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

Amesbury Historical Commission (AHC) Meeting Minutes

Meeting Date: Nov. 6, 2025

Location: Costello Transportation Center, 68 Elm Street, Amesbury, MA

Commissioners & Staff Present: Joe Finn, Chair, Chris Akelian, Dick Joltes, Steve Klomps, Christopher Lane, and Meghan Fahey (liaison)

Also in attendance: Nick Cracknel, Paul Gagliardi representing 45 Main Street

Meeting called to order at 7:05 PM.

Joe called for a review of the minutes for the October 2, 2025 meeting submitted by Christopher Lane. Joe noted two minor corrections. Chris motioned to accept the minutes as amended, seconded by Dick. The motion passed 5 to 0.

Agenda Items:

1. 45 Main Street Preservation Restriction. Joe noted that 45 Main Street is included in the MACRIS Survey, so it qualifies for historical eligibility. The draft preservation restriction for 45 Main Street had been distributed to commissioners prior to the meeting for review. Steve noted a correction to the property land description on page one, and Paul Gagliardi agreed to make the correction. Steve also mentioned a change in the Main Street façade second floor windows from what had been presented to AHC previously. Joe noted that this change was presented and discussed at the previous meeting of the Planning Board. The change does not adversely affect the historical integrity of the building. Dick motioned to approve the preservation restriction as submitted, with the one correction noted, seconded by Chris. The motion passed 5 to 0.
2. 230 Main Street Update. Nick Cracknell presented panels showing site plan and elevations of the project as recently submitted by the developer. These will be presented to Design Review at their next meeting (on November 16). Nick stated that the plans still need work but that they are moving in the right direction. He and the City Planner will provide their comments to the developer before the Planning Board Meeting. The developer's plan is to demolish everything on the site except the historic Bagley House at 230 Main Street, which will be restored as a multi-family with the addition of a carriage house for additional units under the Historic Preservation Special Permit (HPSP) process. Nick thinks the developer is considering having the Bagley House portion of the project completed by someone else. Three new buildings are planned for the rest of the site, fronting Route 110 with parking behind. Nick noted that parking is a

restricting consideration regarding the size of the buildings and the number of units proposed. The proposed west building is a three story "Federal" style L shaped structure, the middle building is a three story Victorian "Italianate" style (based on the Ordway School in Amesbury) in a dumbbell plan, and the east building is a 2 ½ story structure with a mansard roof. The buildings will be all residential, with a mix of town house units and smaller flats. Joe asked if the development would be rental units or condos. Nick replied that the developer has told him that it is a rental project. Nick stated that they are likely looking at a Spring/Early Summer 2026 start date. The City is looking to continue working with the developer to refine the building designs and site layout. They would like to widen the sidewalks, reduce the overall number of units (slightly reducing the size of the new buildings), remove some parking spaces and increase open space for residents.

3. 27 Kimball Road Project. Nick discussed a proposed project on a 9 ½ acre parcel at 27 Kimball Road. It has been submitted to the State Housing authority as a 40B tiny home development of about 80 units spaced close together. There is a house currently on the property that may come before AHC for demolition review. Nick stated that there will be a site walk of the project on November 12 at 11 am, and he encouraged AHC members to attend if possible.
4. Discussion regarding Accessory Dwelling Unit (ADU) ordinance. Nick stated that because of recently submitted development proposals, the City has learned that the State regulations, as passed, allow ADU development for multi-family properties in "residential" zoning. The City of Amesbury had thought that ADU development applied only to single family homes. Nick advised some ADU proposals may be steered towards a HPSP development option, which would allow better "new" structures (not subject to size restrictions but subject to design review) and better updates to original houses.
5. Joe stated that he would like all commissioners to review the full text of the current Demolition Delay Bylaw for discussion at the December meeting. The purpose is to see if any additional changes to the Bylaw (such as changing from a 75 to a 100 year review cut-off) should be made at the same time as amending the definition of demolition.
6. As a future discussion topic, Chris asked if before the next annual report, AHC could draft something more descriptive than has been done in the past. Chris agreed to draft an example for consideration.

Dick motioned to adjourn, seconded by Christopher. The motion was passed 5 to 0. The meeting was adjourned at 8:07 PM.

Respectively submitted,
Steve Klomps