: \$50.00

Signature



Name/Title Scott Brown, Architect

Date: 1-19-26