



April 28, 2025

Nipun Jain  
Planning Director  
City of Amesbury  
62 Friend Street  
Amesbury, MA 01913

Site Plan & Special Permit Application  
CDCI File #: 25-10704  
201 Elm Street & 6 Monroe Street  
Amesbury, MA 01913

**Civil Design Consultants, Inc. (CDCI)** is pleased to submit the attached revised plans and supplemental documentation for the proposed redevelopment located at 201 Elm Street and 6 Monroe Street in Amesbury on behalf of River's Edge Development, LLC. The enclosed materials have been revised in response to feedback received from the City Departments and from the March 24, 2025, Planning Board hearing.

The enclosed submission includes the following items for your review:

- Waiver Request Letter, dated April 28, 2025.
- Site Development Plans, prepared by Civil Design Consultants, Inc, dated February 24, 2025, with revisions through April 18, 2025.
- Architectural Plans, prepared by Savoie Nolan Architects, LLC, dated April 28, 2025.
- Perspective Sketches, prepared by Savoie Nolan Architects, LLC, dated April 28, 2025.
- Landscape Plan, prepared by Savoie Nolan Architects, LLC, dated April 28, 2025.
- Drainage Report prepared by Civil Design Consultants dated April 22, 2025.

As you may recall, the public hearing for this project was held on March 24<sup>th</sup>, 2025. At that time, the revised layout plan presented during the meeting had not yet been formally submitted. Since the hearing, the project team has incorporated additional changes to address the Board's comments and improve the overall site design.

The main changes to the plans compared to the original plans (dated February 24, 2025) include the following:

- Subdivision revised from two lots to three:
  - o Proposed Lot 1 contains the existing historic dwelling
  - o Proposed Lot 2 contains the proposed two-family dwelling
  - o Proposed Lot 3 contains the proposed single-family dwelling
- Separate driveways are now proposed for each dwelling structure (previously shared between the historic and two-family dwelling).
- Addition of a detached two-car garage on Lot 1.
- Updated driveway layouts to provide on-site vehicle turnaround areas for each lot.
- Expanded the subsurface infiltration system on Lot 1 to capture roof runoff from the historic dwelling.
- Designated snow storage areas added to Sheet C-3.

- A Drainage Report has been provided demonstrating that post-development runoff peak flows do not exceed pre-development flows.

We appreciate your time and consideration of these revisions and look forward to discussing the project in further detail at the next Planning Board hearing. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

**CIVIL DESIGN CONSULTANTS, INC.**

A handwritten signature in purple ink, reading "M. Cousens". The signature is fluid and cursive, with a large initial "M" and a stylized "Cousens".

Meera A. Cousens  
Project Manager