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*Approved 8/7/2025*

Amesbury Historical Commission  
Town Hall • Friend Street  
Amesbury, MA 01913

Amesbury Historical Commission (AHC) Meeting Minutes

Meeting Date: July 10, 2025

Location: Cultural Center, 37 Millyard, Gallery Unit, Amesbury, MA

Commissioners & Staff Present: Joe Finn, Chair, Chris Akelian, Dick Joltes, Steve Klomps, Christopher Lane, Malcolm Rutter (arrived at 7:06), and Meghan Fahey (liaison)

Meeting called to order at 7:02 PM.

Joe called for a review of the minutes for the May 1, 2025 meeting submitted by Malcolm Rutter. Steve mentioned he had several questions/comments regarding the minutes but Malcolm was not then in attendance. Steve motioned the review of the minutes be tabled until the next meeting, seconded by Dick. Passed 5 to 0.

Agenda Items:

1. Historic Preservation Special Permit (HPSP) preliminary hearing for 45 Main Street Fuller Building – in attendance were Mike Dumaresq & Anthony Finocchiaro, owners, and Paul Gagliardi, attorney representing the owners. Mike Dumaresq gave a presentation showing present conditions and historical photographs and information relating to the property, followed by photographs, plans and elevations for their proposed project which were discussed in detail. They are proposing to restore the structure with some exterior modifications. The most significant modification consists of raising the flat roof on the rear addition by four feet to provide a second commercial space on Friend Street.

On concluding the presentation, the owners stated they were looking for input from AHC and support for the project to the Planning Board. Discussion ensued. Historic eligibility for this project under HPSP is not a concern as the Fuller Building is included in Amesbury's inventory of historic resources, MACRIS Form B AME.11.

Discussion ensued regarding the Historic Preservation Special Permit process and the Planning Board. AHC cannot make a formal determination of historical eligibility for the project at this stage. The owners also expressed that they plan to submit applications for Massachusetts Historical Commission funding and for Federal rehab tax credits, both of which require letters of support from AHC.

Malcolm motioned to draft an initial letter of support for the project to the Planning Board, seconded by Dick. The motion passed 6 to 0. Meghan will draft input from this meeting for Joe to review and approve.

2. HPSP preliminary hearing for 1-9 Oakland Street Carriage Hill Lofts – in attendance were Jeff Roelofs, attorney for the applicant, Michael Gorman, developer, Stephano Basso, architect with SV Design, and Kenny Sweet, a member of the design team. Jeff Roelofs stated that they are in the pre-approval process with the Planning Board and have been meeting with Design Review. After tonight's presentation they are looking for a letter of support for the project from AHC to the Planning Board to begin the Historic Preservation Special Permit (HPSP) process. Stephano Basso began the presentation with a brief history of Carriage Hill, referencing the fire of 1888 and subsequent reconstruction including the principal buildings in this project (the L shaped Clark building on Oakland Street and the connected Hollander building at the corner of Oakland and Chestnut Streets). There followed numerous slides of aerial views and maps of the site, photographs of existing exterior and interior conditions of the Clark and Hollander buildings, as well as historical photographs of the buildings. A Project Overview slide was presented outlining 124 total apartments (including 7 live-work studios and a mix of 117 studio, 1 and 2 bedroom apartments) and 3 commercial tenant spaces, with a total of 155 parking spaces (25 surface spaces and 130 garage spaces).

A hard copy project plan, consisting of proposed plans and elevations, was distributed to AHC members for review and comment. The proposed project calls for restoration of the existing Clark and Hollander buildings with some modifications and new construction of a six story building to the west of the existing buildings on the old railroad right-of-way (connecting to the Clark building at the south end). Discussion ensued. The Developer stated that they are still working with Design Review on certain parts of the project. Christopher stated he is willing to sit in on future Design Review meetings to help facilitate resolution of design issues.

Joe noted that the designation of the historic eligibility of the project for the HPSP will need to be determined at a later date, but he is not concerned since the buildings are included in the Survey of Historic Resources in Amesbury on MACRIS Form B AME.486 Carriage Hill Complex.

Malcolm motioned for AHC to draft an initial letter of support of the 1-9 Oakland Street Carriage Hill Lofts Project to the Planning Board so that the HPSP process can begin, seconded by Christopher. Passed 6-0. Meghan will draft input from this meeting for Joe to review and approve.

3. 276 Main Street Project Update - AHC recommendations to ZBA – Updated material regarding the 40B development project at 276-280 Main Street was electronically sent to AHC members prior to this meeting for review and comment. The applicants have reduced the scope of the project. No alterations to the historic main brick structure are currently part of the application.

Christopher stated he has issues regarding the proposed design of the four new duplex cottages, in that they do not relate to neighboring structures. He also noted there are design discrepancies/contradictions in the renderings provided. It was suggested that some of the discrepancies result from comments from Design Review. Christopher volunteered to write up his comments and provide them to Meghan by Monday. Meghan will compile the comments and communicate them to all AHC members for comment (do not 'reply all' to Meghan with comments made). Meghan will then review the feedback with Joe for a letter to the ZBA.

Discussion ensued regarding AHC representation on Design Review. Meghan will discuss this further with Nick Cracknell. In the meantime, Christopher volunteered to attend Design Review meetings informally until more formal direction is determined.

4. & 5. Meghan noted that these two Agenda items can be tabled to the next meeting as the present meeting is running long. Malcolm motioned to table Agenda item 4: Workflow and deadlines for AHC meetings, and item 5: Revisions to definition of "Demolition" in Article 40 of the Demolition Delay Bylaw, to the next meeting, seconded by Christopher. The motion passed 6-0.

Malcolm then motioned to adjourn, seconded by Christopher. Passed 6 to 0. The meeting was adjourned at 9:12 PM.

Respectively submitted,  
Steve Klomps