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CITY OF AMESBURY, MA

PLANNING BOARD DECISION

Property Ownership: **Eagles Crossing, LLC
231 Sutton Street Suite 1B
North Andover, MA 01845**

Applicant: **Eagles Crossing, LLC,
C/o Alexander Loth, Project Manager**

Application Type: **SITE PLAN REVIEW**

Project: **Eagles Crossing –
Smart Growth Multifamily Residential Development**

Location: **Clarks Road, Amesbury, MA 01913**

Date: **January 29, 2026**

A. GENERAL

On or about September 30, 2025 the Planning Board of Amesbury (the “Board”) received Site Plan application for proposed “**Eagles Crossing**” 2-3 Family and Multi-Family housing development (“Project”) at 27.5 and 29 Clarks Road Amesbury MA. The application was submitted along with a Site Plan (the “Plan”) drawn by The Morin Cameron Group Inc., Danvers MA dated September 29, 2025 and last revised on December 17, 2025. The application and supporting documents were submitted by Alexander Loth, Project Manager on behalf of **Eagles Crossing LLC**, (the “**Applicant**”).

The Board also received supplemental information for review with the application, including plans and documents pertaining to stormwater and drainage, erosion control, water and sewer, building design drawings and landscaping plans. Some of these documents are attached as Exhibits:

1. **Site Plan Set** - Site Development Plans for a Multi-Family Development Located at 27.5 & 29 Clarks Road, prepared by The Morin-Cameron Group, Inc. on 9/29/2025 and last revised on 12/17/2025.
2. **Landscape Plan Set** - 29 Clarks Road Landscape Materials Plan and List, prepared by Halvorson Tighe & Bond, dated 9/22/2025 and revised on 11/14/2025.
3. **Architectural Plans** - 27.5 & 29 Clarks Road- Planning Board Arch Set. Prepared by HDS Architecture, last revised on 1/27/2026.
4. **Stormwater Management Report**: Technical Report for the Multi-Family Residential Development located at 27.5 & 29 Clarks Road, prepared by The Morin-Cameron Group, Inc., dated 10/20/2025 (only drainage report narrative and O&M Plan sections).
5. **Open Space and Trail Plan**, prepared by The Morin-Cameron Group, Inc. on 9/29/2025 and last revised on 12/17/2025.
6. **Traffic Impact Assessment** -(TIA) prepared by VAI, Inc., dated October 2025; Pages 1-3
7. **Environmental Impact Report** for 27.5 and 29 Clarks Road, prepared by LEC Environmental Consultants, Inc. dated 1/5/2026.

Public Hearing

The Board held the initial public hearing on the Site Plan application referenced herein on November 3, 2025. The public hearing for the application was closed on 01/29/2026 and a decision was rendered on 1/29/2026.

This is the Final Action of the Board (“Decision”) on the application for Site Plan under Section XI.Q.

B. FINDINGS: General Findings XI.Q

1. **Application received by Board** – The Applicant has made a Site Plan Review application for Plan Approval pursuant to the provisions of Section XI.Q of the Amesbury Zoning Ordinance. The Property is predominantly located in the East End Smart Growth Overlay Zoning District (EE-SGOD), as established in the City and fully described in Section XI.Q.
2. **Project Site and Permits required under Amesbury Zoning Ordinance:** The Project is proposed on an 11 acre +/- acre property currently owned by Eagles Crossing LLC. The subject property (“Property”) is located in the East End Smart Growth Overlay District and identified as Map 80, Lots 21 and 22 on the City’s Assessor’s Map. The Project requires approval under Section XI.Q of the Amesbury Zoning Ordinance.
3. **Existing Conditions and Project Description:** The property is currently improved by two single family homes, associated appurtenant structures and driveways, all located on approximately 4 of the 11 acres, the rest being wooded land. The Applicant provided a Project Narrative that describes the existing conditions and project description. The same narrative (pages 1-3) is attached as Exhibit 8.
4. **Proposed Conditions:** Development of three buildings along with associated improvements and amenities (Exhibits 1 – 3).
5. **Proposed Use:** The Project, as proposed by the Applicant, will consist of 152 residential units on the Property in three (3) multifamily residential structures, with the following mix of bedrooms:

Studio units	41
One bedroom units:	62
Two bedroom units:	37
Three bedroom units:	<u>12</u>
Total Units:	152
6. **Site Layout, Grading and Building Location:** The proposed site plan is in substantial compliance with the conceptual layout envisioned for the SG-EEOD. The details are described in the project narrative in Exhibit 1-3.

7. **Stormwater Management:** Any updates or revisions to the drainage and stormwater plans shall be reviewed along with Final Plans to confirm continued compliance with the performance standards.
8. **Utilities:** The proposed project will be serviced by existing City utilities located in Clarks Road. Existing utility connections servicing the existing dwellings will be abandoned, cut and capped at the mains. New sewer, electric, telecommunications, gas and water services will be installed for the project. All new electric and telecommunication services will be underground. Final sizing and locations will be coordinated and confirmed with the City Public Works and individual utility providers. All off-site improvements to public infrastructure shall be subject to approval by DPW prior to installation for conformance with City guidelines.
9. **Environmental Resource Protection:** The Applicant has filed a Notice of Intent application as required under Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, 310 CMR 10.00. The Amesbury Conservation Commission (ACC) has not yet adjudicated on the requested application. The Board finds that compliance with applicable local and state environmental regulations will be a condition of approval. Further, the Board finds that any changes to the Project or modifications to the Site Plan that are required by the Order of Conditions from ACC would need to be submitted to the Board to determine substantial compliance with this Decision.
10. **Architectural Design:** Architectural elevation drawings and plans were reviewed by the Board. The Board will review final architectural drawings to determine continued compliance with building design standards under Section XI.Q.10 before commencement of any construction related activity.
11. **Landscape Plan:** A landscaping plan has been submitted to the Board that generally satisfies the submission requirement.

12. **Application and supporting documents:** The following documents have not been submitted, and the Applicant requests these items be incorporated as condition of approval to be submitted prior to building permit application or as further outlined in this Decision. The Board finds that where reasonable, the adequacy and timing of these materials could be deferred for subsequent review and approval by the Board and will be referred herein as conditions of approval.
- a) Retaining wall structural and geotechnical design
 - b) ANR Plan
 - c) Affordable Housing Requirements under Section XI.Q.6
 - d) Future Open Space and Conservation Areas: Compliance with Section XI.Q.10.5
 - e) Deeds, Easements, Agreements and other Legal Documents in compliance with Section XI.Q.10e
 - f) Location, quantity and unit size of units accessible to the disabled
 - g) Utility capacity and conformance with Planned Infrastructure Report and Capital Improvement Plan (to be prepared and coordinated with the Department of Public Works)
 - h) Soils Report
13. **Technical and Supplemental Document Review:** The Board's engineering peer review report dated 12/29/2025 identified items that need to be verified or additional details that will need to be incorporated in construction drawings to be deemed satisfactory and in compliance with Section XI.Q.10.5. Additionally, the Applicant requested submission of these documents to be deferred for review by the Board to subsequent construction phases. The Board finds that where reasonable, the adequacy and timing of these materials could be deferred for subsequent review by the Board and will be referred herein as conditions of approval.
14. **Affordable Documents:** The Applicant requested waiver from the submission of an Affordable Housing Restriction and Marketing Plan. The Board did not receive sufficient information to make a determination of full compliance with the provisions of Section XI.Q.6 and will need to review these documents prior to issuance of a building permit.

Based on the findings noted above, the Board determines that special conditions are required before the Project would meet the relevant permit criteria as well as any and all Development and Performance Standards of the Amesbury Zoning Ordinance (the “Bylaw”).

C. WAIVERS

The Applicant provided the Board with a list of waivers sought from the specific provisions of Amesbury's Subdivision Rules and Regulations and the Zoning Ordinance. The Board has endeavored to grant waivers from those rules and regulations, only to the extent necessary, where the waivers are consistent with the purpose and intent of the regulations and would not threaten public health, safety or welfare and to minimize harm and disruption to the locus and real property abutting the locus. In the event that further waivers are required, the Applicant shall submit a written request for such waiver(s) to the Board and the Board may grant or deny such additional waivers in accordance with applicable rules and regulations in effect at that time. The following waivers are granted to the extent necessary to construct the approved plan as submitted and revised:

TABLE 1:

Requirement	Requested Waiver	Decision of the Board
Zoning Bylaw Section XI.Q		
5.2.1	to allow amenities related to both the 2-3 Family buildings and the Multi-Family building to be located in the 2-3 Family zone.	Granted to the extent as shown on the approved site plan and any changes to these amenities being subject to review and approval by the board
5.2.2.a	To build one building containing 146 units, where "no more than forty-eight (48) units per building" are allowed, "provided that the minimum allowable as-of-right density requirements for residential use	Granted to the extent as shown on the approved site plan and as per building designs approved by this Decision
7.2.1	To build two three family buildings each 10' from the front property line, where 20' is required	Granted to the extent as shown on the approved site plan and as per building designs approved by this Decision
10.5.b.1	To allow 1.33 parking spaces per unit where 1.75 spaces are required	Granted to the extent as shown on the approved site plan and as approved by this Decision
10.5.b.4.d	To allow 16 compact parking spaces.	Granted to the extent as shown on the approved site plan
10.5.c.1	To provide a 10' buffer strip along Clarks Road where 20' is required	Granted to the extent as shown on the approved site plan and as per landscape plan approved by this Decision

10.5.c.2	To allow retaining walls greater than six feet in height.	Granted to the extent as shown on the approved site plan and as required by conditions of approval in this Decision
10.5.c.3	To allow for stockade fencing and chain link fencing in selected areas	Granted to the extent as shown on the approved site plan and as required by conditions of approval in this Decision
10.5.0	To construct a building which “cast(s) a shadow on any residential structure in existence at the time of Preliminary Plan Submission between 9am and 3pm from February 21 to October 21.”	Granted to the extent as shown on the approved site plan and as per building designs approved by this Decision

D. APPROVAL OF THE SITE PLAN AND CONDITIONS THERETO

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Ordinance, and after full consideration of the evidence presented, and upon the findings made in Section B of this Decision, the Board granted a conditional Plan Approval as hereinafter set forth for **Eagle Crossing**, a proposed 152 unit residential development consisting of three buildings (“**Project**”) at 27.5 and 29 Clarks Road in Amesbury MA as shown on the approved Plan. Said Plan Approval is granted to the Applicant for the Premises described in the Application, further upon the conditions that follow:

I. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS:

The Project and all construction, utilities, roads, drainage, earth removal and filling and all related appurtenances with respect to the Project, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the Project as approved by the Board. Final action on all other permits shall be submitted to the Board for record prior to start of any construction activity on the site. The Board notes that the following are some of the permits that may be needed for this Project prior to start of any construction activity:

1. Massachusetts Endangered Species Act, G. L. c. 131, § 23, 321 CMR 10.00.
2. Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, 310 CMR 10.00, and the Amesbury Wetlands Ordinance and Regulations;
3. Massachusetts Department of Environmental Protection with respect to wastewater disposal, storm water disposal, resource protection, and water supply;
4. Environmental Notification Form or Notice of Project Change with Executive Office of Environmental Affairs under the Massachusetts Environmental Policy Act (G. L. c. 30, § 61-62H);
5. Commonwealth of Massachusetts Department of Transportation;
6. Commonwealth of Massachusetts State Sanitary Code.

7. U.S. Army Corps of Engineers, Section 404 of the Clean Water Act and, as applicable, Section 404(b)(1) guidelines that are established by the U.S. EPA;
8. NPDES Notice of Intent addressing NPDES Storm Water Pollution Prevention Plan, erosion control plan and stormwater management systems operations and maintenance plan under 310 CMR 10.00;
9. Massachusetts Public Shade Tree Act (G. L. c. 87);
10. Massachusetts Scenic Roads Act as adopted by the City of Amesbury, G. L. c. 40, §15c.
11. Massachusetts Historical Commission.

II. GENERAL AND IN PERPETUITY CONDITONS

The Permit for the Project is granted subject to the following General Conditions:

1. **Allowed Use:** This Decision allows three (3) residential structures in the locations shown on the approved Plan. The Project shall be limited to one hundred fifty-two (152) dwelling units, each of which shall be rental dwelling units as shown on the Plans. All dwelling units shall be used, and offered, for rental purposes only except as described herein. No dwelling unit shall at any time be made available for sale without the approval of the Board. The Project shall provide no less than 203 parking spaces, both surface and garage spaces combined as shown on the Plans.
2. **Wetlands/Riverfront Construction Activity & Approvals:** This approval is contingent upon the issuance of an Order of Conditions by the Amesbury Conservation Commission ("Commission") and its continuous validity until all improvements are complete per the Final Plans. The Decision of the Commission and all the conditions stated therein shall be included in this Decision by reference. In order to effectively coordinate and integrate the required observation and inspection reports for this project, the Board recognizes that the Plan(s) shown under the Notice of Intent Application (as revised) and the Order of Conditions, issued by the Commission, shall also be carried out to the satisfaction of the Commission or its agents. Also,
 - a. Except as waived by a decision of the Commission, the construction of this project shall comply with the Amesbury Wetlands Ordinance and Amesbury Conservation

Commission Regulations in effect at the time any building permit is sought for the project or for any jurisdiction for roadway-associated construction, and with all rules, regulations, filing and permit requirements and certifications of the Commission with respect to natural resource protection, construction of storm water management structures within the Buffer zone and their disposal, construction of other structures including retaining walls within the Buffer Zone, and wastewater disposal;

- b. Any request for an amendment to the Order of Conditions, including but not limited to the special conditions therein and Site Plans, made by the Applicant to the Commission (or to Massachusetts Department of Environmental Protection (Mass DEP), upon appeal) shall be simultaneously provided to the Board. The proposed work shall comply with the “Order of Conditions” issued by the Commission upon the said premises;
 - c. The Order of Conditions from the Commission shall be carried out to the satisfaction of the Commission. Any violation of the Order of Conditions issued by the Commission shall be deemed to be a violation of this Approval, with all remedies to the City of Amesbury or the Board as provided by law.
3. **Project Plans:** The Project shall be constructed in substantial conformance with the following plans submitted to the Board (hereinafter collectively referred to as the “Plans”):
- a. **Site Plans** - Site Development Plans for a Multi-Family Development Located at 27.5 & 29 Clarks Road, prepared by The Morin-Cameron Group, Inc. on 9/29/2025 and last revised on 12/17/2025.
 - b. **Architectural Plans** - 27.5 & 29 Clarks Road- Planning Board Arch Set. Prepared by HDS Architecture, last revised on 1/27/2026.
 - c. Traffic Impact Assessment (TIA) prepared by VAI, Inc., dated October 2025
4. **Project Affordable Housing Requirements:** This Permit shall satisfy the following:
- a. This Permit is conditional upon the final approval of an Affordable Housing Restriction. The Project shall be subject to the provisions of Section XI.Q.6. All documents required per Section XI.Q.6 shall be subject to review and approval by

the Board or its legal counsel and agents. The Affordable Housing Restriction shall be subject to review and approval by the Board and its legal counsel as to form and consistency with this Decision, said approval not to be unreasonably withheld;

- b. Not less than twenty (20%) percent of the total number of dwelling units approved, i.e., no fewer than thirty (30) units (the “Affordable Units”), shall be reserved for rental to households earning no more than eighty percent (80%) of the area median household income of the Boston MSA as published by the Executive Office of Housing and Livable Communities (EOHLC), as revised.
 - c. The affordable units shall be evenly distributed among the unit types and in their locations within the buildings and locus and shall be indistinguishable in architectural style, interior finish materials, and exterior appearance from market units. If the Project is phased, approximately 20% of the units in each phase will be Affordable Units; and
 - d. Each affordable unit shall be rented pursuant to a restriction ensuring that only income-qualified tenants are occupying the dwelling unit. An affordable housing restriction, enforceable by the City of Amesbury, requiring that the affordable units remain affordable in perpetuity and in a form approved by counsel for the City and EOHLC, shall be recorded senior to any liens on any land or dwelling unit within the limits of the Project to protect the requirement for the affordable units in the event of any foreclosure, bankruptcy, refinancing or sale.
5. The Project, and all construction, dwelling units, utilities, roads, drainage, earth removal or relocation of structures and all related appurtenances with respect to the Project, shall comply with all applicable state and federal regulations. The Applicant shall promptly provide the Board with copies of all permitting requests directed to any applicable state or federal agency and of all approvals or disapprovals received from any such agency.

6. **Applicable Regulations:** Except as waived by this Decision:

- a. The development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures and other appurtenances, shall comply with the Amesbury Zoning Ordinance in effect at the time of this Decision and Permit.
- b. The development of this Project, to the extent applicable, including the construction of all dwelling units, utilities, roads, drainage structures, and other appurtenances, shall comply with the Amesbury Subdivision Rules and Regulations in effect at the time of this Decision and Permit.
- c. The development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures, and other appurtenances with respect to natural resource protection, construction of storm water management structures within the Buffer zone and their disposal, construction of other structures including retaining walls within the Buffer Zone, and wastewater disposal systems, shall comply with the requirements of the Order of Conditions and the Amesbury Wetlands By-Law in effect at the time of this Decision and Permit, except as waived by the Commission
- d. The development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures, and other appurtenances, shall comply with the Amesbury Board of Health Rules and Regulations in effect at the time of this Decision and Permit.

7. **Inspections** - The Board shall require the inspection of drainage, stormwater management structures, roadway, parking and other site improvements periodically at specific milestones during the construction phase to ensure that the work is carried out in accordance with the Final Plans and to ensure that all improvements are in compliance with the conditions stated in this Decision. The Board shall require the establishment of a construction observation account and the Applicant shall provide the funds necessary for inspection by the Board's consultant prior to start of any construction activity. To the extent feasible, the Board will coordinate with the Commission to retain the same consulting group for construction observations;

8. **Final Release of the Performance Bond** - The request for final release of funds shall be submitted along with a report from the Board's construction observation consultant indicating that all work has been completed as per the Board's Decision and as shown on the Final Plans. Partial releases shall be allowed in amounts not less than fifty percent (50%) of the total initial surety bond amount held by the Board only after completion of all on and off-site improvements, except interior fit-out of units, as shown on the Final Plan. Final release of performance bond shall be made when all the following conditions have been met;
- a) Memo from DPW that all off-site infrastructure improvements have been completed to the satisfaction of the City;
 - b) All City Department and the Board's inspectional engineer have recommended release of bond funds;
 - c) A copy of the Final Certificate of Compliance (CoC) from the Commission has been provided to the Board along with a final As-Built plan;
 - d) Upon completion of all off-site improvements and stormwater management system, submission of an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer (P.E.), indicating that construction complies with the approved site plans and conditions of approval, including drainage and utility plans; and
 - e) All landscaping plant materials (trees, shrubs, etc) have survived two (2) growing seasons and dead plant materials have been replaced as per Final Plans;
9. **Release of the Sedimentation and Erosion Control Bond:** Prior to release of any portion of the Sedimentation and Erosion Control bond, the Board shall verify with its construction observation Consultant and the Commission that the soils and slopes have stabilized and that there is evidence of healthy mature grass growing on slopes and lawns, and that all planting materials have survived two (2) growing season. Additionally, the Applicant shall request the Board's consulting engineer to verify that all work associated with the mitigation plan approved by the ACC has been complied on site to the satisfaction of the Commission.
10. **Post Construction Stormwater Maintenance:** There are several storm water management structures that need to function properly during construction and post construction phases. The operator of the stormwater management system shall submit monitoring and

maintenance logs and reports for a period of two (2) years after issuance of Certificate of Compliance (CoC) from the Commission. The submission of these reports shall be made as per schedule identified in the final OM plan or at a minimum of two times (except between September and May) in any twelve month period. The reports shall be submitted to the Board and the Commission within 10 days of the issuance of the inspection report by the operator or their agents;

11. **Police Detail** - The Applicant shall, if needed, pay for any police details along Clarks Road for truck traffic and other activities associated with construction on the site and off-site improvements that require detours or re-direction of traffic for public safety;
12. **Certificate of Occupancy Permits**: Temporary occupancy permits for partially completed buildings may be issued at the discretion of the Building Inspector and Fire Department, approval for which shall not be unreasonably withheld. The Fire Department will not accept requests for the occupancy permit until all required fire prevention and detection systems are installed and operating, carbon monoxide detectors are installed and operating, street signs and house numbers are in place and all required inspections have been completed by the Amesbury Building Inspections and Fire Departments.
13. **Maintenance of driveways, utilities and infrastructure** – The Applicant or his successor shall assume responsibility to maintain and repair the dwelling units and all common areas and associated on site infrastructure, including the stormwater management system, landscaping, ways, and other improvements within the Property. The City of Amesbury or its agents shall never have any legal or financial responsibility for operation or maintenance of driveways, parking areas, storm water management systems, snow plowing, landscaping, trash disposal or pick up, site lighting or other illumination, or other street infrastructure (excluding the sidewalks to be constructed and/or reconstructed by Applicant within the public right of way, the connection to the water system, and the connection to the wastewater treatment system). This shall be noted in the Management documents as well as other legal documents associated with the project.

14. **Changes in Project Density or Design** - No further extension of the structures or change in the footprint or creation of any new dwelling units shall be allowed without further review and approval by the Board. Any substantive change to the site plan or any of these conditions of approval, including, but not limited to, the building location, driveway locations, landscaping plans, architectural design criteria and the approved building construction materials, site improvements or to any recorded legal documents shall only be allowed after review and approval by the Board. Request for substantive revisions to the Final Plans shall be made as required under conditions pertaining to Site Plan Modifications in this Decision.
15. **Final Building Design** – Prior to issuance of a building permits for the two 3-unit multifamily buildings located along the Clarks Road frontage, the final construction plans, and associated elevations for shall be modified and revised by making all windows double hung with a 6/6 grill pattern. The building exteriors shall be differentiated between the two buildings and shall use colors for those buildings from the historic color palette. Prior to the issuance of a building permit for either of these buildings, the Planning Director shall review the final plans and determine and document for substantial compliance with the revised architectural drawings submitted to the Board. If such building construction drawings are determined to not be in substantial compliance with the architectural drawings as approved, further review by the Board shall be required prior to issuance of a building permit.
16. **Pedestrian Trail and Boardwalk Design** – Subject to final approval from the Conservation Commission and prior to issuance of a Building Permit, the final pedestrian trail and boardwalk design shall be modified to include the installation of a landscape fabric under the proposed stone dust sections of the trail. The proposed mulch path from the southern end of the boardwalk to the adjacent property line of the City's conservation area in Point Shore development (approx. 300 feet) shall be replaced with stone dust path that is installed with a landscape fabric underlayment.
17. **Clarks Road Sidewalk Improvements** – Prior to the issuance of an occupancy permit for the 146 unit multi-family building, the Applicant, at their sole expense, shall replace approximately nine hundred (900) feet of sidewalk along the eastern side of Clarks Road

extending from the existing curb-cut at 37 Clarks Road to the existing utility pole located across from 20 Clarks Road. The replacement sidewalk shall conform to city design standards and have a minimum width of four (4) feet.

18. **Project Completion:** The Applicant shall complete construction, including but not limited to, all on-site and off-site improvements within three (3) years from the date this Permit becomes final, unless such time shall be extended in writing by the Board, such extension shall not to be unreasonably withheld.
19. **Supplemental Document Review:** Where this Decision provides for the submission of plans or other documents to the Board, the Board shall review and provide a written response as to whether such plans or other documents are consistent with this Decision within sixty (60) days of the Board's receipt of such plans or other documents. The approval of the Board for such plans or documents shall not be unreasonably withheld. The Board may designate an agent or agents to review and approve such plans or other documents.
20. **Peer Review Services:** The Applicant shall pay peer review and legal expenses incurred by the Board and the City in evaluating the legal documents, plans or engineering documents required to be submitted by this Decision. The legal services or peer review shall be limited to the review of the submitted plans or documents to ensure conformance with this Decision and applicable state and federal permit decisions. These expenses will be deducted from the special account established by the City Treasurer for the Applicant on behalf of the Planning Board. Prior to endorsement of final plans, the Applicant shall pay to the City, by certified check, \$15,200 as an advance deposit to cover at least a portion of these expenses. This estimated initial payment is based on 152 units at \$100 per unit. Applicant will pay any additional costs to the City as required; and if at any time the amount of the advance deposit is reduced below \$5,000, the Applicant, upon request, shall within five (5) business days pay to the City an amount sufficient to increase the amount of the deposit to \$5,000, and if the Applicant fails to pay such amount within such period all work on the project shall cease until such amount has been paid. Any excess remaining at the completion of the Project will be returned to Applicant.

21. **Inspection Services:** The Applicant shall pay inspection fees for inspections and testing during the construction of ways and installation of utilities and the stormwater management system in accordance with the inspection schedule set forth in the Amesbury Planning Board Subdivision Rules and Regulations Section 8.02 (A). The Board shall appoint a third party consulting engineer to conduct such inspections. Further, except for building inspection, the Applicant shall pay for inspection of all site improvements, on the Final Plan as recorded. Prior to the commencement of work by a particular consultant, the Applicant shall pay the estimated fees for the required work. No ground disturbance or clearing shall commence until all outstanding fees are paid and current.
22. **Earth Removal:** Nothing in this Decision permits the removal of sand or gravel from the locus as a sole commercial purpose or waives or modifies any local by-laws, rules, regulations or requirements with respect to the removal of sand or gravel from the locus as a sole commercial purpose not incidental to the development of the Project. The removal of sand and gravel necessary to construct the Project as shown on the Plans is allowed by this Decision.
23. **Indemnification:** The Applicant agrees that the City of Amesbury shall be free of any liability for any negligent acts or omissions by or of the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with relation to this Project. The Applicant, on behalf of itself and its successors and assigns, further agrees to indemnify and hold harmless the City of Amesbury, its employees and officials for any harm, damage, injury or loss caused by negligent acts or omissions of the Applicant, its employees, agents, subcontractors, beneficiaries or trustees with regard to the construction of this Project.
24. **As-built Plans:** To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal or state agency, the Applicant shall submit to the Board complete and detailed Progress "As-Built" Plans with its request for a Certificate of Occupancy for any of the structures approved in this Decision, for the extent of driveway, parking and associated infrastructure serving those dwellings for which certificates of occupancy are sought. Before release of the performance guarantee, the Applicant shall have

prepared and submitted Final As-Built Plans, which shall indicate the actual locations of street line; traveled way edges; path locations; permanent monuments; inverts and location of required utilities and drainage; location of all underground utilities; and all building locations. The accuracy of such Final As-Built Plans shall be certified by a Land Surveyor or a Professional Engineer, Registered in the Commonwealth of Massachusetts, retained by the Applicant. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the Director of Public Works.

25. **Fire Protection:** Normal water service pressure within the Project shall be a minimum thirty-five (35) psi under all conditions except fire flow. The Applicant shall confirm with the Amesbury Fire Department available service pressure under peak water demand and fire flow conditions to ensure that there is adequate and satisfactory firefighting infrastructure capacity for the Project.
26. **Water Distribution:** Water system design and construction shall meet the requirements, standards and regulations of the Massachusetts Department of Environmental Protection's Guidelines and Policies for Public Water Supplies and as reviewed by Amesbury Department of Public Works.
27. **Site Plan Modifications:** Substantive revisions to the Project or the Plans, such as relocation (except relocation within the building “envelopes” as proposed) or deletion of dwellings (except as specified in this Decision), substantial changes in unit architecture, style or materials, relocations of more than one property line, relocation of the right of way, emergency access, changes that impact the Performance Standards under Section XI.Q or other substantive changes from the approved Plans shall not be permitted without the written approval of the Board. Prior to making such changes, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan for determination of minor or major modification and approval by the Board. The Board shall, if it determines that any such changes constitute a major modification, require the applicant to submit a new application for modification to the approved Site Plan and hold a new public hearing for review of the requested modifications;

28. **Validity:** This permit is contingent upon the issuance of an Order of Conditions from the Amesbury Conservation Commission in compliance with the Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, and the Amesbury Wetlands Ordinance and Regulations or if said permit(s) is appealed, a subsequent issuance of a Superceding Order of Conditions from the Massachusetts Department of Environmental Protection (Mass DEP). This permit shall become final only upon the issuance of all other state and federal permits required to start any construction activity allowed per this permit. The Site Plan Approval shall expire upon the expiration of the final environmental permit, unless said permit(s) is extended by the permit granting authority.

II. PRIOR TO ENDORSEMENT OF PLANS

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Other Non-local Permits:** Final action on all other non-local permits, approvals, extensions, as necessary, shall be complete and authorize/allow the proposed activity and associated improvements as shown on the approved Plans. If modifications were made to the approved Plans by other Agencies, these modifications shall be clearly indicated on plans and described in detail for the Board's review and approval.

III. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY

The Applicant shall file with the Board for review and for consistency with this Decision any documents and shall have completed the following actions:

1. The Applicant shall have received all necessary permits/approvals and provide copies of all applicable permits and approvals from local, state and federal agencies, departments or commissions to the Board, including but not limited to, those listed under Section D.1 of this Decision, if applicable.

2. The Applicant shall submit to the Board for review and final acknowledgement of consistency with this Decision, final and detailed site development plans ("Final Plans") to the detail required for use as on-site construction drawings. All proposed driveway and utility construction; grading and appurtenant work shall be described in detail sufficient to readily enable peer review and construction. The Applicant shall file three (3) full-scale sets and four (4) half-scale sets with the Board. Once the Final Plans are approved by the Board, the Applicant shall provide copies of the Final Plans in, both paper and digital form to the Board, the Planning Department, and the Building Department. The Final Plans shall, at a minimum, include the following:
 - a. Final set of the Plans prepared by Registered P.E. and incorporating the conditions of this Decision and the conditions of relevant permits from applicable state or federal agencies;
 - b. Final and detailed landscaping plans prepared by a landscape architect registered in the Commonwealth of Massachusetts. Such plans shall include shade trees along streets, and shall specify the types, number, size and location of all proposed landscaping plants, trees and shrubs at the time of planting, the location and type of fence or other screening materials, plans and profiles of all planting and screening materials and details of any and all other proposed landscape materials. Such plans shall indicate the specific types of active/passive recreational equipment to be installed within recreational areas located on the approved plans. Slow release or organic nitrogen lawn fertilizers shall be used by the Applicant throughout the project to help limit the inputs of nitrogen to the groundwater.
 - c. A plan depicting the area subject to a Conservation Restriction as noted in Condition #5 below and walking trails. The open space and public access trails to the permanently protected open space shall be laid out as approved and connect with existing trails on adjoining conservation areas in the Point Shore development.

- d. A site-grading plan such that re-grading of the site shall not result in any finished slope exceeding 50 percent in cut and fill (2:1) as shown on the plans approved by the Board. Slope stabilization methods in addition to grass shall be utilized to the extent feasible. Design of the development shall preserve existing natural features to the maximum extent practical.
- e. A final and detailed Operation and Maintenance Plan for the storm water management system, as fully described in Condition #3 below.
- f. A plan showing final and detailed utilities plans including properly labeled drainage components and all site utilities including electric, gas, water supply lines, wastewater disposal connections and appurtenances and connections to the buildings indicating that all utilities servicing this Project shall be underground within the locus of the Project and to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code, whichever requirement is more detailed. Proposed underground gas, electric, cable, and telephone service, shall be shown in cross-section on the way; utilities plan and construction details shall be provided.
- g. A detailed plan showing open areas, limit of construction activity, edge of clearing, sedimentation and erosion controls, a soil stockpiling area, snow storage area and construction staging, refueling and storage area(s).
- h. A plan showing all local zoning lines for reference purposes.
- i. A plan showing all necessary easements.
- j. A plan showing the location and design (including materials to be used), construction details and associated drainage of all retaining walls to be used within the Project.

- k. A plan showing the location and types of all site lighting fixtures. Site and parking lot lighting shall be allowed on free-standing poles not exceeding eighteen (18) feet in height from finished grade and light from these poles provided with cut-off shields along the facade when abutting buildings, if necessary and as determined by the Applicant;
 - l. A plan showing the elevations of all proposed signs, including the entranceway sign. Only one (1) sign identifying the project shall be allowed on the site. The ground sign shall be located at the entrance from Clarks Road to not exceed the allowable square feet in area no more than 48 inches in height from finished grade and including total height of wall. Sign shall be lit indirectly. Final approval of the sign shall be subject to the Board's approval;
 - m. A snow storage and management plan protective of the resource areas as approved by the Commission;
 - n. Traffic Improvements Plan: All traffic improvements shown on plan prepared by VAI shall be incorporated into final plans.
3. **Stormwater Operation and Management Plan:** The Applicant provided the Board with a copy of the Stormwater Operation and Management Plan, which will bind the Applicant. The O&M Plan will need to be reviewed for consistency with the following requirements and with this Decision if further changes are made to the approved O&M Plan. The Plan shall, at a minimum include and meet the following requirements:
- a. The Stormwater Management system and improvements shall be in accordance with the design performance requirements of the DEP Storm Water Management Policy and Handbook (Vols. 1 & 2) and Standards to the detail required for use as on-site construction drawings and to obtain approval under the Massachusetts Wetlands Act and the Amesbury Wetlands Protection Bylaw and Regulations except as waived by this Decision. These plans and improvements shall be designed

to show that there will be no increase in the rate of run-off from pre-development conditions or erosion impact on the abutting properties;

- b. The Plan shall include, at a minimum, maintenance during and post construction as well as perpetual maintenance and monitoring of the roadway, roadway infrastructure and drainage systems (routine and seasonal). The Stormwater Operation and Maintenance Plan shall include specific tasks and timelines associated with inspection and maintenance of all proposed stormwater management structural and non-structural measures, as well as identify the owner and party responsible for inspection, operation, maintenance, repair, and replacement including certification of acceptance of legal responsibility for the afore mentioned. The Operation and Maintenance Plan shall bind the Applicant.
4. **Subdivision Plan:** The Applicant shall submit a recorded copy of the Form A - Application for APPROVAL NOT REQUIRED - Subdivision Plan to the Amesbury Planning Board showing the subject Property as shown on the Plans. This Decision shall not substitute for compliance with the Subdivision Control Law, M.G.L.c. 41, s. 81-L, et. seq. regarding the division of land into two or more lots nor shall this Decision substitute for the recording requirement of the Subdivision Control Law found at G.L. c.41, s.81-X.
5. **Conservation Restriction and Public Open Space:** The Board shall review and approve, as to form and consistency with this Decision, a permanent Conservation Restriction on the undeveloped portion of the Property with public access easement across the Property along the proposed public access trail from Clarks Road. The Applicant shall record the same, clearly identifying the land areas noted on the Final Plans to be left in their current natural, undisturbed vegetative state for the maximum period allowed by law, with no provisions for site alteration, including but not limited to a prohibition on tree removal, land clearing and site grading of these areas and creating a separate non-buildable lot for this conservation area to be deeded to the City as public open space. Documentation and proof of recording of the approved conservation restriction shall be provided to the Board.

6. **Easements:** A written submission shall be submitted to the Board describing all easements and covenants affecting the use of the subject Amesbury site, referring to such covenants and locating such easements on a site plan. The Applicant shall also submit to the Board any written or recorded instruments granting or agreeing to such easements and covenants. Easements shall be granted to the City of Amesbury over water and sewer infrastructure and appurtenances except for the watermain being installed by the Applicant.
7. **LTPPP Submission:** The Applicant shall submit executed copies of the Long Term Pollution Prevention Plan (LTPPP) as presented in Appendix F of the "Stormwater Report".
8. **Final SWPPP:** Prior to the start of earthwork operations, the Draft Stormwater Pollution Prevention Plan (SWPPP), including all appendices, shall be completed and resubmitted to the Board for review and approval once the Applicant has established all pertinent actions, contractors, and personnel on the project.
9. **Illicit Discharge Statement:** A fully executed copy of the Illicit Discharge Statement shall be provided to the Board prior to the commencement of any site disturbance.
10. **Soil Tests:** The Applicant shall provide soil examination and testing as needed to confirm the suitability of the design of the development, prior to start of any construction activity on site. The Applicant shall submit data for at least one additional confirmatory test pit for each infiltration basin prior to construction. If confirmatory testing identifies soil or groundwater conditions inconsistent with the design assumptions, the infiltration systems shall be revised accordingly and resubmitted for review.
11. **NPDES Permit:** The Applicant shall submit the NPDES Construction General Permit Notice of Intent and the Stormwater Pollution Prevention Plan for review and approval by the Board.
12. **Fencing Along Abutting Properties: and Outdoor Common Spaces:** Prior to installation, the proposed fencing along abutting property boundaries labelled as D1 on the landscape plan shall be lowered to 4 feet in height for the first 50 feet from Clarks Road

and a final construction detail showing materials, profile, color, and the overall design shall be submitted for review by the Board for substantial compliance with this Decision. Prior to installation, the Applicant shall provide to the Board construction details and specifications (materials, color, profile, overall design) for all other fencing types and outdoor program elements including but not limited to, outdoor recreation areas, patio spaces, and the dog park, including materials, heights, surfacing, access points, and any associated site features for determination of consistency with Final Plans.

13. **Soils and Geotechnical Report:** The Applicant shall submit a soils and geotechnical report prepared by a qualified geotechnical professional prior to start of any construction activity on site. Any changes to the site plan layout, grading, engineering design or details that are required to comply with the findings and recommendations of such report shall be submitted to the Board for review and approval of these site design modifications to the extent such changes affect grading, stormwater management, and site layout.
14. **Stormwater Management - Infiltration Basins:** The Applicant shall submit revised calculations to confirm that post-construction mounded groundwater conditions will not encroach into the infiltration systems in the 72 hour storm period. At a minimum, the groundwater mounding analysis shall be revised as follows:
 1. Use an applied recharge rate based on design storm volume and infiltration area;
 2. Clarify and justify vertical and horizontal hydraulic conductivity assumptions;
 3. Use an infiltration duration consistent with MassDEP worst-case mounding guidance; and
 4. Reassess the assumed saturated thickness based on observed subsurface data.
15. **Stormwater Runoff- Landscape and paved areas:** Applicant shall provide final design for drainage and stormwater runoff associated with the grading and drainage patterns within landscaped areas adjacent to paved surfaces. The Applicant shall submit final plans and calculations for review and to demonstrate that runoff from these areas is managed and does not result in standing water or nuisance conditions and is in compliance with MassDEP Stormwater Standard 2 (conveyance and peak flow control).

16. **Foundation Drains and Groundwater Management Design:** The drainage report and plan set as submitted with the Applicant needs to be designed for management and control of under-slab drainage, foundation drains, waterproofing, or groundwater for the below-grade structure such as portions of parking garage as proposed in the site plan. This may require the slab and foundation drain design for the onsite infiltration systems, and additional measures may need to be incorporated such as impermeable barriers to better direct groundwater flow. The Applicant shall submit to the Board for review and approval the final building and groundwater management design if it results in any material changes to the approved stormwater management system, groundwater assumptions, or discharge locations.
17. **Construction Schedule:** The Applicant shall submit a detailed construction schedule identifying the sequence and timetable of all key stages of construction to the Board. This submission will include:
- a. Identification of all contractors, field engineers, construction managers, surveyors, wetland and biology specialists, and other professionals that will be involved in the implementation of the Project;
 - b. Staking of driveways, dwelling foundations, parking areas, drainage basins and other drainage structures, and well(s) location(s);
 - c. Placement of sediment and erosion controls and limit of construction fencing;
 - d. Removal of vegetation and top soil;
 - e. Wetland mitigation installation;
 - f. Drainage system construction;
 - g. Major stages of driveway construction;
 - h. Excavating dates for building foundations;
 - i. Sewer line, water line and private utility installation;
 - j. Landscape installation and other site amenities; and
 - k. Proposed Inspection dates.
18. **Affordable Housing Restriction:** Two (2) copies of the recorded copy of the Affordable Housing Restriction, approved by the Board and fully executed shall be submitted to the

Board no later than eighteen (18) months from start of any construction activity or prior to making request for occupancy of any dwelling unit in the Project.

19. **Performance Surety:** Prior to issuance of a Building Permit, the Applicant shall post with the Board, a bond or surety in an amount needed to stabilize the Property in the unlikely event that construction has ceased on the property prior to site clearing and grading being fully stabilized and to insure completion of all improvements approved by the Board and shown on the Final Plans. The Applicant, after approval of the Final Plans and establishment of the Performance Surety may construct and install the access ways, utilities, sidewalks, drainage, shade trees, hydrants and lights, and submit as-built plans for same, in accordance with the inspection and testing schedules and standards set forth in the Planning Board Rules and Regulations. Such construction and installation may be done in phases, subject to the prior approval of the Board, or may be completed in part and bonded in part as approved by the Board. Said bond or surety amount shall be based on an estimate of the cost of these improvements, as approved by the Board or its authorized agent. Alternatively, if a Covenant approved by the Board has been recorded that requires the establishment of a Performance surety prior to the issuance of any Certificate of Occupancy permit. The City of Amesbury agrees to partially release the performance bond in increments of \$50,000.00 or more upon completion of work required as approved by the Board. Prior to full surety release, satisfactory As-Built Plans showing completion of all site work, roadways and improvements as per plans of record shall be provided to the Board.
20. **Legal Documents:** The following documents shall be submitted to the Board and the Building Inspector:
 - a) **Documents Recorded at the Southern Essex Registry of Deeds:**
 - i. Planning Board Decision and Plan Set - A copy of this Decision and Approved Plan Set;
 - b) **Covenants and Restrictions:** Legal Documents describing the following shall be submitted for review and approval:

- i) **On-site improvements:** The approved light fixtures on the building and light poles in the parking areas, quantity and type of landscaping shrubs and plants, benches, property and dumpster fences, street furniture and other on-site improvements shall be maintained in perpetuity and no major changes shall be made without prior written approval of the Board such approval not being unreasonably withheld. Repairs and replacement of any of these components shall be made in accordance with approved plans and as per the Board's Decision.
- c) **Covenant:** A covenant shall be placed on the development or building(s) or other structures erected or placed on, or application for a building permit made with respect to any building/structure, until a Performance Guarantee and the Erosion Control and Sedimentation Bond have been established with the Board. This covenant is to be received by the Board prior to the commencement of any of the improvements approved and shown on the Plan and will remain in place until the Applicant posts a Performance Guarantee, which will be reviewed and approved by the Board, as stated in this Decision. The form of the Performance Guarantee, adequacy and or amount shall be reviewed and approved by the Board;
- 21. **Submission of Architectural Drawings:** A copy of the complete set of Final architectural elevations and floor plans shall be submitted to the Board for review and for determination of substantial compliance with this Decision and with applicable regulations.
- 22. **Retaining Walls:** All retaining walls over four (4) feet shall be designed by a structural engineer and accompanied by supporting documentation indicating that the existing soils and fill are appropriate for the proposed design. Additional test pits and accompanying data shall be supplied with the retaining wall design and details, if necessary and requested by the City for review by the Board's Agent to establish consistency with Final Plans;
- 23. **Sedimentation and Erosion Control Bond** – The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion to ensure that stormwater runoff management and erosion control measures are implemented on site as per Final Plans and

other engineering drawings and to ensure that remedial actions can be taken to address any detrimental impacts from erosion and sedimentation during construction and until the stormwater management system is fully operational;

24. **Pre-Construction Conference** - At least ten (10) business days prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of familiarization with the project, the conditions of approval, and the project's construction sequence and timetable;
25. **Request for Pre-Construction Conference:** The request for a Pre-construction Conference shall be acted upon by the Board only after the Board has received and reviewed all of the documents required per this Decision before start of any construction activity and has determined that the Project is ready to proceed to the construction phase. Upon authorization by the Board, its representatives shall schedule the Pre-construction Conference; and
26. **Infrastructure Improvements:** The Final Plans shall be reviewed and approved by the Fire Department and the Department of Public Works for substantial compliance with this Decision. Said approvals shall not be unreasonably withheld.
27. **Erosion Control Installation:** Prior to the commencement of any work at the site, an erosion control barrier shall be installed per the approved plans. The erosion control barrier shall be inspected by the ACC or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Commission or its representative.
28. **Construction fencing:** Limit-of-work construction fencing shall be installed in accordance with the Final Plan locations for the particular building.
29. **Supplemental Submittals:** The Applicant shall provide additional information, as part of submission of Final Plans to the Board to satisfy conditions of approval in this Decision.

IV. PRIOR TO MAKING REQUEST FOR A BUILDING PERMIT

The Building Department shall not issue any Building Permit until receipt of an affirmative report from the Board stating that all conditions precedent to making application for Building Permit have been fulfilled, as per this Decision and to the satisfaction of the Board. Not later than the date on which the first request for a building permit is filed, and before any building permit is issued, the Applicant shall file with the Board for review and consistency with this Decision:

1. **Recorded Plans:** The Applicant shall provide proof that the Final Plans, as approved by the Board, have been recorded at the Registry of Deeds and three (3) copies of the Final Plan, exactly as it is recorded, shall be provided to the Board.
2. **Building Plans and Requirements:** The Applicant shall submit to the Board, the Building Department and the Fire Department, for review and final acknowledgement of consistency with this Decision, a complete set of final and detailed scaled architectural drawings (“Building Plans”), mechanical engineering drawings, plans and specifications, for all structures as approved by this Decision, including interior floor plans, current and finished elevations, construction type and exterior finishes to the detail required for use as on-site construction drawings and/or to obtain a building permit in accordance with the State Building Code. No structures (as defined by the Amesbury Zoning Ordinance) other than those shown on the Final Plans and approved by the Board are allowed on the Site. A Registered Architect or Professional Engineer shall stamp the Building Plans, as appropriate, licensed in the Commonwealth of Massachusetts.
3. **Building Code Compliance:** The Building Plans shall include a Building Code Review prepared by a qualified third-party consultant, the Project Architect or a professional architect licensed in Commonwealth of Massachusetts to confirm the Building Plans meet the State Building Code.

4. **Location Affordable Housing Units:** The Building Plans shall identify the initial locations of the Affordable Units. The Applicant shall notify the Board of the change in location of these units, if and as it occurs, within two weeks of such change.
5. **Fire Suppression System:** All dwelling units shall contain automatic fire detection sprinklers, installed in accordance with the State Building Code.
6. **Compliance with 521 CMR Requirements:** The Applicant shall submit updated plans demonstrating compliance with 521 CMR and the 2010 ADA Standards for all required accessible parking spaces and routes. Any site design revisions necessary to achieve compliance should be submitted to the Board for review and approval.
7. **Electric Vehicle (EV) Parking Spaces – ADA-accessible and Residential Stretch Energy Code Compliance:** The Project shall provide a minimum 42 EV ready parking spaces, including 1 ADA accessible space. The Applicant shall provide adequate signage on site clearly identifying these spaces and shall provide necessary construction details for installation of all charging equipment/stations with the application for any building permit as well as to demonstrate compliance with the 2010 ADA Standards for Accessible Design and U.S. Access Board guidance if required.
8. **Final Private Utility Layout:** The Applicant shall obtain all necessary private utility permits, including but not limited to gas pipeline, electric, telephone and cable service required by the respective utilities prior to the commencement of building construction. Documentation of all Permits/approvals issued by private utilities pertaining to the development of the Project shall be provided to the Board prior to any building construction.
9. **Affordable Housing – Marketing Plan:** The Applicant shall submit to the Board for review and approval by the Board or its agents, a Marketing Plan and other documents required under Section XI.Q.6 for the Affordable Units, such documents to conform to all affirmative action requirements or other requirements as imposed by federal or state regulations. Said plan shall give a preference to residents of the City of Amesbury to the maximum extent allowed by law for the rental of the Affordable Units.

IV. DURING CONSTRUCTION

The Permit for the Project is granted subject to the following Conditions:

1. **Stockpiles** - All earth stockpiles shall be established in locations as approved by the ACC or at a distance no less than fifty (50') feet from the edge of flagged wetlands boundary, whichever is greater. Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers or drain inlets. Long term stockpiles over 30 days shall be shaped stabilized and circled by siltation fence and haybales and shall be stabilized by temporary seeding, sheeting or netting;
2. **Utility Trenches** - The Director of DPW and the City Engineer shall have the final signoff on the right of way improvements and any change to these standards or those shown on approved plans shall be subject to their review and approval;
3. **Erosion Control and Stormwater Maintenance Requirement:** The Applicant's designee or assignee shall on a quarterly basis submit interim reports and supporting documents to the Board showing that requirements for stormwater system maintenance are being adhered according to the approved SWPPP. Submissions shall be made no later than 10 days from the date of issuance of said reports.
4. **Stabilized Construction Entrance:** Until such time as the access driveway for the Project from Clarks Road is brought to binder course, the stabilized construction shall be maintained at all times suitable for access by emergency vehicles. The contractor shall be responsible for ensuring that public roadways are kept clean of any dirt or debris from trucks or other construction vehicles leaving the site.
5. **Construction Activities** - During construction, the following conditions shall be met:
 - a. The Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of City roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in

the general area and maintain safe and adequate vehicular access on adjacent public ways. Construction shall not commence on any day Monday through Saturday before 7:00 AM. Construction activities shall cease by 6:00 PM Monday through Friday and by Noon on Saturday. No construction or activity whatsoever shall take place on Sunday; interior finish work shall not be subject to the above time restrictions.

- b. With the exception of land clearing, grading and site disturbances minimally necessary to construct the proposed entranceway, parking, residential buildings and other improvements within the approved limit of work for the Project, no other and clearing, grading or site disturbance of any kind shall occur within 50 feet of any property boundary of land not owned by the Applicant or existing dwelling unit on any adjacent property, whichever is farther.
- c. All dwelling units shall be built by the Applicant, and its agents or contractors who shall exercise supervision and control over said construction and be responsible for the Project to be built in accordance with this Decision and the Affordable Housing Restriction. During construction, the name and mobile telephone number of the site manager or clerk of works employed by the Applicant shall be filed with the Building Department, the Board, and the Amesbury Police Department, and such name and mobile telephone number shall be kept current.
- d. All stumps, brush, and other debris resulting from any clearing or grading shall be removed from the locus. No stumps or other debris shall be buried on the Property;
- e. The Applicant shall keep the site and the adjoining existing roadway area clean during construction. Upon completion of all work on the Site and prior to Final As-Built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations.
- f. Construction, once commenced, shall progress through to completion as continuously and expeditiously as practical and in accordance with the construction sequence and timetable approved subject to delay incurred as a result of conditions beyond the control of the Applicant or acts of God and *force majeure*.
- g. Construction equipment shall not be parked or stored within fifty feet (50') of any drainage channel, drainage inlet, or wetland area. Maintenance of construction equipment involving transfer of fluids and fuels shall be conducted in areas away from

drainage channels and inlets and wetland buffer areas. Contractor's on-site personnel shall immediately notify the City of any hazardous material spill, regardless of size.

- h. All areas to be protected from encroachment from construction shall be marked on the ground as shown on the Final Plans and the Applicant throughout the construction phase of the project shall maintain these barriers.
- i. Excavation dewatering shall be in a workman-like manner and such water shall be free of suspended solids before being discharged into either a wetland or any storm water drainage system. This condition applies to all forms of dewatering including pumping and trenching. No direct discharge to the wetlands is allowed. Such discharge shall be consistent with the Applicant's Notice of Intent.

V. PRIOR TO MAKING REQUEST FOR AN OCCUPANCY PERMIT

The Building Department shall require the applicant to submit a letter from the Board and as-built plans along with a request for Certificate of Occupancy for any unit stating that all conditions precedent to making application for Occupancy Permit have been met. The Building Department shall not issue any Occupancy Permit for any unit or structure shown on the plan until receipt of an affirmative report from the Board stating that all conditions have been fulfilled as per this Decision and to the satisfaction of the Board. The Permit for the Project is granted subject to the following Conditions Prior to Occupancy Permit:

- 1. The Applicant shall prepare management documents in a form that conforms to this Decision and applicable law, designed to manage the Project and ensure that the terms and conditions of this Decision are enforced and submit them to the Board for review. The Board requires that the management documents identify, at a minimum, who the day-to-day responsible parties will be, in case of an on-site emergency, and plans for day-to-day and periodic on-site maintenance. The Management documents, which shall be on file with the Amesbury Building Inspections and Amesbury Fire Departments and the on-site Property Management and Leasing office, shall, at a minimum, contain the following:
 - a. A specific plan for operation and maintenance of the dwelling units, common areas and all other improvements shown on the recorded plans;

- b. A specific plan to maintain drainage facilities, storm water basins and appurtenances. This plan should incorporate provisions of the Storm water Operation and Maintenance (O&M) Plan as approved by the Board and a certification shall be provided by the Management company or agent(s) acknowledging their responsibility to implement the Storm water O&M Plan as approved;
 - c. A specific plan to maintain roads, including snow removal, spring clean- up, repair of road surface and resurfacing as needed. The road and roadway infrastructure excluding the water system and private-utility-company systems, are to be privately owned and maintained by the Project in perpetuity;
 - d. A specific plan to maintain, and periodically replace, any dead or unhealthy plants, shrubs and other landscaping proposed within the Project;
 - e. Such documents shall provide for and include a comprehensive set of rules and regulations governing conduct of tenants, residents, and their invitees upon the site, without limitation, a) noise control rules, b) prohibition on i) parking or storing of motor vehicles, boats, trailers, or other property on the main roadway and ii) on parking or storing such vehicles, boats, trailers, or other property in any other parking space, unless fully contained within such space.
2. No certificate of occupancy for any building shall be issued until the improvements specified in this Decision and set forth in the plans of record are constructed and installed as per this Decision and to adequately serve said building, or adequate security has been provided, reasonably acceptable to the Board, to ensure such completion.
3. **Certification of Improvements** – The Applicant shall submit a letter and As-built plans as required by this Decision to the Building Inspector from the Board verifying that conditions of approval have been met and that construction to date is per the approved plans; and
4. **Landscape Installation** - All site improvements, including landscaping and street trees shall be completed and installed as per Final Plans or adequate security has been provided, reasonably acceptable to the Board, to ensure such completion. The Landscaped Architect for the project shall submit an affidavit certifying that the trees, shrubs and screening plants

have been installed as per approved Final plans prior to final release of any security provided to secure such completion.

Chair, Amesbury Planning Board

EXHIBITS:

1. **Site Plan Set** - Site Development Plans for a Multi-Family Development Located at 27.5 & 29 Clarks Road, prepared by The Morin-Cameron Group, Inc. on 9/29/2025 and last revised on 12/17/2025.
2. **Landscape Plan Set** - 29 Clarks Road Landscape Materials Plan and List, prepared by Halvorson Tighe & Bond, dated 9/22/2025 and revised on 11/14/2025
3. **Architectural Plans** - 27.5 & 29 Clarks Road- Planning Board Arch Set. Prepared by HDS Architecture, last revised on 1/27/2026.
4. **Stormwater Management Report**: Technical Report for the Multi-Family Residential Development located at 27.5 & 29 Clarks Road, prepared by The Morin-Cameron Group, Inc., dated 10/20/2025 (only drainage report narrative and O&M Plan sections).
5. **Open Space and Trail Plan**, prepared by The Morin-Cameron Group, Inc. on 9/29/2025 and last revised on 12/17/2025.
6. **Traffic Impact Assessment** (TIA) prepared by VAI, Inc., dated October 2025; Pages 1-3
7. **Environmental Impact Report** prepared by LEC Environmental Consultants, Inc. dated 1/5/2026.
8. **Project Narrative** – Development Narrative for 27.5 and 29 Clarks Road dated 9/26/2025

27.5 & 29 Clarks Road Site Plan Application Documents Submitted

Title	Prepared by	Date
Site Development Plan in Amesbury, Massachusetts, 27.5 & 29 Clarks Road	The Morin-Cameron Group, Inc.	9/29/2025
29 Clarks Road, Amesbury, MA Conceptual Design Review	Halvorson Tighe & Bond	September 2025
29 Clarks Road Landscape Materials Plan and List	Halvorson Tighe & Bond	9/22/2025
27.5 and 29 Clarks Road Perspective Views by HDS Architecture,	HDS Architecture	9/29/2025
Development Narrative	Eagles Crossing LLC	9/29/2025
Traffic Narrative, 29 Clarks Road Residential Development	Vanasse & Associates, Inc.	9/17/2025
Transportation Impact Assessment, Proposed Residential Development, 29 Clarks Road	Vanasse & Associates, Inc.	10/1/2025
29 Clarks Road Conceptual Design Review	Halvorson Tighe & Bond	10/1/2025
Site Development Plans for a Multi-Family Development Located at 27.5 & 29 Clarks Road	The Morin-Cameron Group, Inc.	10/20/2025
Technical Report for the Multi-Family Residential Development Located at 27.5 & 29 Clarks Road	The Morin-Cameron Group, Inc.	10/20/2025
Building Elevations 29 Clarks Road	HDS Architecture	10/21/2025
Development Narrative (updated)	Eagles Crossing LLC	10/30/2025
Photometric Calculation 29 Clarks Road	Illuminate for Halvorson Tighe & Bond	10/20/2025
27.5 & 29 Clarks Road Response to comments from Planning Board, OCED, Fire Department and Conservation Agent	Eagles Crossing LLC	11/14/2025
27.5 and 29 Clarks Road Waivers Requested and Proposed Conditions of Approval	Eagles Crossing LLC	11/14/2025
27.5 & 29 Clarks Road Floor Plans	HDS Architecture	11/13/2025
L1.1 Landscape Materials Plan	Halvorson Tighe & Bond	11/14/2025
L1.2 Representative Plant List	Halvorson Tighe & Bond	11/14/2025
Perspective Views	HDS Architecture	11/13/2025
Perspective View Alternate	HDS Architecture	11/13/2025
Precedent Images fencing	Halvorson Tighe & Bond	11/14/2025
Eagles Crossing Amesbury MA Phase 1 Information Package and Lottery Application (revised)	MCO Housing Services	11/14/2025
Eagles Crossing Amesbury MA Phase 2 Information and Program Eligibility Determinations	MCO Housing Services	11/14/2025
Maximum Property Rents 2025 Income Limits Eagles Crossing Amesbury	MCO Housing Services	11/14/2025
Eagles Crossing Amesbury MA Marketing and Outreach Plan Lottery Plan	MCO Housing Services	11/14/2025
Eagles Crossing Amesbury MA (flyer)	MCO Housing Services	11/14/2025
Eagles Crossing Amesbury MA (banner)	MCO Housing Services	11/14/2025
27.5 & 29 Clarks Road Response to comments from Planning Board, OCED, Fire Department and Conservation Agent (signed)	Eagles Crossing LLC	11/18/2025
27.5 and 29 Clarks Road Waivers Requested and Proposed Conditions of Approval (signed)	Eagles Crossing LLC	11/18/2025
Proposed 2-3 Family, Multi-Family Residential Development Clarks Road Amesbury, Massachusetts Transportation Engineering Peer Review	VHB	12/5/2025
Proposed 2-3 Family, Multi-Family Residential Development Clarks Road Amesbury, Massachusetts Site/Civil Peer Review	VHB	12/5/2025
L1.1 Landscape Materials Plan (updated showing revised main entry)	Halvorson Tighe & Bond	12/8/2025
Transportation Impact Assessment Review (response to peer review)	Vanasse & Associates, Inc.	12/12/2025
Response Comments to Peer Review- Site/Civil Peer Review	The Morin-Cameron Group, Inc.	12/1/2025
27.5 & 29 Clarks Road Floor Plans	HDS Architecture	12/17/2025
Pipe Sizing Calculation Spreadsheet	The Morin-Cameron Group, Inc.	12/12/2025
Site Development Plans for a Multi-Family Development Located at 27.5 & 29 Clarks Road	The Morin-Cameron Group, Inc.	12/17/2025
Site Development Plan Swept Path Sketch	The Morin-Cameron Group, Inc.	12/11/2025
Standard 4: Total Suspended Solids Calculation for Subsurface Infiltration Systems	The Morin-Cameron Group, Inc.	12/12/2025
Retention-Detention System Cross-Section STD-702	Advanced Drainage Systems Inc.	2/19/2016
Infrastructure Impacts and Upgrades	Amesbury Public Works	1/24/2022
Groundwater Mounting Calculations	The Morin-Cameron Group, Inc.	12/17/2025
Riprap Sizing, from Federal Highway Administration Hydraulic Engineering Circular No 14, Third Edition, Hydraulic Design for Culverts and Channels, Publication No. FHWA-NHI-06-086, July 2006	The Morin-Cameron Group, Inc.	12/17/2025
Final NJCAT Technology Verification Stormceptor	The Morin-Cameron Group, Inc.	7/1/2010
27.5 & 29 Clarks Road Response to comments from Planning Board and Public from December 8 meeting	Eagles Crossing LLC	12/22/2025
Site Development Plan Open Space Sketch	The Morin-Cameron Group, Inc.	12/17/2025
27.5 & 29 Clarks Road Response to comments from Planning Board and Public from December 22 meeting	Eagles Crossing LLC	12/23/2025
27.5 & 29 Clarks Road Sheets A0.10, A1.00, A1.01, A1.02, A1.03, A1.04, A1.05, A1.10, A2.00, A2.01, A2.02, A2.03, A2.04, A2.05, A3.00	HDS Architecture	12/29/2025
27.5 & 29 Clarks Road Response to comments from Design Review Committee at December 16 meeting	Eagles Crossing LLC	12/31/2025
Environmental Impact Report 27.5 and 29 Clarks Road	LEC Environmental Consultants, Inc.	1/5/2026
L1.1 Landscape Materials Plan (parking and green space area sketch)	Halvorson Tighe & Bond	1/6/2026
Proposed 2-3 Family, Multi-Family Residential Development Clarks Road Amesbury, Massachusetts Site/Civil Peer Review #2	VHB	12/29/2025
Transportation Impact Assessment Review (supplemental response)	Vanasse & Associates, Inc.	1/7/2026
27.5 & 29 Clarks Road Response to Site/Civil Peer Review #2 by VHB dated December 29, 2025	Eagles Crossing LLC	1/8/2026

SCHEDULE OF PLAN SET DRAWINGS:

C-1	COVER SHEET
C-2	SITE CONTEXT PLAN
C-3	GENERAL NOTES, LEGEND & ABBREVIATIONS
C-4	EXISTING CONDITIONS PLAN I
C-5	EXISTING CONDITIONS PLAN II
C-6	SITE PREPARATION & DEMOLITION PLAN
C-7	SITE LAYOUT PLAN
C-8	GRADING AND DRAINAGE PLAN
C-9	UTILITY PLAN
C-10	PROPOSED TRAIL PLAN
C-11	DETAILS
C-12	DETAILS
C-13	DETAILS
C-14	DETAILS
C-15	DETAILS
C-16	DETAILS
L-1	PHOTOMETRICS
L1.1	LANDSCAPE & MATERIALS PLAN
L1.2	REPRESENTATIVE PLANT LIST
W-1	MITIGATION NOTES & PLANTING TABLES

SITE DEVELOPMENT PLANS

FOR A

MULTI-FAMILY DEVELOPMENT

LOCATED AT

27.5 & 29 CLARKS ROAD

AMESBURY, MASSACHUSETTS

(ASSESSOR'S MAP 80 LOTS 21 & 22)



ZONING DISTRICT: RESIDENCE (R20)
 OVERLAY DISTRICT: (40B): EAST END SMART GROWTH OVERLAY DISTRICT (EE-SG00D)
 SUB DISTRICTS: 2-3 FAM (TWO-THREE FAMILY), MF-1 (MULTIFAMILY),
 FOS-1 (FUTURE OPEN SPACE)

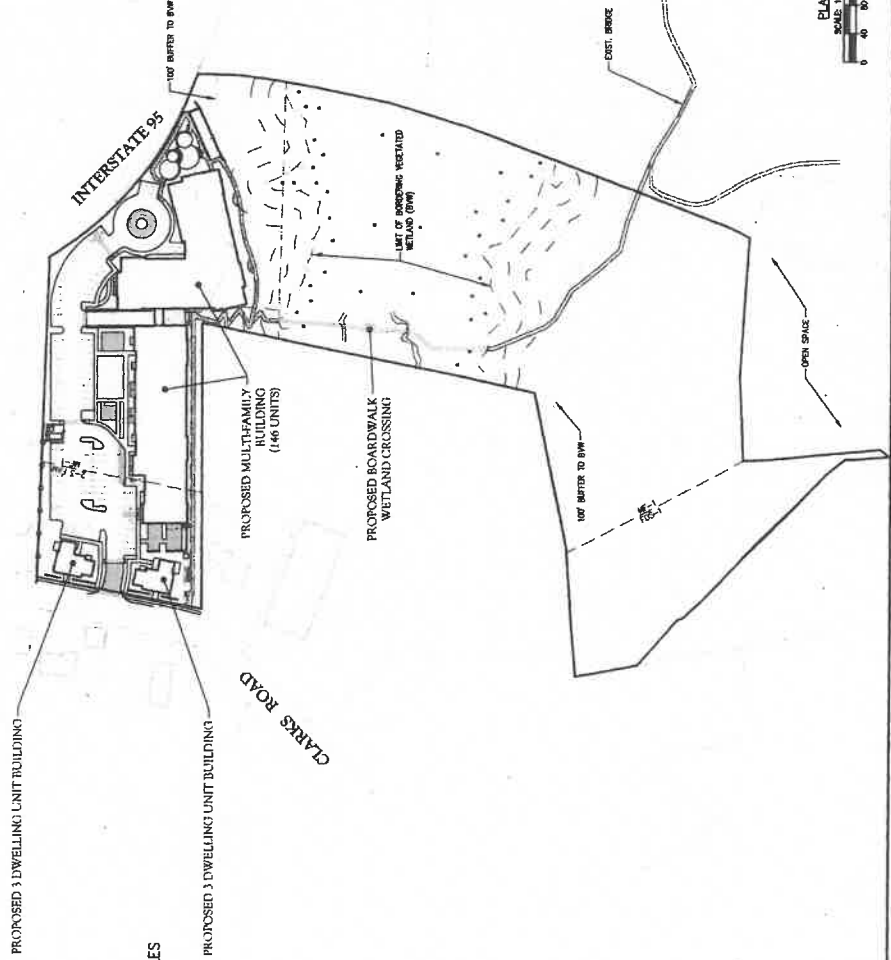
OWNER/APPLICANT:
 EAGLES CROSSING, LLC
 330 SOUTH STREET, SUITE 10
 BOSTON, MA 02111
 PHONE: 617-552-1000
 BOOK 41035, PAGE 203 (27.5 CLARK'S ROAD)
 BOOK 38273, PAGE 334 (29 CLARK'S ROAD)

CIVIL ENGINEER/SURVEYOR:
 THE AMESBURY TRUST, INC.
 65 CLARK STREET
 BOSTON, MA 02111
 PHONE: 617-777-5000

ARCHITECT:
 HES ARCHITECTURE
 655 MOUNT AUBURN STREET
 BOSTON, MA 02111
 PHONE: 617-744-5070

LANDSCAPE ARCHITECT:
 LANDSCAPE ARCHITECTS, INC.
 25 KENNESAW STREET
 BOSTON, MA 02111
 PHONE: 617-350-0000

WETLAND SCIENTIST:
 LEE ENVIRONMENTAL CONSULTANTS, INC.
 1000 STATE STREET, SUITE 101
 WAREHOUSING, MA 01960
 PHONE: 781-245-2000



PLAN
 SCALE: 1" = 60'



NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE APPROXIMATE UNLESS OTHERWISE NOTED.

THE MORN-CAMERON GROUP, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING
 1000 STATE STREET, SUITE 101
 WAREHOUSING, MA 01960
 PHONE: 781-245-2000

COVER SHEET
 DRAWING NO. C-1

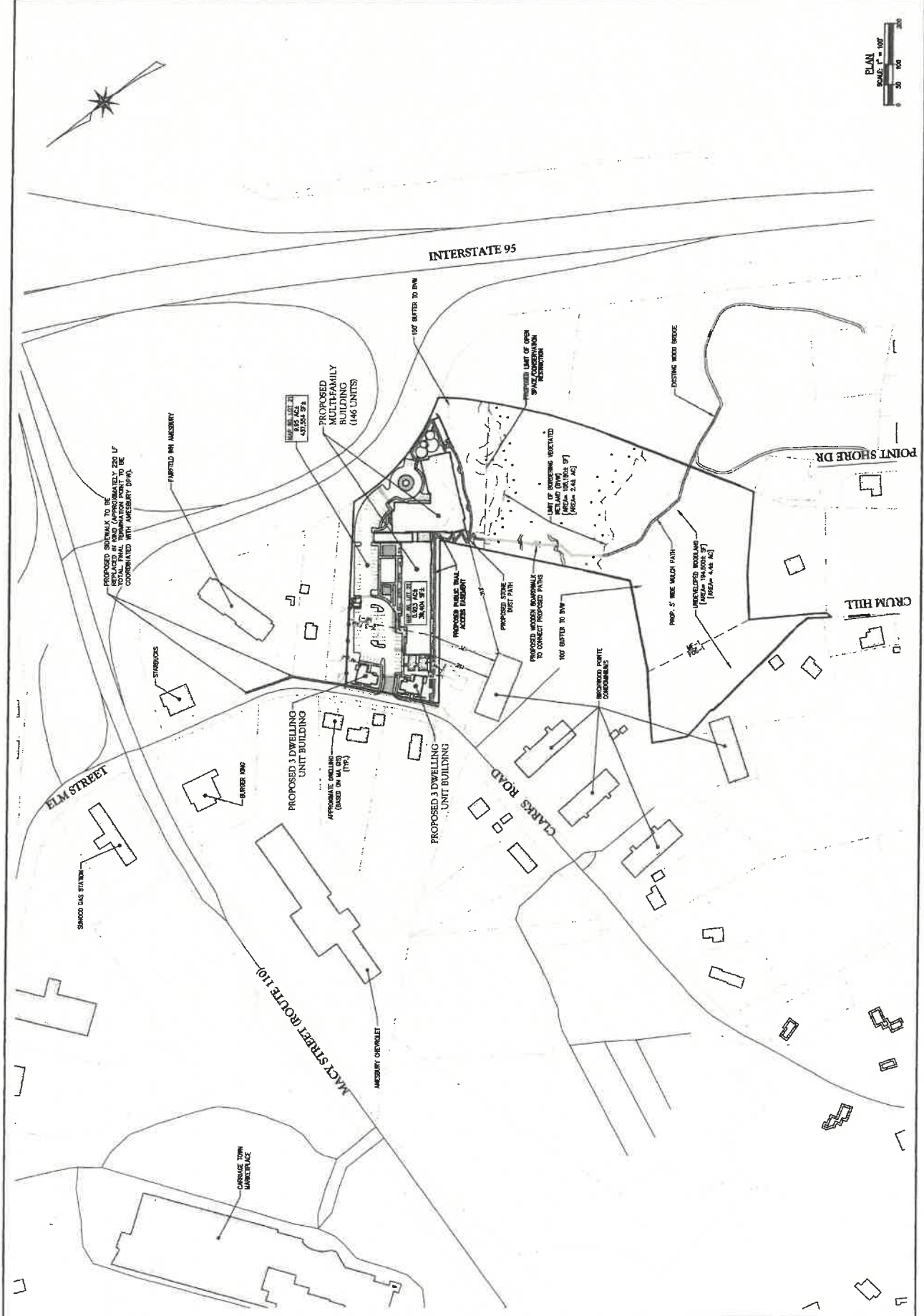
SITE DEVELOPMENT PLAN
 IN
 AMESBURY, MASSACHUSETTS
 27.5 & 29 CLARKS ROAD
 (ASSESSOR'S MAP 80 LOTS 21 & 22)
 EAGLES CROSSING, LLC

DATE: 10/20/2023
 SCALE: AS SHOWN
 APPROVED BY: [Signature]
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]
 SURVEY BY: [Signature]

REVISIONS
 NO. 1
 DATE: 10/20/2023
 DESCRIPTION: [Blank]

PROJECT: EAGLES CROSSING, LLC
 PROJECT NO.: 27.5 & 29 CLARKS ROAD
 PROJECT LOCATION: AMESBURY, MASSACHUSETTS
 PROJECT OWNER: EAGLES CROSSING, LLC
 PROJECT ARCHITECT: HES ARCHITECTURE
 PROJECT LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECTS, INC.
 PROJECT WETLAND SCIENTIST: LEE ENVIRONMENTAL CONSULTANTS, INC.

NO.	DESCRIPTION	DATE
1	UNLIMITED DESIGN	10/22/2025
2	NO SUBMISSION	12/11/2025
3	KEEP RECORD RESPONSES, BLDG MOD	12/17/2025



NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS BEFORE EXCAVATION.

DATE: SEPTEMBER 22, 2025
SCALE: AS SHOWN
CHECKED BY: JMS
DRAWN BY: JMS

THE MORTH-CAMERON GROUP, INC.
LAND SURVEYORS & ENGINEERS
111 SOUTH STREET, SUITE 200
BOSTON, MASSACHUSETTS 02109
TEL: 617-777-0000 FAX: 617-777-0001

SEAL
JAMES M. CAMERON
REGISTERED PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS
NO. 10150
EXPIRATION DATE: 09/30/2026

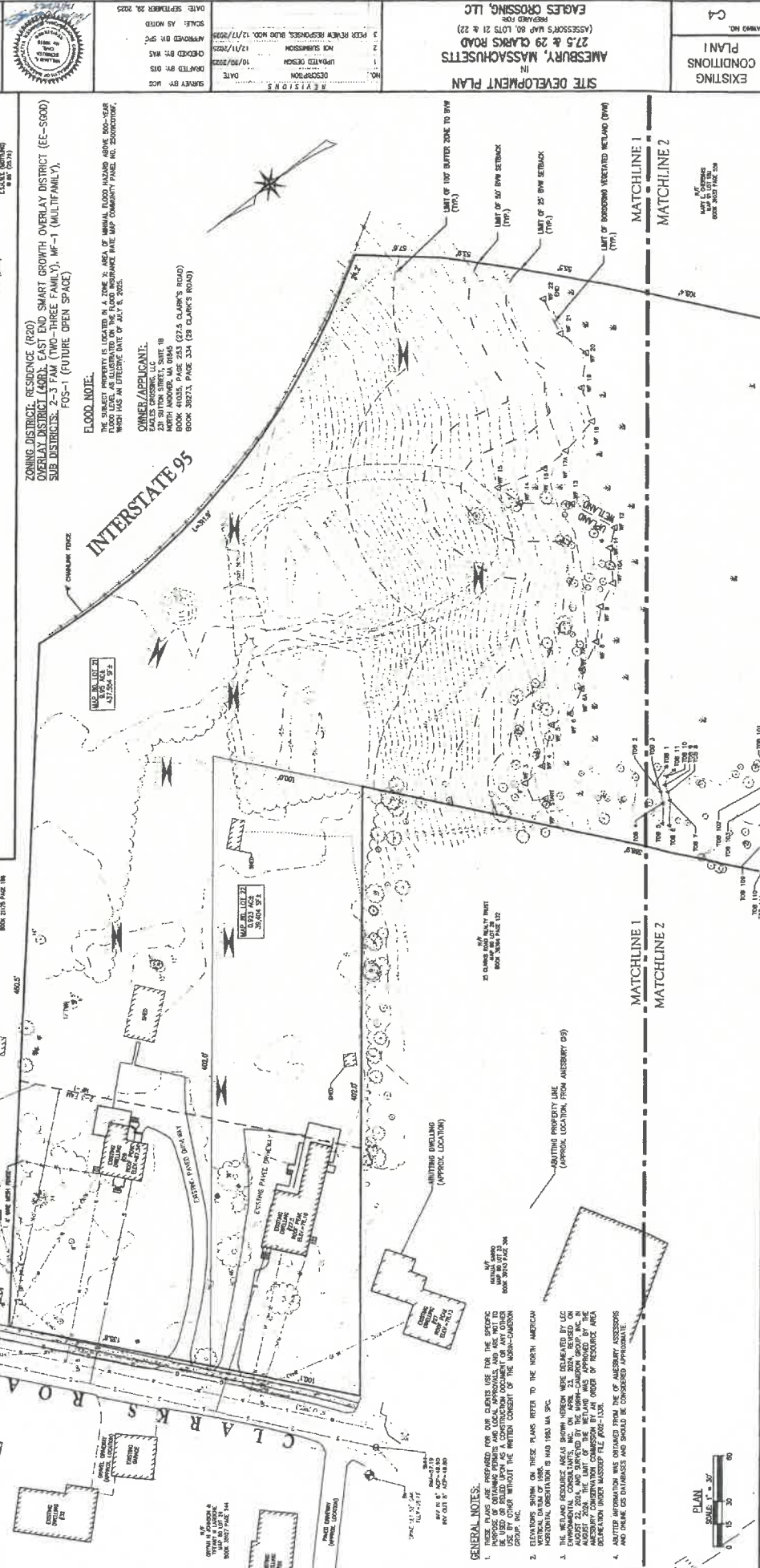
EXISTING CONDITIONS
PLAN I
DRAWING NO. C-4

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
EAGLES CROSSING, LLC
PROJECT NO. 2025-001
12/11/2025
NO. 10150
EXPIRATION DATE: 09/30/2026

300 LOSSES
DATE APPROVED: SEPTEMBER 22, 2025
PERMITTED BY: SOUTH CAMERON, INC.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/11/2025
2	NO. 10150	12/11/2025
3	PERMIT REVIEW RESPONSES, BLOCK 100, 11/17/2025	11/17/2025



PLAN
SCALE: 1" = 30'

EXISTING CONDITIONS
PLAN I
DRAWING NO. C-4

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
EAGLES CROSSING, LLC
PROJECT NO. 2025-001
12/11/2025
NO. 10150
EXPIRATION DATE: 09/30/2026

300 LOSSES
DATE APPROVED: SEPTEMBER 22, 2025
PERMITTED BY: SOUTH CAMERON, INC.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/11/2025
2	NO. 10150	12/11/2025
3	PERMIT REVIEW RESPONSES, BLOCK 100, 11/17/2025	11/17/2025

THE MORTH-CAMERON GROUP, INC.
LAND SURVEYORS & ENGINEERS
111 SOUTH STREET, SUITE 200
BOSTON, MASSACHUSETTS 02109
TEL: 617-777-0000 FAX: 617-777-0001

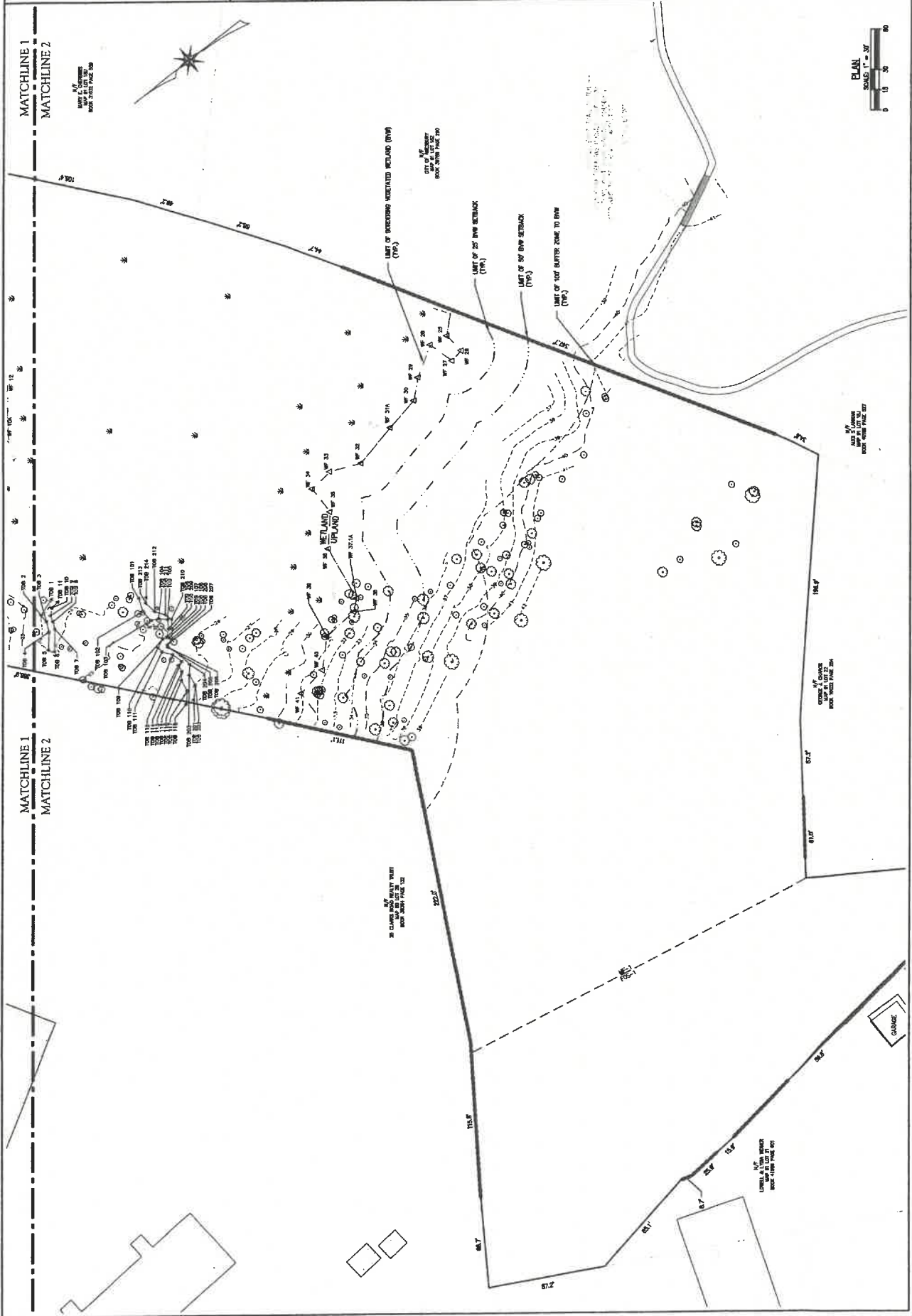
SEAL
JAMES M. CAMERON
REGISTERED PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS
NO. 10150
EXPIRATION DATE: 09/30/2026

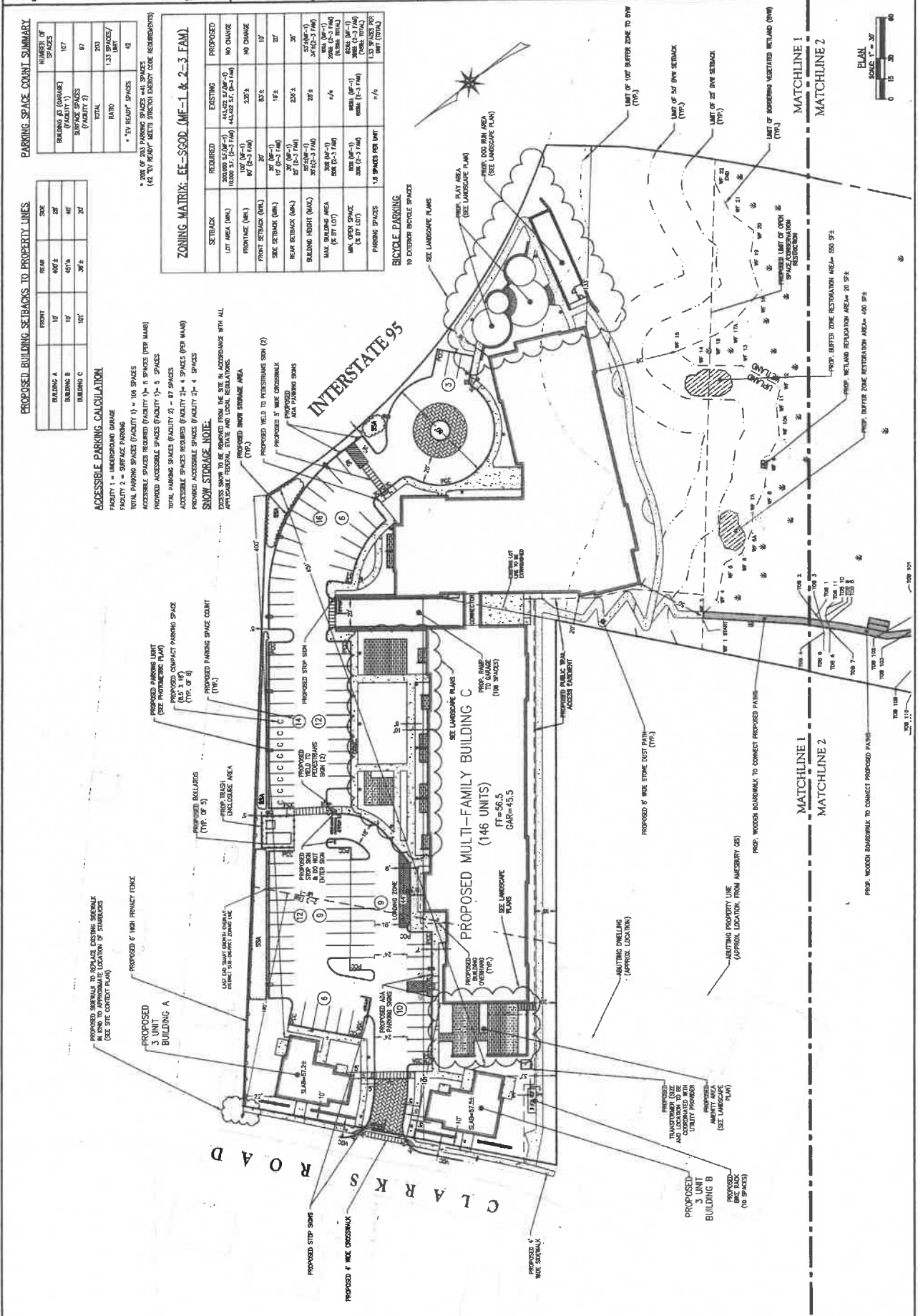
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10/29/2025	UNPLATED DESIGN	2	
12/11/2025	NON-SHARED REVISIONS	1	
12/17/2025	PATCH REVIEW NON-SHARED REVISIONS	3	

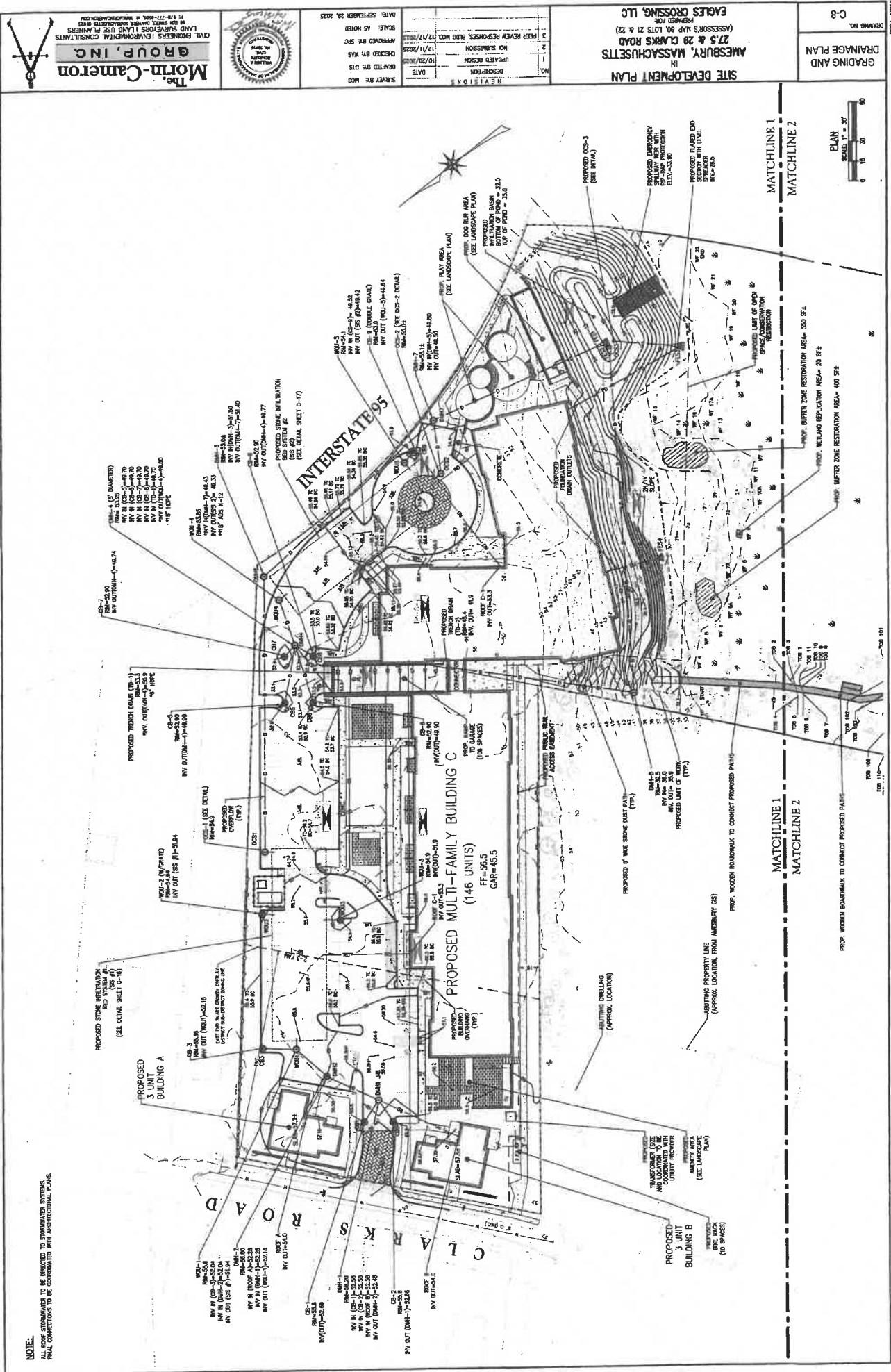
DATE: SEPTEMBER 29, 2025
SCALE: AS NOTED
APPROVED BY: SJC
CHECKED BY: WAS
DRAFTED BY: OTS
SURVEY BY: MOC



The Morn-Cameron Group, Inc.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
1000 WEST BAYVIEW AVENUE, SUITE 200
ANN ARBOR, MI 48106-1500
313-763-7777 • FAX 313-763-7778 • WWW.MORN-CAMERON.COM







NOTE:
ALL PROPOSED STORMWATER SYSTEMS TO BE INSTALLED TO TERMINATE AT EXISTING DRAINAGE SYSTEMS.
FINAL CONNECTIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

The
MORIN-CAMERON
GROUP, INC.
CIVIL ENGINEERS & ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS (LAND USE PLANNERS)
100 W. MAIN STREET, SUITE 200
BOSTON, MASSACHUSETTS 02108
TEL: 617-777-6666
FAX: 617-777-6667
WWW.MORIN-CAMERON.COM

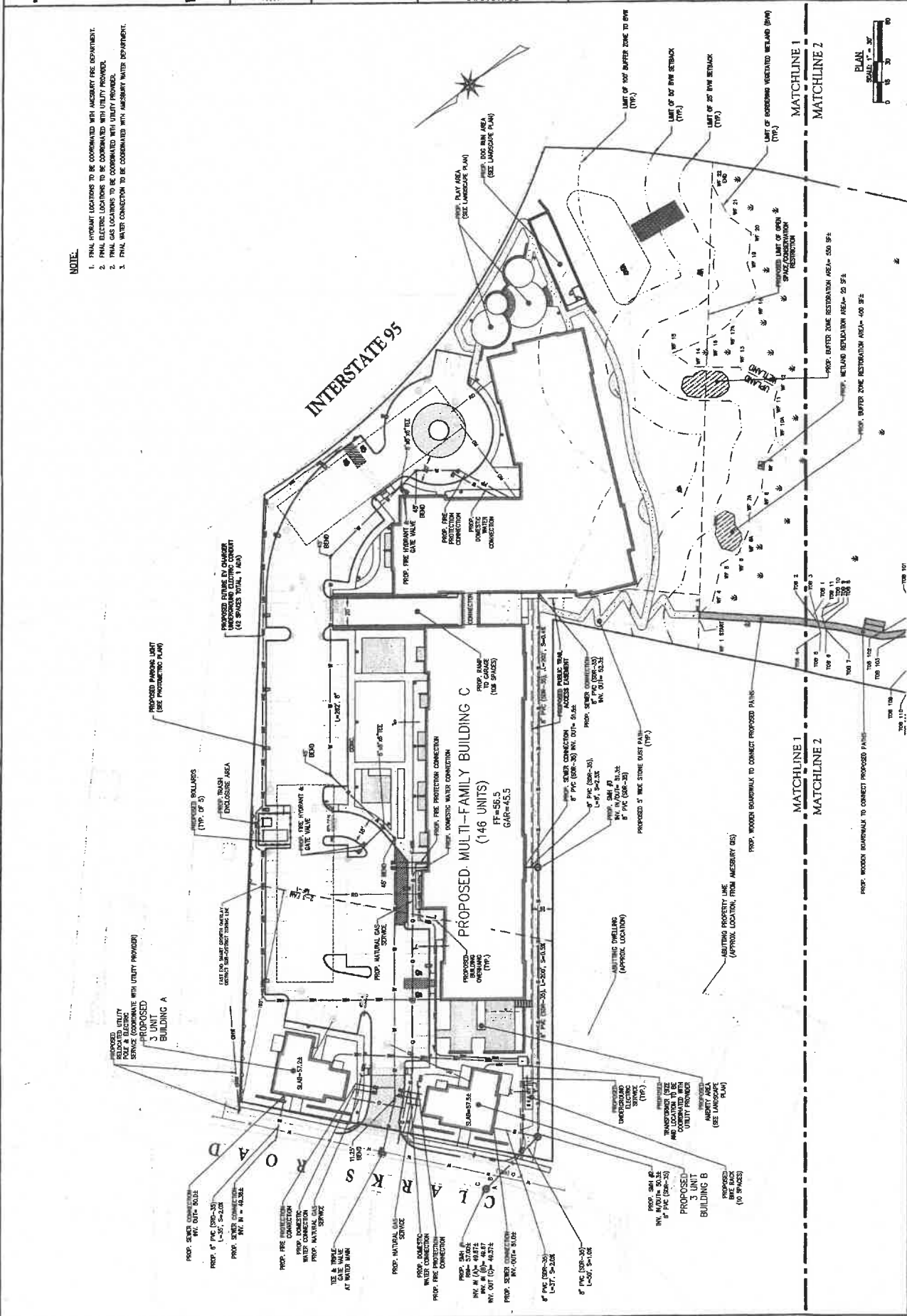


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CHECKED BY: [Signature]
DESIGNED BY: [Signature]
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REVISIONS
NO. 1
DATE 12/11/2023
DESCRIPTION
NO. 2
DATE 12/11/2023
DESCRIPTION
NO. 3
DATE 12/11/2023
DESCRIPTION

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARK ROAD
(ASSESSORS' MAP 80, LOTS 21 & 22)
EAGLES CROSSING, LLC

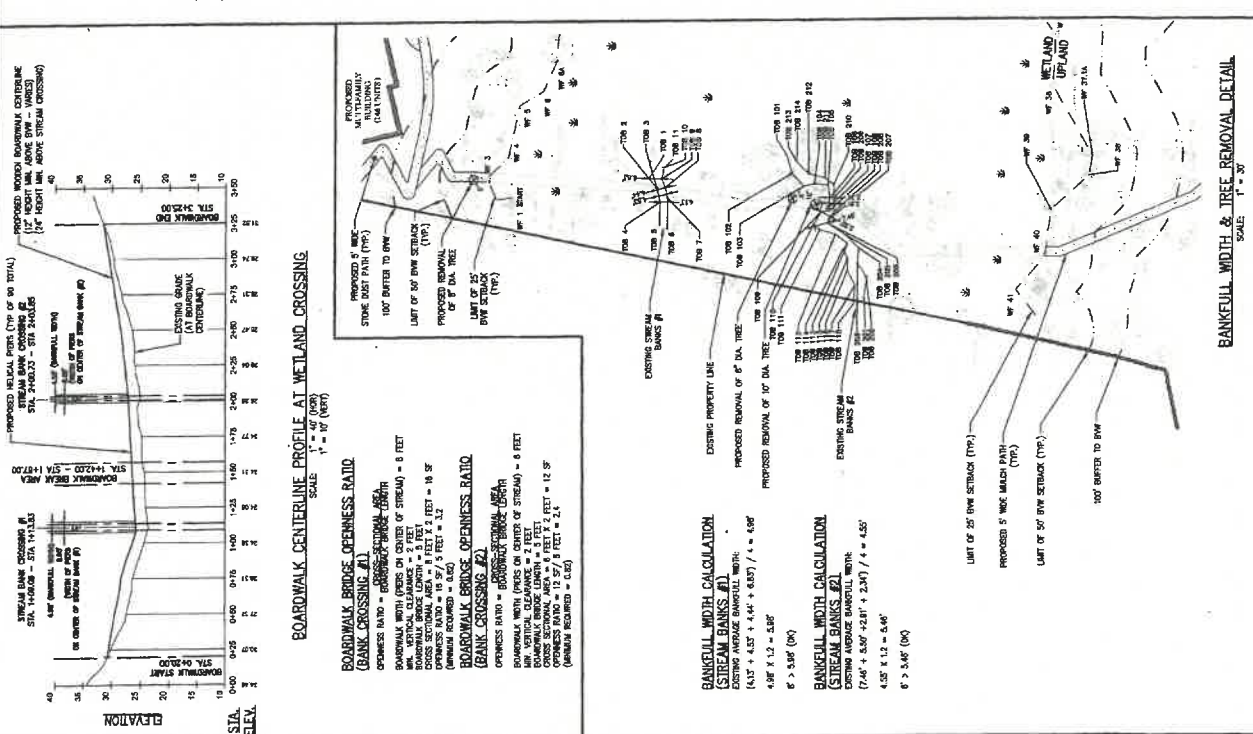
GRAVING AND
DRAINAGE PLAN
DRAWING NO. C-8

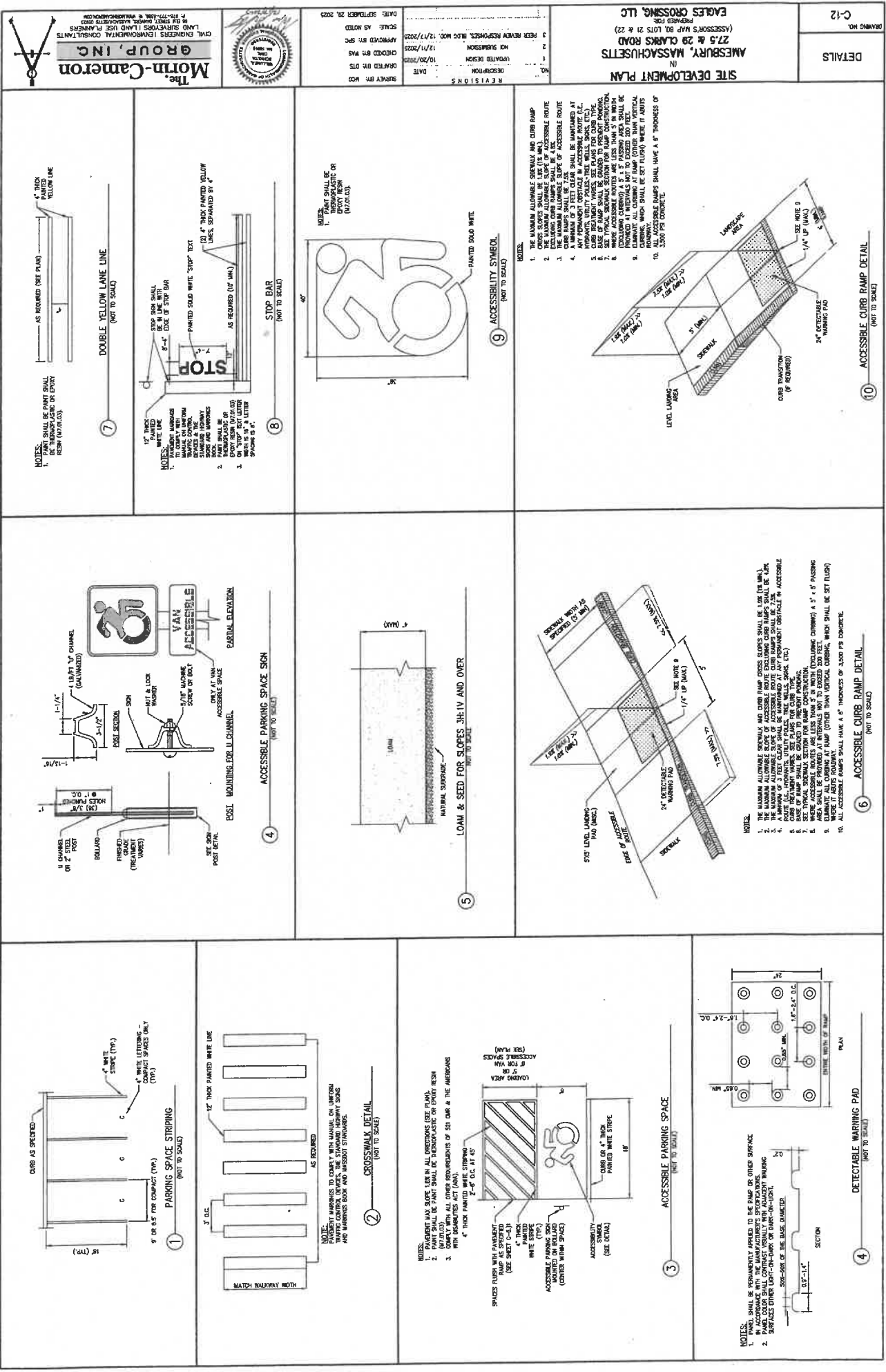
SCALE: 1" = 30'



NOTE:

1. FINAL HYDRAULIC LOCATIONS TO BE COORDINATED WITH AMESBURY FIRE DEPARTMENT.
2. FINAL ELECTRIC LOCATIONS TO BE COORDINATED WITH UTILITY PROVIDER.
3. FINAL WATER CONNECTIONS TO BE COORDINATED WITH AMESBURY WATER DEPARTMENT.





THE MORTIN-CAMERON GROUP, INC.
ENGINEERS, ARCHITECTS, PLANNERS
1000 WASHINGTON STREET, SUITE 200
BOSTON, MASSACHUSETTS 02108
TEL: 617-552-1234 FAX: 617-552-1235
WWW.MORTIN-CAMERON.COM

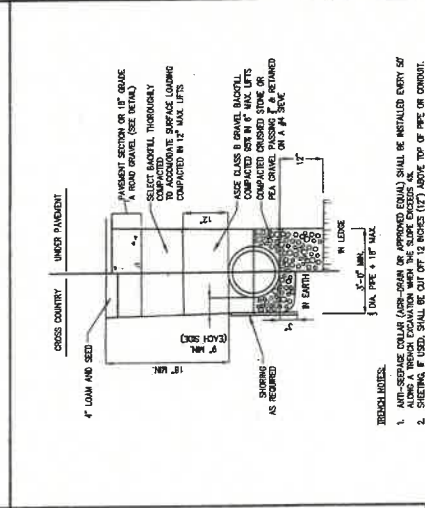
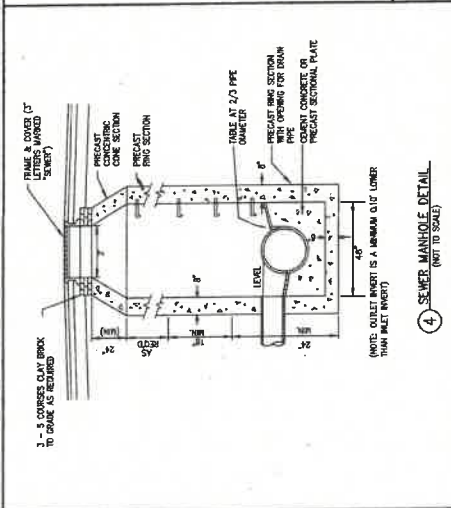
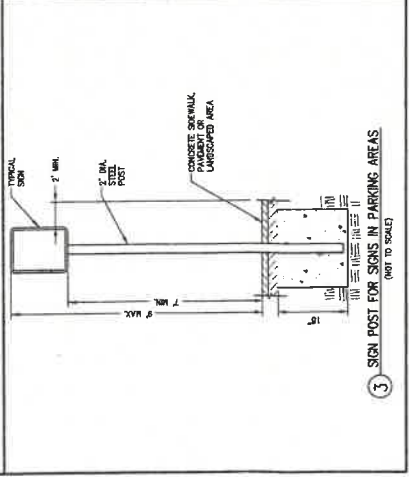
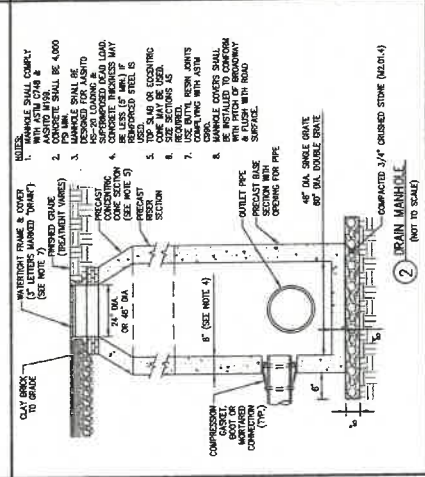
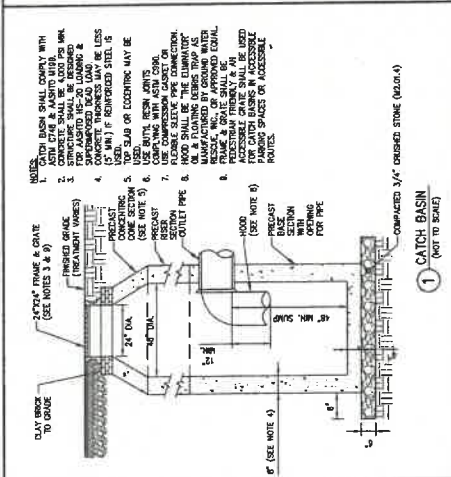
REVISIONS

NO.	DATE	DESCRIPTION
1	12/17/2023	PRELIMINARY
2	12/17/2023	REVISED
3	12/17/2023	REVISED

DATE: SEPTEMBER 29, 2023
SCALE: AS NOTED
PROJECT: 27.5 & 29 CLARKS ROAD
LOCATION: AMESBURY, MASSACHUSETTS
OWNER: EAGLES CROSSING, LLC

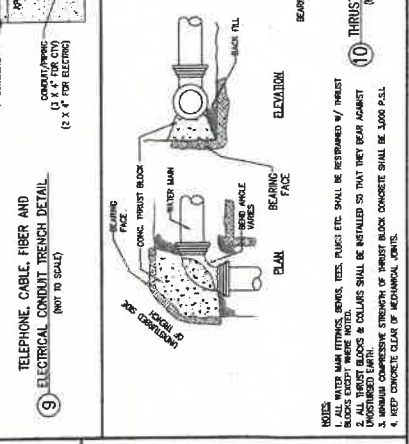
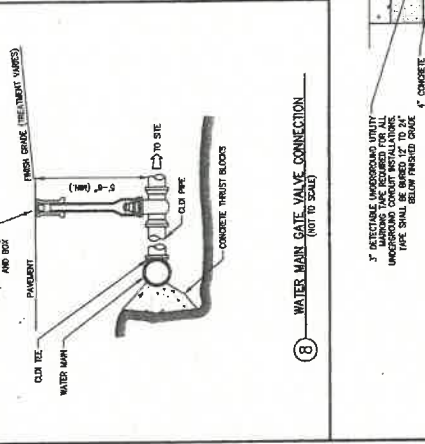
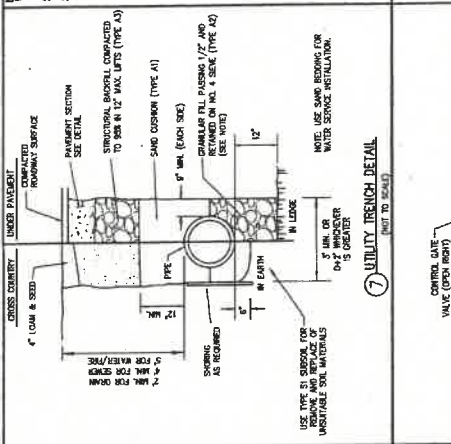
C-12

PROJECT: 27.5 & 29 CLARKS ROAD, AMESBURY, MASSACHUSETTS
DATE: SEPTEMBER 29, 2023
SCALE: AS NOTED
PROJECT: 27.5 & 29 CLARKS ROAD
LOCATION: AMESBURY, MASSACHUSETTS
OWNER: EAGLES CROSSING, LLC

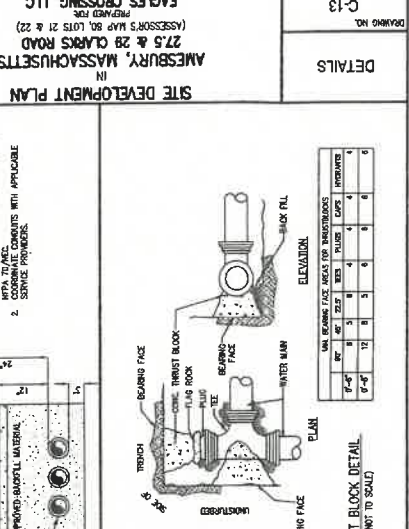
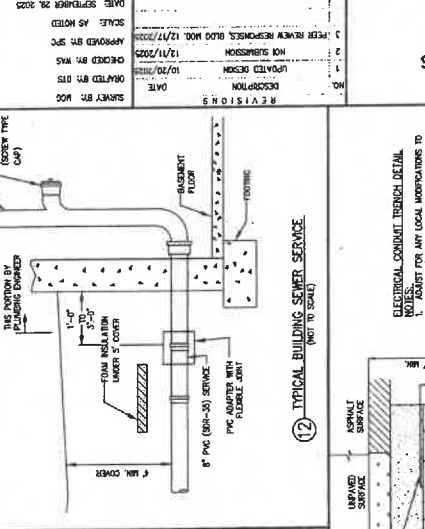
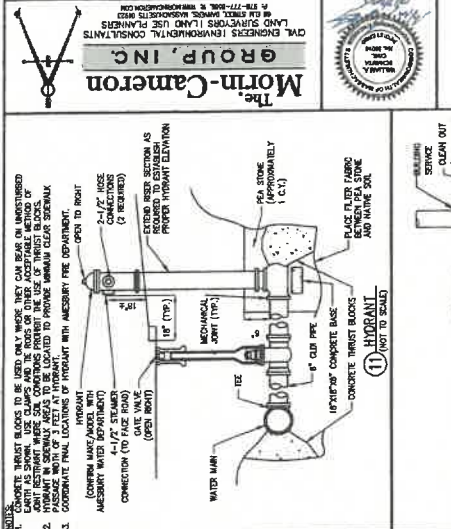


MULTI-CO. LEGEND	WIDTH	HEIGHT	SYMBOL
R1-1	30"	30"	STOP
R3-1	30"	30"	YIELD
R1-2a	18"	18"	NO PARKING

5 SIGN KEY (NOT TO SCALE)



8 ELECTRICAL CONDUIT TRENCH DETAIL (NOT TO SCALE)



11 THRUST BLOCK DETAIL (NOT TO SCALE)

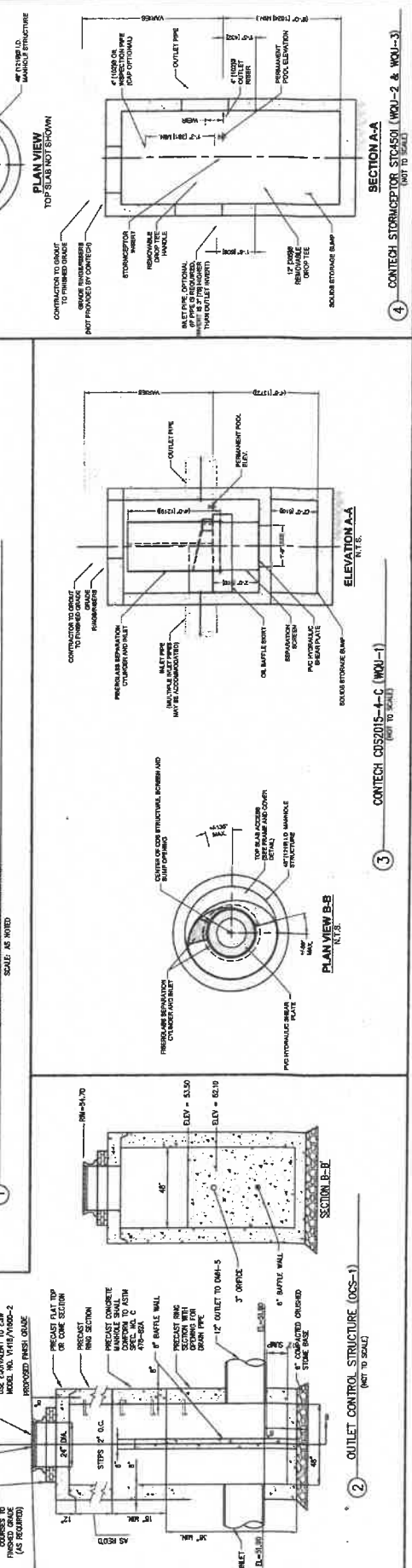
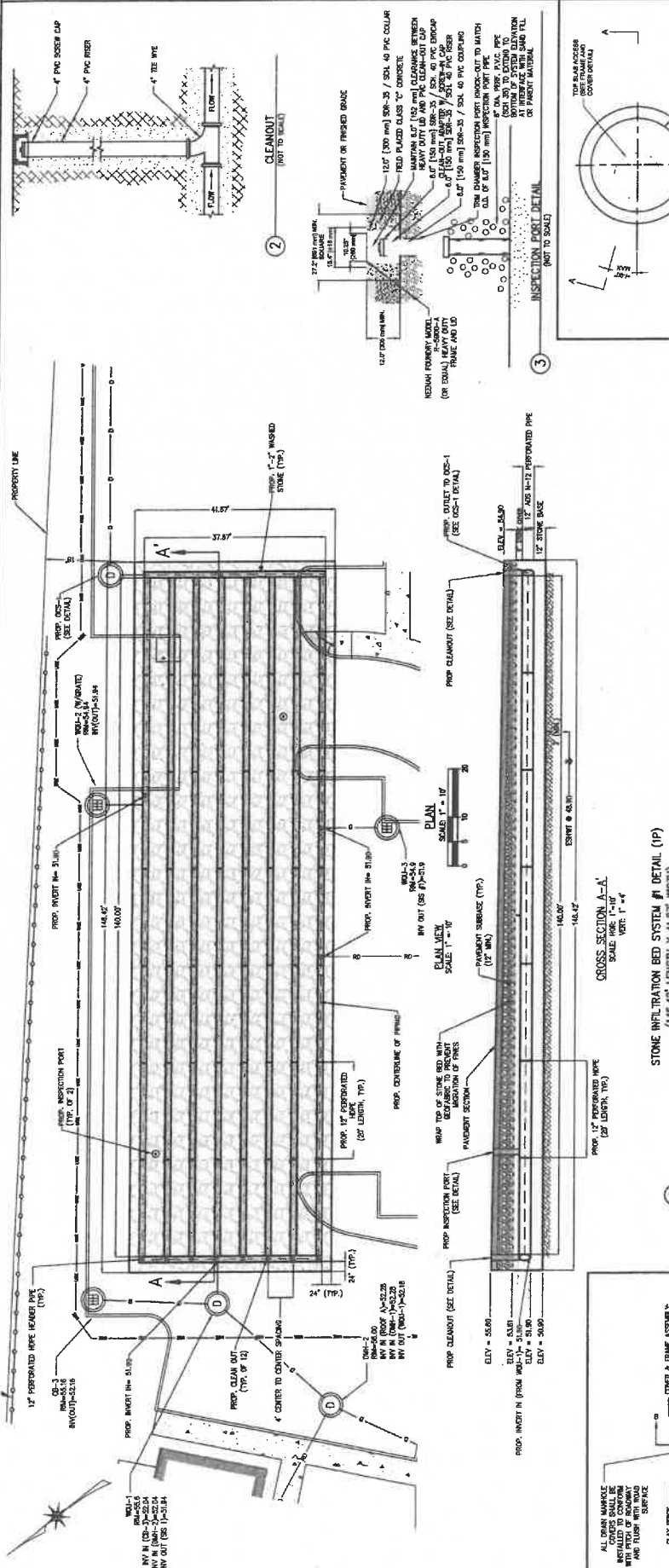


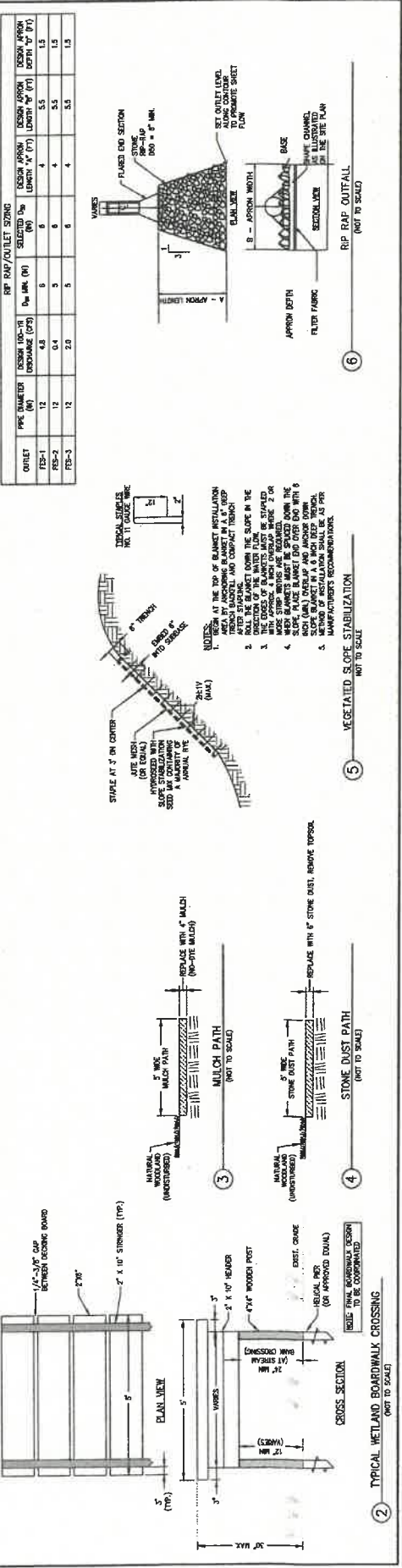
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2	DESIGN DEVELOPMENT	12/17/2022
3	FINAL DESIGN	12/17/2022
4	CONSTRUCTION	12/17/2022
5	AS BUILT	12/17/2022

DATE: SEPTEMBER 29, 2025
 SCALE: AS NOTED
 APPROVED BY: [Signature]
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]
 SURVEY BY: [Signature]

SITE DEVELOPMENT PLAN
 AMESBURY, MASSACHUSETTS
 27.5 & 29 CLARK ROAD
 (ASSESSORS MAP LOT 21 & 22)
 EAGLES CROSSING, LLC

DETAILS
 C-14
 DRAWING NO.





OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

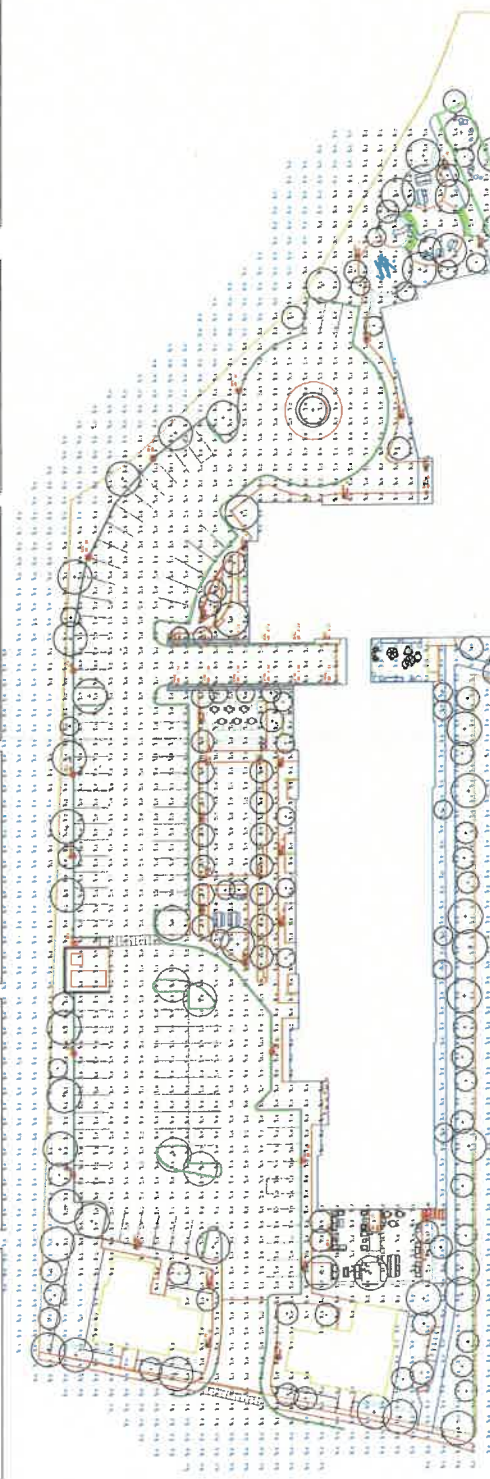
Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.

OR APPROVED EQUAL

Light fixture detail drawing showing a rectangular surface mount fixture with a diffuser.



Qty	Label	Notes	Quantity	Notes
1	0.150	2400000 1000 1000	1	2400000 1000 1000
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1	0.150	2400000 1000 1000	1	2400000 1000 1000
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1	0.150	2400000 1000 1000	1	2400000 1000 1000
1	0.150	2400000 1000 1000	1	2400000 1000 1000
1	0.150	2400000 1000 1000	1	2400000 1000 1000
1	0.150	2400000 1000 1000	1	2400000 1000 1000
1	0.150	2400000 1000 1000	1	2400000 1000 1000
1	0.150	2400000 1000 1000	1	2400000 1000 1000

Calculation Summary	Notes	Quantity	Notes
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1	0.150	2400000	1000 1000
1	0.150	2400000	1000 1000
1	0.150	2400000	1000 1000

Project: 29 Clark's Road - Site

Contact: Sean Gouding
sean.gouding@illuminate.com
(781) 272-2300 x111

Detail: Photometric Calculation
Date: 10/20/2023
Revision: 3
Drawn By: SJB

Generated For: Halcyon

illuminate
255 Winn Street
Burlington, MA 01803
(978) 272-2300

L-1

Sheet 1 of 1

HALVORSON
Tightend Studio

[illegible]

PLAN SET

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR STODOLING OR
CONSTRUCTION PURPOSES.

29 Clarks
Road

MINCO

Amesbury, MA

[illegible]

1.2 REPRESENTATIVE PLANT LIST

SALE:	AS NOTED
-------	----------

[illegible][illegible]

THE LIMITS OF THE 1500 S.F. BUFFER ZONE ENHANCEMENT AREA SHALL BE DEMARKATED IN THE FIELD PRIOR TO ADDRESSING THE AREA.

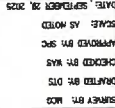
A MINIMUM OF 6" CLEAN TOPSOIL SHALL BE PLACED AS NEEDED IN AREAS LACKING SUITABLE TOPSOIL. A LOAMY SAND TOPSOIL IS RECOMMENDED WITH AN ORGANIC MATTER CONTENT OF APPROXIMATELY 1%.

The diagram illustrates the shoot system and root system of a plant. The shoot system is the part of the plant above the ground, including the stem, leaves, and reproductive structures. The root system is the part of the plant below the ground, including the taproot and lateral roots. A dashed line separates the two systems.

The diagram shows a cross-section of a tree trunk. The outer layer is labeled 'BARK'. The inner part is divided into 'WOOD' and 'PITH'. A 'CROWN' is shown at the top of the trunk. A 'ROOT' is shown at the base of the trunk. A 'STEM' is shown as the main vertical part of the tree. A 'BRANCH' is shown extending from the stem. A 'LEAF' is shown on a branch. A 'FRUIT' is shown on a branch. A 'SEED' is shown on a branch. A 'FLOWER' is shown on a branch. A 'BUD' is shown on a branch. A 'STEM' is shown as the main vertical part of the tree. A 'BRANCH' is shown extending from the stem. A 'LEAF' is shown on a branch. A 'FRUIT' is shown on a branch. A 'SEED' is shown on a branch. A 'FLOWER' is shown on a branch. A 'BUD' is shown on a branch.

Common Name	Geographical	Size	Primary Production	N
Benthic				
Mid salinity	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
High land	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
Lowland	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
Salinity	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
Terrestrial				
Mid salinity	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
High land	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
Lowland	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5
Salinity	<i>Arctia subquadrata</i>	2-7 dm	4-5 leaf dm	5

Emat Seeds; Specialized Wetland Mix for Shaded OBL-FACW Areas

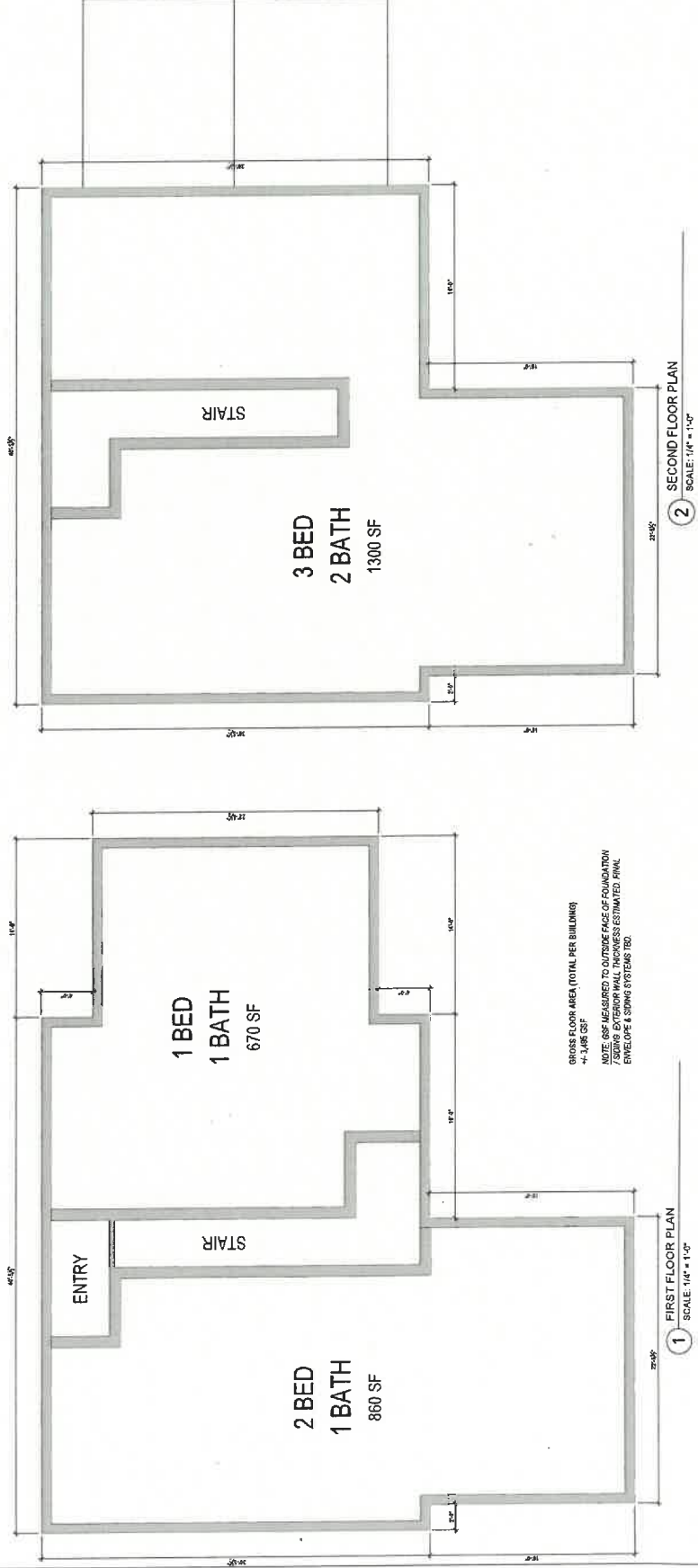
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DATE	DESCRIPTION	NO. SUBMISSION	PEER REVIEW REVIEW RESPONSE, BUD. NO.
12/20/2025	UPDATED DESIGN	2	
12/17/2025	NO SUBMISSION	3	

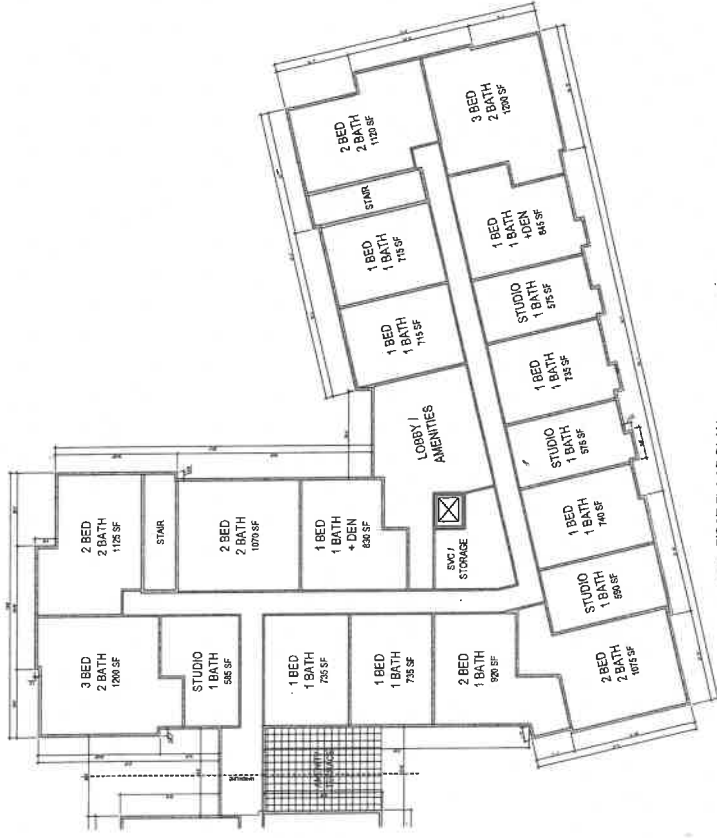
SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSORS MAP 80, LOTS 21 & 22)
PREPARED FOR
EAGLES CROSSING, LLC

MITIGATION NOTES & PLANTING TABLES	DRAWING NO. W-1
--	--------------------

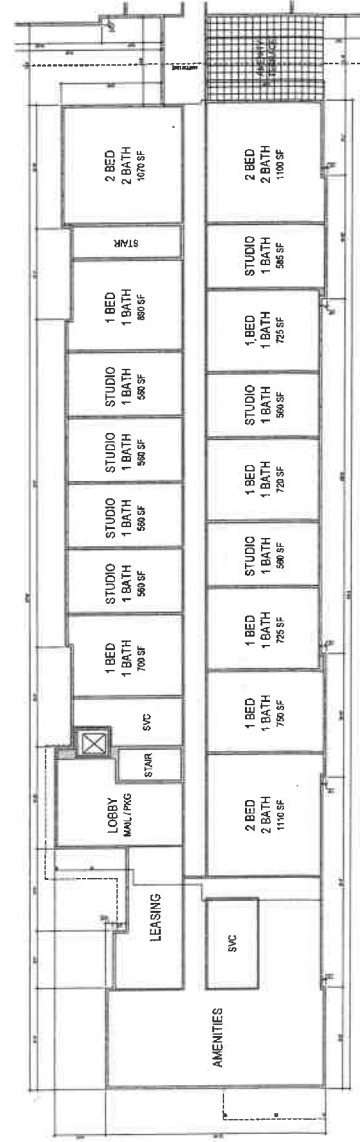
MITIGATION PLANTING PLANS
DESIGNED BY LEC ENVIRONMENTAL
CONSULTANTS, INC.



PLANS FOR SITE PLAN APPROVAL ONLY.
NOT FOR CONSTRUCTION



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN BUILDING C

GROSS FLOOR AREA (BUILDING C TOTAL)

BASEMENT: +/- 42,275 GSF
1ST FLOOR: +/- 41,200 GSF
2ND FLOOR: +/- 40,510 GSF
3RD FLOOR: +/- 37,855 GSF
4TH FLOOR: +/- 37,565 GSF
TOTAL GSF: +/- 199,305 GSF

NOTE: GSF MEASURED TO OUTSIDE FACE OF FOUNDATION / SIDING, EXTERIOR WALL THICKNESS ESTIMATED. FINAL ENVELOPE & SIDING SYSTEMS TBD

PLANS FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

Date :	January 18, 2026
Scale :	---
Project Number :	---
Drawn By :	MBO
Checked By :	HDS
Revision Title :	

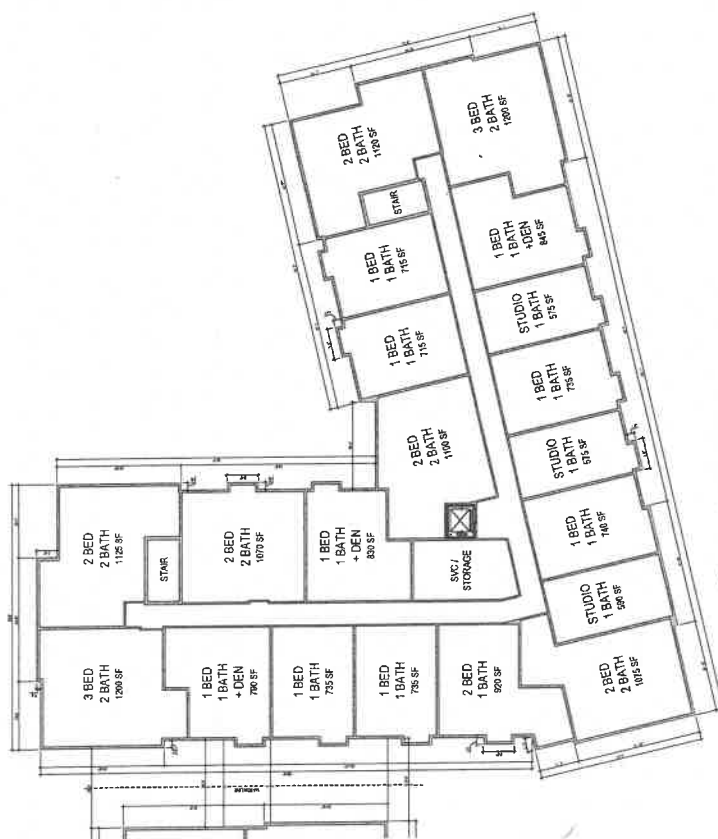
Building C Floor Plans



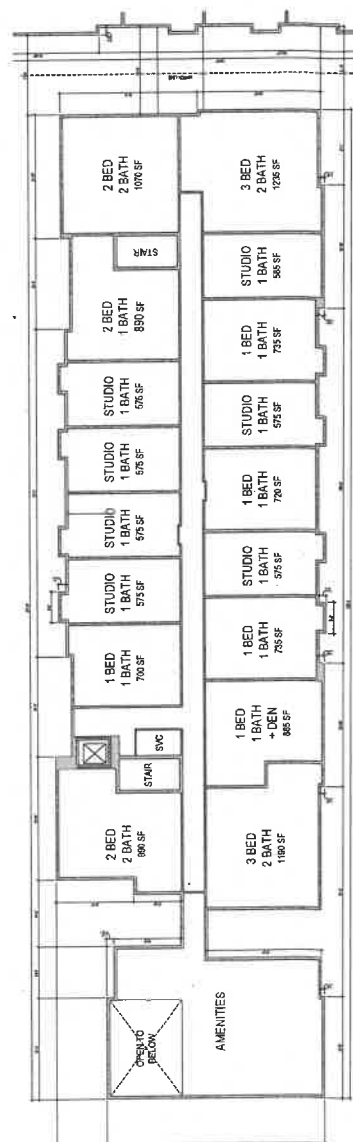
Effect of Me

A1.22

PLANS FOR SITE PLAN APPROVAL ONLY.
NOT FOR CONSTRUCTION



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
BUILDING C2

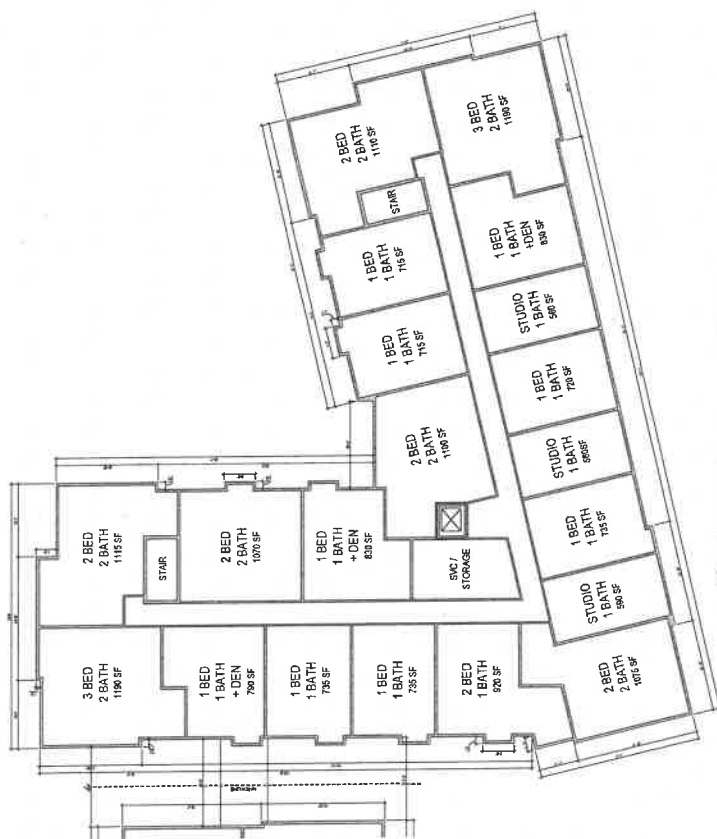


1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

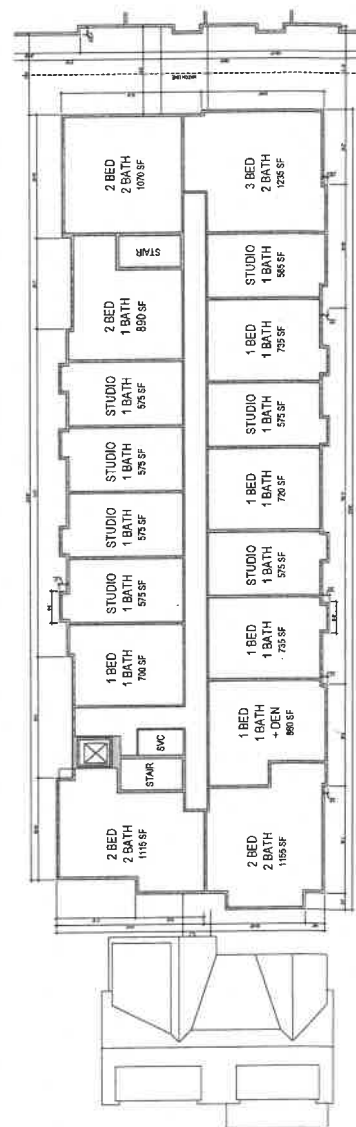
GROSS FLOOR AREA (BUILDING C TOTAL)

BASEMENT:	+/- 42,275 GSF
1ST FLOOR:	+/- 41,200 GSF
2ND FLOOR:	+/- 40,510 GSF
3RD FLOOR:	+/- 37,855 GSF
4TH FLOOR:	+/- 37,555 GSF
TOTAL GSF:	+/- 199,395 GSF

NOTE: GSF MEASURED TO OUTSIDE FACE OF FOUNDATION
SIDING. EXTERIOR WALL THICKNESS ESTIMATED. FINAL
ENVELOPE & SIDING SYSTEMS TBD



2 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 FOURTH FLOOR PLAN BUILDING C1
SCALE: 1/4" = 1'-0"

GROSS FLOOR AREA (BUILDING C TOTAL)
BASEMENT: +4-42,275 GSF
1ST FLOOR: +4-41,200 GSF
2ND FLOOR: +4-40,510 GSF
3RD FLOOR: +4-37,865 GSF
4TH FLOOR: +4-37,555 GSF
TOTAL GSF: +4-189,395 GSF

NOTE: GSF MEASURED TO OUTSIDE FACE OF FOUNDATION / SILING, EXTERIOR WALL, THICKNESS ESTIMATED. FINAL ENVELOPE & SILING SYSTEMS TBD.

Revisions:	No.	Date	Revised:

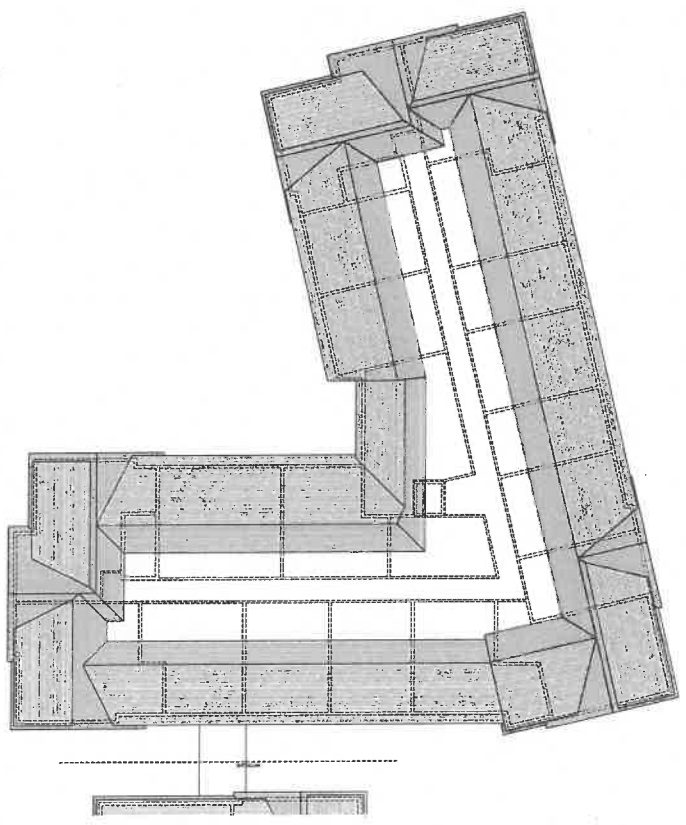
Project:
27.5 & 29
Clarks Road
Arlingbury, MA 01913

Date:	January 28, 2008
Scale:	As Shown
Project Number:	27.5 & 29
Drawn By:	MBD
Checked By:	HDS
Creating File:	

Building C
Floor Plans

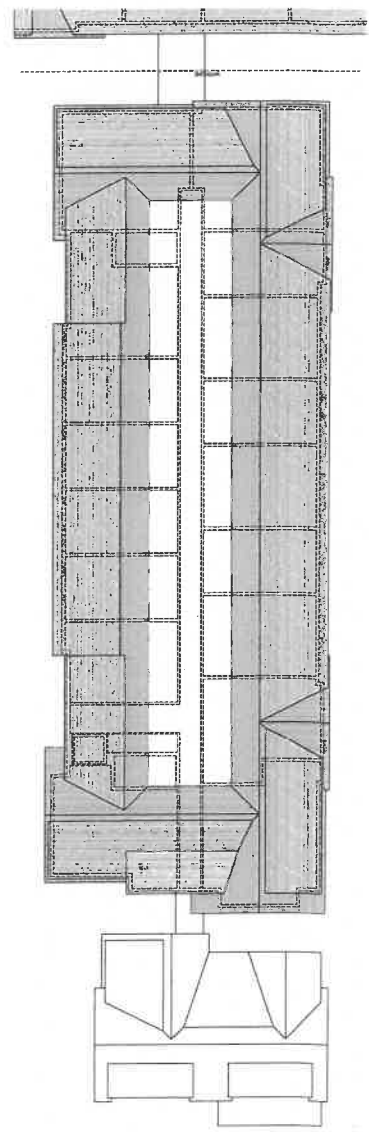
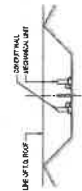


Sheet No.:
A1.25



2 ROOF PLAN
SCALE: 1/16" = 1'-0"

3 ROOF SECTION @ HVAC UNITS
SCALE: 1/16" = 1'-0"



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA (BUILDING C TOTAL)
BASEMENT: +/- 42,275 GSF
1ST FLOOR: +/- 41,200 GSF
2ND FLOOR: +/- 40,510 GSF
3RD FLOOR: +/- 37,855 GSF
4TH FLOOR: +/- 37,555 GSF
TOTAL GSF: +/- 199,395 GSF

NOTE: GSF MEASURED TO OUTSIDE FACE OF FOUNDATION / FLOOR EXTERIOR WALL. INCREASE ESTIMATED FINAL ENVELOPE & USING STATINGS 100.

Revisions:	Date:	By:	Remarks:

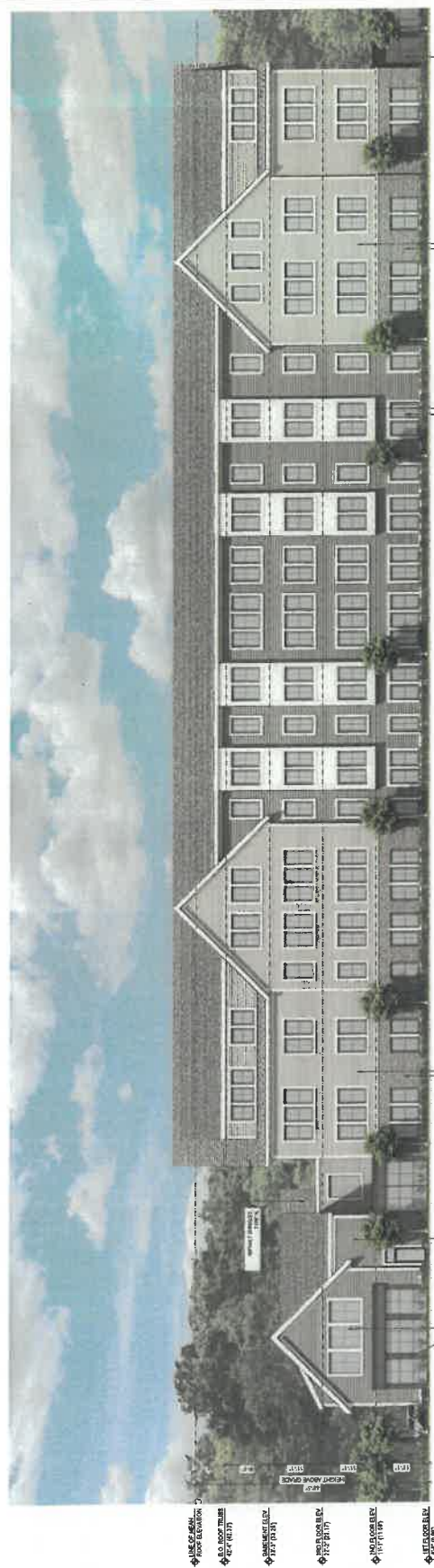
Project:
27.5 & 29
Clarks Road
Amesbury, MA 01913

Date:	March 14, 2022
Scale:	3/32" = 1'-0"
Project Number:	2022-001
Drawn By:	WCO
Checked By:	WCO
Drawing Title:	Building C Elevations

Building C Elevations



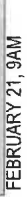
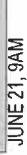
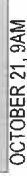
Sheet No.: **A2.20**



2 BUILDING C1 - SOUTH-WEST ELEVATION
SCALE 3/32" = 1'-0"



1 BUILDING C1 - NORTH-EAST ELEVATION
SCALE 3/32" = 1'-0"



TECHNICAL REPORT
FOR THE
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
LOCATED AT
27.5 & 29 CLARKS ROAD
AMESBURY MASSACHUSETTS
October 20, 2025

SUBMITTED TO:
CITY OF AMESBURY
PLANNING BOARD
AMESBURY CITY HALL
62 FRIEND STREET
AMESBURY, MA 01913

APPLICANT:
EAGLES CROSSING, LLC
231 SUTTON STREET; SUITE 1B
NORTH ANDOVER, MA 01845

PREPARED BY:
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923



DRAINAGE REPORT NARRATIVE

DRAINAGE REPORT
27.5 & 29 Clarks Road Multi-Family Site Development

I. Executive Summary

Eagles Crossing LLC, the applicant/owner, proposes to redevelop the properties located at 27.5 & 29 Clarks Road in Amesbury, Massachusetts (the "site"). The project includes constructing two three-unit residential buildings and a multi-family residential building that will include 152 residential units total between the three buildings along with surface and underground parking facilities, landscaping improvements, amenity areas, stormwater management systems, new utility infrastructure and a trail system to connect Clarks Road to the existing City Parcel located off Point Shore Drive. The subject parcels are shown on the City of Amesbury Assessor's Map 80 as Lots 21 and 22 which are situated in the Residence (R20) Zoning District. Additionally, the site is also located within the East End Smart Growth Overlay District (EE-SGOD) and portions of the property are located within the 2-3 FAM (Two-Three Family), MF-1 (Multi-Family) and FOS-1 (Future Open Space) Subdistricts.

The project will require Site Plan Approval through the Amesbury Planning Board and a Notice of Intent issued by the Conservation Commission. As part of the project permitting, the proponent must demonstrate compliance with applicable stormwater best management practices and regulations. The following drainage report contains a description of existing and proposed site conditions, stormwater management design methodology and results summaries and other supplemental information in support of the stormwater best management system design.

II. Existing Site Description

The site consists of a total land area of 476,958 square feet (10.87± acres) and is currently developed with two existing residential dwellings with associated asphalt driveways, sheds, and utility infrastructure. The property is currently only used for residential use with approximately 350' from the Clarks Road frontage property line being developed. Within the undeveloped woodland East/Southeast of the existing residential dwellings is an existing dirt path. Southeast/South of the existing residential buildings is approximately 2.4± acres of Bordering Vegetated Wetland (BVW) that separates the northern developed area from 4.4± acres of undeveloped woodland South. The eastern curved property line borders Interstate 95 (Exit 88 on/off ramp), while the remaining abutters are within the Residence (R-20) Zoning District and have a residential use or are vacant land. The site contains one curb cut on Clarks Road for each of the two existing residential buildings. There is no known existing drainage infrastructure on the site. Refer to Figure 1: Ortho Map and Figure 2: USGS Locus Map for illustrations of the site and surrounding features.

Grades on the developed portion of the site are relatively flat with slopes generally less than 3%, while the portion of undeveloped woodlands becomes steeper with slopes as much as 50% going down to the BVW. The site has high points along the frontage of Clarks Road with the highest elevation being at approximately 57.5 and low elevation of approximately 22.0 (BVW). The BVW was delineated by LEC Environmental Consultants, Inc, and the limit of the wetland was approved by the Amesbury Conservation Commission by an Order of Resource Area Delineation under MASS DEP File #002-1338. A portion of the stormwater from the 29 Clarks Road (portion of driveway, dwelling, shed and yard) flows to the abutter located Northeast at 31 Clarks Road, while

the remaining stormwater on the site flows to the BVW. The existing watershed delineation is depicted on Figure 5: Existing Site Development Watershed Plan.

Soils on site are Deerfield loamy fine sand, 0-3% slopes, Hydrologic Soil Group (HSG) A (256A); Carver loamy coarse sand, 0 to 3% slopes, Hydrologic Soil Group (HSG) A (259A); Windsor loamy sand, 15-25% slopes, Hydrologic Soil Group (HSG) A (255D); and Maybid Silt Loam, 0 to 3% slopes, Hydrologic Soil Group (HSG) C/D (12A). See Figure 3: SCS Soils Map for an illustration of the soil types. In-situ soil testing was conducted by The Morin-Cameron Group, Inc. in September 2025 to very soil textures and determine estimated seasonal high groundwater elevations. The entire site is shown to be located in a Zone X: area of minimal flood hazard above 100-year flood level as illustrated on the FEMA Federal Insurance Rate Map (FIRM) #25009C0106F, with an effective date of July 8, 2025 (See Figure 4: FEMA Flood Map).

III. Proposed Site Description

The applicant proposes to construct two three-unit residential buildings and a 146 unit multi-family residential building (MFRB) with associated aboveground and underground parking, amenity areas, landscaping, stormwater management system and new utility connections. Each three (3) unit building has a footprint area of approximately 1,903± square feet and the MFRB has a total footprint area of approximately 41,732± square feet. The MFRB is split into two sections: the Western section and the Eastern section, which are connected via pedestrian bridge in the middle. The proposed MFRB, which is situated closest to the Western property line of the site, will have an underground garage with an uncovered ramp entrance on the northern side of the building located where the pedestrian bridge connects the Western to the Eastern section of building.

The proposed project includes a single curb cut located on Clarks Road, with the two three-unit residential buildings located along the frontage on each side of the new drive aisle and the multi-family residential building located to the southeast behind the two three-unit buildings. The two proposed three-unit residential buildings have a front setback of 10 feet, while the MFRB has a front setback of approximately 101 feet. The drive aisle provides access to several aboveground parking facilities totaling 97 spaces, a loading zone, to the uncovered ramp down to the underground parking facility with 106 parking spaces and ends with a cul-de-sac turnaround designed to accommodate fire access and located in front of the proposed entrances to the Eastern section of the MFRB. South of the cul-de-sac is a proposed amenity area with a Nature Play Area with wood fiber playground surfacing and South/downgradient of the Nature Play Area is a proposed Dog Run with rice stone surfacing. Additional amenity areas are located on the north side and west side of the MFRB.

A 5 foot wide stone dust trail is proposed that begins at the sidewalk of 27.5 Clarks Road and runs along Southern side of the MFRB to the Southern entrance/amenity area, continues around the MFRB to the Dog Run/Nature Play Area and ends at the cul-de-sac sidewalk.

An offshoot of the path starts nearby the southwestern most point of the MFRB's footprint and switchbacks down to a proposed wooden boardwalk that crosses the existing BVW. The boardwalk is proposed to be slightly elevated to limit tree removal and disturbance to the BVW. At the end of the boardwalk on the Southern side of the BVW a 5 foot wide wood chip path is proposed to continue Southeast to connect to the existing trail system located on the City Parcel

located of Point Shore Road (See Trail Plan on Sheet C-10). It should be noted that this stormwater analysis does not include the boardwalk and wood chip path on the Southern side of the BVW, instead ending the area of analysis at the Northern limit of BVW. The boardwalk and path do not require treatment and will have no measurable impacts to the existing sub catchment.

Infrastructure associated with the development of the site will include the removal of all existing utility connections and installation of a new water main to service all proposed structures, new electrical services, new sewer services, new communications services, new natural gas services and construction of stormwater management infrastructure, communications and fiber optic services. Existing utility poles relocations will be coordinated with the electric service provider.

The proposed stormwater management system for the project will consist of various Best Management Practices ("BMP's") in both mitigating and renovating stormwater runoff. The entire stormwater system was designed in accordance with the City of Amesbury's Stormwater Management and Erosion Control Regulations and the Massachusetts Stormwater Management Handbook ("Handbook"), which the City of Amesbury references in its regulations. The measures to be implemented at the site includes two subsurface stone infiltration systems utilizing, water quality units, and an infiltration basin. Refer to the Grading & Drainage Plan and associated details for more information. The existing watershed characteristics, flow paths and drainage patterns were matched to the extent practicable in the proposed condition to demonstrate that there are no adverse impacts to adjacent properties or resource areas (i.e. design points).

IV. Stormwater Management

A. Existing Watershed Characteristics

Stormwater runoff exits the site in the existing condition at two (2) distinct locations. The location where stormwater runoff leaves the site boundary is called the design point ("DP"). DP1 is the abutting property to the Northeast located at 31 Clarks Road. DP2 is the Bordering Vegetated Wetland (BVW) located South of the proposed MFRB. The design points and the tributary watersheds (or subcatchments) are illustrated on Figure 5: Existing Site Development Watershed Plan. The table below lists the total area associated with each subcatchment area.

Summary of Existing Subcatchments

Existing Drainage Area (E)	Total Area (SF)	% Impervious	Composite Curve Number
E-1	41,122	7.99%	41
E-2	135,363	5.33%	39
Total	176,485 (4.05 acres)	5.95%	39

Description of Existing Subcatchments

The subcatchments analyzed in the existing condition can be described as follows:

- **Subcatchment E1:** A portion of 29 Clarks Road (including a section of the paved driveway, the roof, a shed and the remaining grass yard/woodland).
- **Subcatchment E2:** All of 27.5 Clarks Road (paved driveway, roof and shed) and the remaining area at 29 Clarks Road (Woodland and dirt path).

B. Proposed Watershed Characteristics

The proposed development of the site will maintain the design points identified in the existing watershed analysis. In order to understand and analyze the proposed development, smaller subcatchments were delineated to analyze stormwater impacts on a more detailed scale. The table below provides the total drainage area and the percentage that will be impervious in the post-development condition. The design points and the tributary watersheds (or subcatchments) are illustrated on Figure 6: Proposed Site Development Watershed Plan. The table below lists the total area associated with each subcatchment area.

Summary of Proposed Subcatchments

Proposed Drainage Area	Total Area (SF)	% Impervious	Composite Curve Number
P-1	57,572	83.08%	88
P-2	57,476	85.92%	90
P-3	12,318	16.57%	47
P-4	42,983	2.13%	37
P-GR	2,065	100%	98
P-N	4,071	0%	39
TOTALS	176,485 (4.05 acres)	57.93%	72

Description of Proposed Subcatchments

- **Subcatchment P-1:** Includes most of the upper site closest to Clarks Road (Roofs of the two three-unit residential buildings, the West section of the MFRB, the upper parking lot and associated sidewalks and landscaping areas. This area is captured and directed to Stone Infiltration System #1 (P1).
- **Subcatchment P-2:** Includes the middle and lower parking on site, the remaining roof of the East MFRB and associated sidewalks and landscaping areas. This area is captured and directed to the Stone Infiltration System #2 (P2).
- **Subcatchment P-3:** Includes the Nature Play Area, Dog Play Area, path connecting the two areas and the remaining area is landscaping/infiltration basin area.
- **Subcatchment P-4:** Includes the area downgradient of P-3, the path wrapping around the building and the amenity area at the South entrance to the MFRB.
- **Subcatchment P-GR:** Includes the uncovered pavement ramp from the Middle parking area down to the underground parking garage.
- **Subcatchment P-N:** Includes all landscape areas North of the proposed parking area.

C. Hydrologic Analysis:

The purpose of the stormwater analysis is to demonstrate that the proposed development will not adversely impact the land or surrounding land. The industry standard for stormwater management design in Massachusetts is governed by the Massachusetts Stormwater Management Handbook ("Handbook") published by the Mass Department of Environmental Protection, January 2008. The City of Amesbury Stormwater Management Ordinance provide additional requirements including analyzing the 2, 10, 25 and 100-year storm events.

The Handbook lists 10 standards covering both mitigation and renovation of stormwater runoff. A full discussion on compliance with the standards can be found at the end of this

report. However, the following section will summarize the projects compliance with the mitigation standards 1 and 2 of the Handbook relating to reducing peak rates of runoff and creating no adverse down gradient impacts.

In order to demonstrate that there will be no downstream impacts as a result of the proposed project, a stormwater analysis was performed using the U.S. Soil Conservation Service (S.C.S) method of analysis contained in Technical Release #20 (TR-20) published by the U.S. Conservation Service, along with the extreme precipitation values published by the Northeast Regional Climate Center. The software application HydroCAD was used to analyze the existing and proposed development watershed conditions. This application is widely used in the civil engineering industry and is an accepted means of performing a TR-20 analysis. It is a computer aided design program for analyzing the hydrology and hydraulics of storm water runoff. It utilizes the latest techniques of both fields to accurately predict the consequences of any given storm event. This analysis allows the engineer to verify that a given drainage system is adequate for the area under consideration and further allows the engineer to predict where flooding or erosion are most likely to occur. This model was used to analyze the storm drainage system designed for the development to demonstrate that the drainage system is in compliance with the City's Stormwater Management Standards.

The HydroCAD analysis was performed by examining the two design points that were previously referenced. The storm events used were taken from NRCS2-Rain Event Lookup table for Amesbury, MA available online (based on NOAA Atlas 14 Volume 10 - Point Precipitation Frequency Estimates then the upper confidence interval multiplied by 90%.) The following is a listing of the total existing and proposed development rates of stormwater runoff for the proposed development for the 2, 10, 25 and 100-year rainfall events:

Amesbury 24-hour rainfall data

STORM EVENT (AMESBURY, MA)	
<i>Years</i>	<i>Depth/24 hrs</i>
2	3.24
10	5.12
25	6.30
100	8.11

DP1 Peak Discharge Rates (CFS)				
Storm Event		Existing Conditions	Proposed Conditions	Change in Peak
2-yr	Outflow	0.0	0.0	NO CHANGE
10-yr	Outflow	0.0	0.0	NO CHANGE
25-yr	Outflow	0.4	0.0	NO CHANGE
100-yr	Outflow	1.3	0.1	-1.2

DP2 Peak Discharge Rates (CFS)				
Storm Event		Existing Conditions	Proposed Conditions	Change in Peak
2-yr	Outflow	0.0	0.0	NO CHANGE
10-yr	Outflow	0.1	0.0	-0.1
25-yr	Outflow	0.5	0.4	-0.1
100-yr	Outflow	2.6	2.4	-0.2

DP1 Volume Discharge (CF)				
Storm Event		Existing Conditions	Proposed Conditions	Change in Volume
2-yr	Outflow	30	0	-30
10-yr	Outflow	1,036	76	-960
25-yr	Outflow	2,253	181	-2,072
100-yr	Outflow	4,780	408	-4,372

DP2 Volume Discharge (CF)				
Storm Event		Existing Conditions	Proposed Conditions	Change in Volume
2-yr	Outflow	9	0	-9
10-yr	Outflow	2,538	564	-1,974
25-yr	Outflow	6,032	2,666	-3,366
100-yr	Outflow	13,575	8,264	-5,311

Based on the analysis of the 2, 10, 25 and 100-year storm events, our proposed design reduces or maintains the peak discharge rates and volumes directed to Design Point 1 & 2.

D. Review of Stormwater Management Standards

The proposed development project is comprised of a mix of new development and redevelopment. The drainage system has been designed to attenuate peak rates of stormwater for all storm events up to and including the 100-year event. Measures will also be implemented to provide the required total suspended solids (TSS) removal, to ensure the stormwater runoff is renovated prior to discharge.

1. No stormwater conveyance system discharges untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth. The project includes a variety of BMPs to provide treatment of runoff prior to discharge.

The proposed development meets this standard.

2. The stormwater management system has been designed such that proposed peak rates of runoff and volumes do not exceed existing rates or volumes for the 2-year, 10-year, 25-year and 100-year storm events.

The proposed development meets this standard.

3. Loss of annual recharge to groundwater has been eliminated or minimized through the use of environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance.

The proposed development meets this standard. (See Stormwater Management Calculations Section)

4. The proposed stormwater management system has been designed to remove a minimum of 90% of the average annual post-construction load of Total Suspended Solids (TSS). The best management practices treatment train utilizes water quality units, two underground stone infiltration bed systems and an infiltration basin to achieve TSS removal. The proposed area draining to DP1 does not utilize any stormwater best management practices since there will be a reduction in impervious area resulting in decreased runoff and TSS.

The proposed development meets this standard. (See Stormwater Management Calculations Section)

5. Land Uses with Higher Potential Pollutant Load.

This standard does not apply.

6. Discharges to critical areas.

This standard does not apply.

7. Redevelopment Projects: the project consists of a mix of new development and redevelopment.

The project includes a mix of new development and redevelopment. All standards are fully met as described above.

8. A Construction Phase Operation and Maintenance Plan is included herewith. A Stormwater Pollution Prevention Plan following the EPA guidelines under the National Pollutant Discharge Elimination System will be prepared prior to construction.

The proposed development meets this standard.

9. A long-term operation and maintenance plan: A long-term O&M has been prepared to provide guidance for current and future owners to inspect and maintain the stormwater management systems in perpetuity. A copy of this O&M plan is included herein.

The proposed development meets this standard.

10. Illicit discharges: To the best of our knowledge and belief there are no illicit discharges to the stormwater management system on this site. A certification is included herein.

The proposed development meets this standard.

V. Conclusion

The project at 27.5 & 29 Clarks Road, as proposed, is in compliance with the MassDEP Stormwater Management Handbook and the Amesbury Stormwater Management Rules and Regulations, which reference the MA Stormwater Standards.

For questions regarding this Drainage Report, please contact The Morin-Cameron Group, Inc. between the hours of 8:30am to 4:30pm at (978) 373-0310.

FIGURES

material removed shall be disposed of in accordance with all applicable local, state, and federal regulations.

The developer and site general contractor will comply with the E.P.A.'s Final General Permit for Construction De-watering Discharges, (N.P.D.E.S., Section 402 and 40 C.F.R. 122.26(b) (14) (x).

Inspection/Maintenance:

Operator personnel must inspect the construction site at least once every 14 calendar days and within 24 hours of a storm event of ½-inch or greater. The applicant shall be responsible to secure the services of a design professional or similar professional (inspector) on an on-going basis throughout all phases of the project. Refer to the Inspection/Maintenance Requirements presented earlier in the "Structural and Stabilization Practices." The inspector should review the erosion and sediment controls with respect to the following:

- Whether or not the measure was installed/performed correctly.
- Whether or not there has been damage to the measure since it was installed or performed.
- What should be done to correct any problems with the measure.

The inspector should complete a Stormwater Management Construction Phase BMP Inspection Schedule and Evaluation Checklist for documenting the findings and should request the required maintenance or repair for the pollution prevention measures when the inspector finds that it is necessary for the measure to be effective. The inspector should notify the appropriate person to make the changes and submit copies of the form to the Amesbury Planning Board or Amesbury Public Works Engineering Division.

It is essential that the inspector document the inspection of the pollution prevention measures. These records will be used to request maintenance and repair and to prove that the inspection and maintenance were performed. The forms list each of the measures to be inspected on the site, the inspector's name, the date of the inspection, the condition of the measure/area inspected, maintenance or repair performed and any changes which should be made to the Operation and Maintenance Plan to control or eliminate unforeseen pollution of storm water.

APPENDIX E:
LONG TERM BEST MANAGEMENT
PRACTICES O&M PLAN

Long Term Stormwater Best Management Practices
Operation and Maintenance Plan

for

27.5 & 29 Clarks Road
Amesbury, Massachusetts

October 20, 2025

The following operation and maintenance plan has been provided to satisfy the requirements of Standard 9 of the Mass DEP Stormwater Management Handbook associated with development of the site and associated infrastructure. The success of the Stormwater Management Plan depends on the proper implementation, operation and maintenance of several management components. The following procedures shall be implemented to ensure success of the Stormwater Management Plan:

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The vegetated stormwater management areas, detention pond, subsurface stone infiltration systems and water quality units shall be inspected and maintained as indicated below.
3. Effective erosion control measures during and after construction shall be maintained until a stable turf is established on all altered areas.

Basic Information

Stormwater Management System Owner:	Eagles Crossing, LLC 231 Sutton Street, Suite 1B North Andover, MA 01845 P: (978) 688-5422
Amesbury Public Works (Engineering Division):	Department of Public Works 39 S Hunt Road Amesbury, MA 01913 P: (978) 388-8116
Amesbury Planning Board:	Planning Board Amesbury City Hall 62 Friend Street Amesbury, MA 01913 P: (978) 388-8111
Site Design Engineer Information:	The Morin-Cameron Group, Inc. 66 Elm St Danvers, MA 01923 Phone: (978) 777-8586

Erosion and Sedimentation Controls during Construction:

The site and drainage construction contractor shall be responsible for maintaining the stormwater system during construction. Routine maintenance of all items shall be performed to ensure adequate runoff and pollution control during construction.

A proposed silt fence will be placed downgradient of the work area prior to the commencement of any clearing, grubbing, and earth removal or construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established. A silt sack will also be placed over the new catch basins once constructed.

Operations and maintenance plans for the Stormwater Management construction phase and long term operation of the system have been attached to this report.

General Conditions

1. The developer shall be responsible for scheduling regular inspections and maintenance of the stormwater BMP's. The BMP maintenance shall be conducted as detailed in the following long-term pollution prevention plan and illustrated on the approved design plans:
"Site Development Plan In Amesbury, Massachusetts, 27.5 & 29 Clarks Road" prepared by The Morin-Cameron Group, Inc. dated September 29, 2025 as revised and approved by the Amesbury Planning Board.
2. All Stormwater BMP's shall be operated and maintained in accordance with the design plans and the following Long-Term Pollution Prevention Plan.
3. The owner shall:
 - a. Maintain an Operation and Maintenance Log for the last three years. The Log shall include all BMP inspections, repairs, replacement activities and disposal activities (disposal material and disposal location shall be included in the Log);
 - b. Make the log available to the Amesbury Public Works (Engineering Division) and Planning Board upon request;
 - c. Allow members and agents of the Amesbury Public Works (Engineering Division) and Planning Board to enter the premises and ensure that the Owner has complied with the Operation and Maintenance Plan requirements for each BMP.
4. A recommended inspection and maintenance schedule is outlined below based on statewide averages. This inspection and maintenance schedule shall be adhered to at a minimum for the first year of service of all BMP's referenced in this document. At the commencement of the first year of service, a more accurate inspection/maintenance schedule shall be determined based on the level of service for this site.

Long-Term Pollution Prevention Plan (LTPPP)

Vegetated Areas:

Immediately after construction, monitoring of the erosion control systems shall occur until establishment of natural vegetation. Afterwards, vegetated areas shall be maintained as such. Vegetation shall be replaced as necessary to ensure proper stabilization of the site.

Cost: Included with annual landscaping budget. Consult with local landscape contractors.

Paved Areas:

Sweepers shall sweep paved areas periodically during dry weather to remove excess sediments and to reduce the amount of sediments that the drainage system shall have to remove from the runoff. The sweeping shall be conducted primarily between March 15th and November 15th. Special attention should be made to sweeping paved surfaces in March and April before spring rains wash residual sand into the drainage system.

Cost: \$100 - \$150 per sweeping

Salt used for de-icing on the driveway during winter months shall be limited as much as possible as this will reduce the need for removal and treatment. Sand containing the minimum amount of calcium chloride (or approved equivalent) needed for handling may be applied as part of the routine winter maintenance activities.

Proprietary Water Quality Units (CDS and STC):

The CDS and STC water quality pretreatment unit shall be inspected monthly during a routine SWPPP inspection. The unit shall be cleaned per manufacturer instructions included in the approved OMP.

Level Spreader Rip-Rap Outfalls:

The rip-rap outfalls shall be checked for debris accumulation during regular SWPPP inspections. Trash, leaves, branches, etc. shall be removed from outfall. Silt, sand and sediment, if significant accumulation occurs, shall be removed as required by means of mechanical excavation. Material removed shall be disposed of in accordance with all applicable local, state, and federal regulations. The outfall shall be kept free of woody vegetation and removal of woody vegetation shall be conducted between October 15th and April 15th. Any slope erosion within the outfall shall be stabilized and repaired immediately and additional rip-rap added as required.

Deep Sump Hooded Catch Basins:

The catch basin grates shall be checked quarterly and following heavy rainfalls to verify that the inlet openings are not clogged by debris. Debris shall be removed from the grates and disposed of properly. Deep sump catch basins shall be inspected four times per year and cleaned as needed when accumulated sediments exceeds 2' from the bottom of the sump (approximately 1/2 of the sump capacity). Catch basins shall be inspected annually to check oil build-up and outlet obstructions. Material shall be removed from catch basins and disposed of in accordance with all applicable regulations.

Cost: Estimated \$50 - \$100 per cleaning per catch basin as needed. The Owner shall consult local vacuum cleaning contractors for detailed cost estimates.

Public Safety Concerns: Catch basins shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken or missing grates or frames shall be replaced immediately. At no time shall any person enter the basin structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Trench Drains:

The trench drain grates shall be checked quarterly and following heavy rainfalls to verify that the inlet openings or the debris strainer is not clogged by debris. Debris shall be removed and disposed of properly. Trench drains shall be inspected four times per year and cleaned to remove accumulated sediment. Trench drain shall be inspected annually to check outlet obstructions. Material shall be removed from trench drain and disposed of in accordance with all applicable regulations.

Cost: Estimated \$50 - \$100 per cleaning per trench drain as needed. The Owner shall consult local vacuum cleaning contractors for detailed cost estimates.

Public Safety Concerns: Trench drains shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken or missing grates or frames shall be replaced immediately. At no time shall any person enter the structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Subsurface Stone Infiltration Systems:

The subsurface stone infiltration system shall be monitored annually to ensure that it is draining properly. The outlet structure shall be checked for debris accumulation twice per year, in the spring and fall. In the case that water remains in the infiltration system for greater than three (3) days after a storm event, an inspection is warranted and necessary maintenance or repairs should be addressed as necessary.

Additional inspections should be scheduled during the first few months to make sure that the system is functioning as intended. Trash, leaves, branches, etc. shall be removed from facility. Silt, sand and sediment, if significant accumulation occurs, shall be removed annually. Material removed from the system shall be disposed of in accordance with all applicable local, state, and federal regulations. In the case that water remains in the infiltration facilities for greater than three (3) days after a storm event, an inspection is warranted and necessary maintenance or repairs should be addressed as necessary. The inspections shall be conducted by qualified personnel.

Cost: \$500-\$2,500 per cleaning depending on the volume of material/liquids that need to be removed.

Public Safety Concerns: The manhole covers shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken covers or frames shall be replaced immediately. At no time shall any person enter the subsurface structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Infiltration Basin:

The infiltration basin shall be inspected after every major storm event for the first 3 months after construction; a major storm event is 3.24 inches of rainfall in a 24 hour period (2 year storm). Thereafter, the basin shall be inspected twice per year, typically in the spring and fall. If erosion or loss of vegetation is observed in the basin, it shall be repaired immediately and new vegetation shall be established. Trash, leaves, branches, etc. shall be removed from facility.

The infiltration basin shall be monitored annually to ensure that it is draining properly. The outlet structure shall be checked for debris accumulation twice per year, in the spring and fall. In the case that water remains in the infiltration system for greater than three (3) days after a storm event, an inspection is warranted and necessary maintenance or repairs should be addressed as necessary. The inspections shall be conducted by qualified personnel.

Cost: Consult with local landscaping companies for associated costs if necessary.

Overall Site Grading and Stormwater Management:

After construction, and during the initial vegetation establishment period, the site should be inspected after every rainfall. Mowing, litter removal, and spot vegetation repair should be performed on a regular basis.

Debris & Litter:

All debris and litter shall be removed from the driveway/parking area as necessary to prevent migration into the drainage system.

Pesticides, Herbicides, and Fertilizers:

Pesticides and herbicides shall be used sparingly. Fertilizers shall be restricted to the use of organic, slow release nitrogen fertilizers only. All fertilizers, herbicides, pesticides, sand and salt for deicing and the like shall be stored in dry area that is protected from weather.

Cost: Included in the routine landscaping maintenance schedule. The Owner shall consult local landscaping contractors for details.

Public Safety Concerns: Chemicals shall be stored in a secure area to prevent children from obtaining access to them. Any major spills shall be reported to municipal officials.

Snow Storage:

Snow storage shall be managed by the General Contractor. Care should be taken to avoid pushing snow into sensitive areas, blocking stormwater runoff or blocking pedestrian or emergency vehicle access to and through the construction site.

Prevention of Illicit Discharges:

Illicit discharges to the stormwater management system are not allowed. Illicit discharges are discharges that are not comprised entirely of stormwater. Pursuant to Mass DEP Stormwater Standards the following activities or facilities are not considered illicit discharges: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, DE chlorinated water from swimming pools, water used for street washing and water used to clean residential building without detergents.

To prevent illicit discharges to the stormwater management system the following policies should be implemented:

1. Provisions For Storing Materials And Waste Products Inside Or Under Cover
2. Vehicle Maintenance And Washing Controls
3. Requirements for Routine Inspections of the Stormwater Management System (i.e.: Infiltration basin, water quality units & subsurface stone infiltration systems.)
4. Spill Prevention and Response Plans.

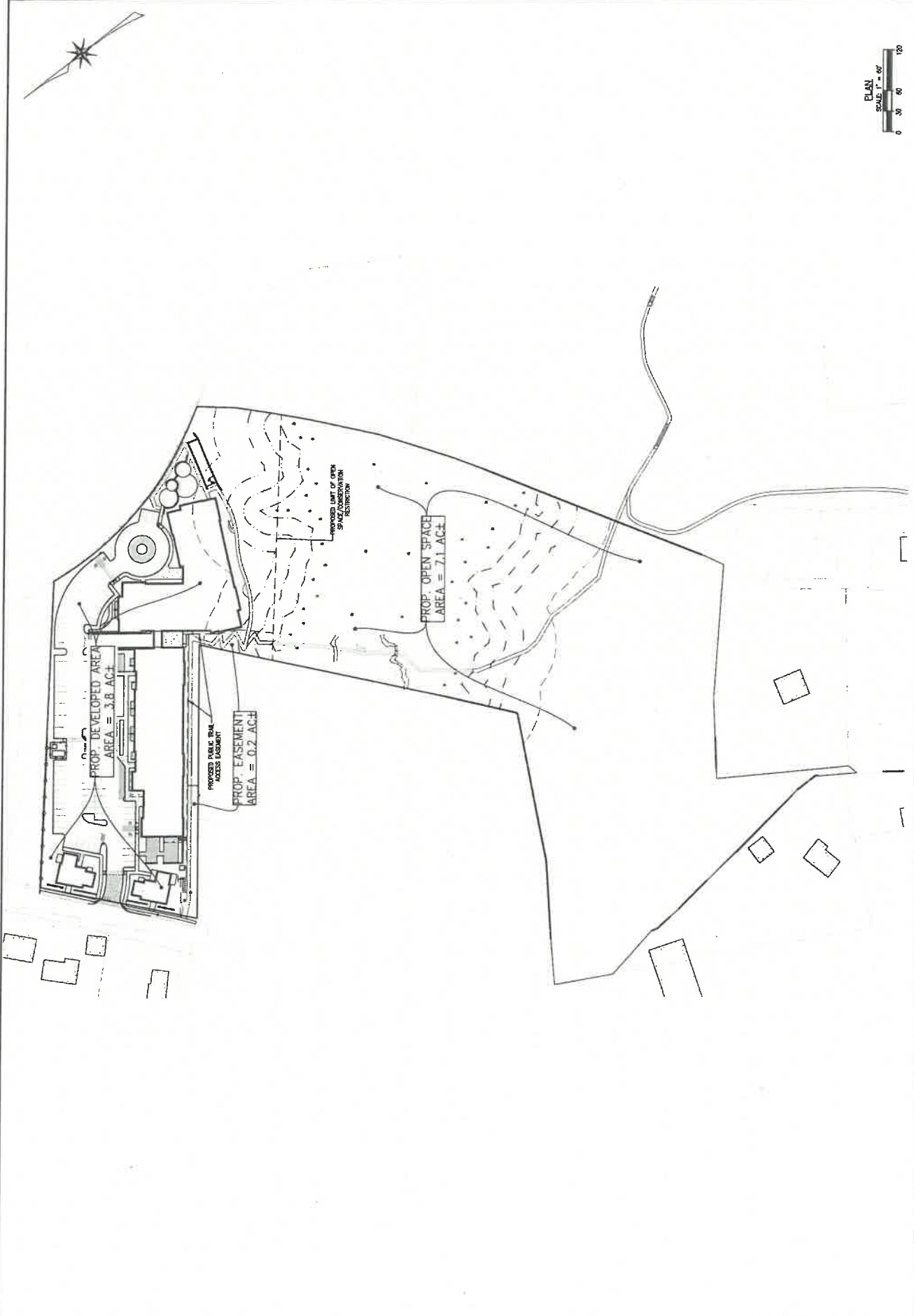
OPEN SPACE
SKETCH

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP NO. 1075 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

NO.	DESCRIPTION	DATE
1	INITIAL DESIGN	10/20/2023
2	REVISED DESIGN	12/17/2023
3	FINAL DESIGN	12/17/2023

DATE: SEPTEMBER 28, 2023
SCALE: AS NOTED
APPROVED BY: SPC
CHECKED BY: MAS
DRAWN BY: OTS
SUBMIT BY: AGS

The Morn-Cameron GROUP, INC.
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Transportation Impact Assessment

Proposed Residential Development

29 Clark's Road

Amesbury, Massachusetts

Prepared for:

Eagles Crossing LLC

231 Sutton Street, Suite 1B

North Andover, Massachusetts

October 2025

Prepared by:

 **Vanasse &
Associates inc**
Transportation Engineers & Planners

35 New England Business Center Drive

Suite 140

Andover, MA 01810

EXECUTIVE SUMMARY

DESCRIPTION OF PROJECT

Vanasse & Associates, Inc. (VAI) has prepared this Transportation Impact Assessment (TIA) to identify traffic impacts associated with a proposed residential development to be located at 29 Clark's Road in Amesbury, Massachusetts (the "Project"). The purpose of this TIA is to review existing and future traffic conditions in the vicinity of the site, determine the traffic impact of the proposed Project at key intersections expected to experience increased traffic levels from the Project, and review the need for improvements to mitigate the Project's traffic impact.

PROPOSED PROJECT

The Project entails constructing 152 multifamily residential units. The Project will provide 41 studios, 46 one-bedroom, 16 one-bedroom plus den, 37 two-bedroom, and 12 three-bedroom units. Approximately 209 parking spaces are proposed for the Project, with 103 spaces proposed in a surface lot and 106 in a garaged area. Sidewalks will be provided throughout the site and connect to the existing sidewalk along Clark's Road. Access for this development will be provided via a full-access driveway onto Clark's Road.

EXISTING CONDITIONS

A comprehensive field inventory was conducted to collect existing roadway geometrics, traffic volumes, operating characteristics, speed limits, and sight distances, as well as land use information. Traffic volumes were collected in July 2023 and April and May 2025 at the study area intersections. The study area that will be assessed for the Project consists of the following specific intersections through which Project-related traffic will travel:

- Route 110 at the Carriagetown Marketplace driveway
- Route 110 at Elm Street and Clark's Road
- Route 110 at the I-95 southbound ramps
- Route 110 at the I-95 northbound ramps

FUTURE CONDITIONS

Traffic volumes within the study area were projected to 2032, which reflects a seven-year planning horizon consistent with State traffic study guidelines. These conditions incorporate traffic growth due to general background traffic increases, as well as development projects currently being proposed/permitted, or under construction, which are expected to generate traffic in the future. This condition is referred to as the No-Build condition.

PROJECT-GENERATED TRAFFIC

The Project is expected to generate between 55 and 58 vehicle trips during its critical peak hours. On a daily basis, the Project is expected to generate between 654 and 678 daily trips over the course of an average weekday or Saturday.

Project-related traffic-volume increases external to the study area relative to 2032 No-Build conditions are anticipated to range from 1 to 20 vehicles or 0.2 to 0.9 percent during the peak periods.

TRAFFIC OPERATIONS ANALYSIS

In future conditions, operations are generally preserved with minor increases in delays and vehicle queue lengths on the various approaches.

RECOMMENDATIONS

Access to the Project site will be provided via one curb cut onto Clark's Road. The following recommendations are offered with respect to the design and operation of the Project site driveway:

- The Project site driveway should be placed under STOP-sign (*Manual on Uniform Traffic Control Devices* (MUTCD)¹ R1-1) control, with a painted STOP-bar included.
- All signs and other pavement markings to be installed within the Project site shall conform to the applicable standards of the current MUTCD.
- Signs and landscaping adjacent to the Project site driveway should be designed and maintained to ensure they do not restrict lines of sight.
- Snow windrows within sight triangle areas of the Project site driveway should be promptly removed where such accumulations would impede sightlines.

¹ *Manual on Uniform Traffic Control Devices (MUTCD)*; Federal Highway Administration; Washington, D.C.; 2009.

Transportation Demand Management (TDM) Plan

In an effort to encourage the use of alternative modes of transportation to single-occupant vehicles, the following TDM measures will be implemented as a part of the Project:

- A “welcome packet” should be provided to residents detailing available public transportation services, bicycles, micro-mobility devices, walking alternatives, and available commuter options.
- In order to encourage the use of public transportation, the property management team will make public transportation schedules available, which will be posted in a centralized location for the residents.
- In order to encourage car/vanpooling, the property management team will identify car/vanpool resources that may be available to residents of the proposed Project. This information will be posted in a centralized location for the residents and visitors.
- The property management team will provide information on available pedestrian and bicycle facilities in the vicinity of the Project site. This information will be posted in a centralized location. Approximately 21 bike spaces will be provided for use at the site.

CONCLUSIONS

As documented in this study, Project-related traffic increases will not result in significant increases in traffic volumes or traffic delays within the study area. The site driveway will provide efficient access to and from the development. In general, Project-related traffic can be adequately accommodated within the existing and future infrastructure with minimal impact on the traffic operations within the study area.

January 5, 2026

Email [aloth@mincocorp.com]

Alex Loth
Eagles Crossing, LLC
231 Sutton Street, Suite 1B
North Andover, MA 01845

**Re: Environmental Impact Report
27.5 and 29 Clarks Road
Amesbury, Massachusetts**

[LEC File #: MINCO\20-047.02]

Dear Mr. Loth:

LEC Environmental Consultants, Inc., (LEC) conducted an Environmental Impact Report (EIR) for the proposed multi-family residential development and recreational trail with boardwalk located at 27.5 and 29 Clarks Road in Amesbury, Massachusetts. Our analysis was conducted in accordance with Chapter 10.4.c of the Amesbury Zoning Ordinance, Section XI.Q: Smart Growth Overlay District (SGOD), which states: *General environmental impact - a report on the relationship of the proposed development to the major botanical, zoological, geological, and hydrological resources on the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods.* For the analysis, LEC reviewed project plans titled *Site Development Plan*, dated December 11, 2025, prepared by The Morin-Cameron Group, Inc.

General Site Description

The 10.87± acre site is located south of Route 110, northwest of I-95, east of Rocky Hill Road, and northeast of the Merrimack River, within the southeastern portion of Amesbury (Attachment A, Figures 1 and 2). More specifically, the site is located off the southeastern side of Clarks Road, between the intersection of Route 110 and Birchwood Court. Residential development and condominium complexes associated with Clarks Road and Birchwood Court surround the site to the north and west, while commercial and industrial development is located north and east of the site. The northern portion of the site contains two single-family houses accessed via paved driveways extending southeasterly from Clarks Road. The remaining land located south of the dwellings is undeveloped and wooded, containing forested uplands and wetlands.

The primary hydrologic feature is a forested wetland that bifurcates the central portion of the site. A braided intermittent stream flows through the interior of the wetland in a southeasterly direction before continuing offsite to the south. The wetland, Banks of intermittent stream, and a 100-foot Buffer Zone extending from the wetland boundary are jurisdictional under the Massachusetts Wetlands Protection Act and Amesbury Wetlands Protection Ordinance.

LEC Environmental Consultants, Inc.

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Rindge, NH 03461
603 899 6726

680 Warren Avenue
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401 685 3109

PLYMOUTH, MA

WAKEFIELD, MA

WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI

Forested uplands comprise the remainder of the site and include areas with undulating topography. Stone walls occur along the northwestern and southwestern property boundaries.

Project Description

The Project was submitted to the Amesbury Planning Board under the East End Smart Growth Overlay District (Smart Growth Ordinance) for the development of 152 residential units in three buildings containing approximately 156,000 square feet of space. A Notice of Intent has been filed with the Amesbury Conservation for permitting under the Massachusetts Wetlands Protection Act and Amesbury Wetlands Protection Ordinance.

Residential Development

The two front buildings are two-story buildings containing three residential units each. The third building is a multifamily building with 146 units, ranging from two stories at the amenity area to four stories for the main residential portion of the building. This building will have two sections joined together by an atrium and below-grade parking area. This below-grade parking will continue under the entire building and help reduce space utilized for parking above grade. Most of the project, including the front buildings and all pavement and parking, is outside of the 100-foot Buffer Zone to wetland resource areas; however, the southeastern portions of the multifamily building, and stormwater infiltration basin are within the Buffer Zone. No work associated with the buildings is within the 25-foot No Disturbance Zone to wetlands, and all structures are located outside of the 50-foot Buffer Zone to wetlands. The extent of land alteration for the residential project will be 3.6± acres, including all grading and stormwater basin. Open Space totaling 7.1± acres (65% of the property) will remain undisturbed, except for the path and boardwalk.

Stormwater management systems will be implemented to manage and mitigate any increase in stormwater runoff. A network of catch basins, drain manholes, pipes, proprietary stormwater treatment devices, underground chambers, and above ground stormwater basins will be utilized. This network will capture, treat, infiltrate, and manage stormwater runoff to ensure no adverse effects from stormwater arise from the development of the site. All stormwater management systems will be designed in full compliance with the Massachusetts Stormwater Standards and City of Amesbury Stormwater Management Ordinance.

Recreational Path/Boardwalk

A secondary component of the project is the construction of a five-foot-wide public recreational trail and boardwalk through the wetland to connect Clarks Road to an existing Open Space located off Point Shore Drive. Plan Sheet C-16 has a detail of the boardwalk and surfaces.

A five-foot-wide stone dust trail is proposed from near the southwestern most point of the multifamily building, switch backing down to a wooden boardwalk that crosses the existing wetland and then continuing southeast with a wood chip trail that connects to an existing trail system located on a city-owned parcel off Point Shore Drive. The 4.4±acre upland area to the south of the wetland will remain completely wooded, with the only development being the trail.

The boardwalk is proposed to be supported on 4" x 4" wooden posts, anchored by helical piers, elevated a minimum of 12 inches above the wetland to allow natural light to penetrate underneath, and for small wildlife to easily pass under. Larger wildlife should be able to cross over the boardwalk with little or no difficulty. A gap of 1/4" to 3/8" will be present between decking boards. The route of the boardwalk was selected to avoid removal of healthy trees or native shrub growth to the greatest extent practicable. Two living trees will be removed within the wetland and one living tree in the northern 25-foot Buffer Zone to wetlands.

Two small intermittent stream channels will be spanned by the boardwalk (see Sheet C-10). At these locations, the boardwalk will be elevated a minimum of two feet above the stream Banks and will comply with the Massachusetts Stream Crossing Standards.

The footprint of 90 4"x4" wooden posts supported by helical piers used to elevate the boardwalk above the wetland will require a permanent wetland alteration of 10± square feet (SF). This impact will be mitigated by creating a 20± SF Wetland Replication Area, which is a 2:1 ratio of mitigation to impacts, as required in the Wetlands Ordinance Regulations. The boardwalk will be constructed during a period of low water and dry stream conditions, in order to prevent any temporary alterations to the wetland or stream Banks.

The path will be located within portions of the 25-foot No Disturbance Zone to wetlands, including 810± SF north of the wetland and 138± SF south of the wetland, totaling 948± SF.

Relationship of the Project to Major Botanical Resources

The site is composed of three land cover types, including two upland types and one wetland type. Upland Forest, the dominant cover type on the property, comprises 6.7± of the 10.9± total acres. Forested Wetland occupies 2.4± acres of the site and is the lone wetland cover type. Residential is the second upland cover type, and comprises 1.8± acres.

Vegetation within the Upland Forest cover type includes a canopy dominated by northern red oak (*Quercus rubra*), with clusters of American beech (*Fagus grandifolia*), bigtooth aspen (*Populus grandidentata*), Norway maple (*Acer platanoides*), and eastern white pine (*Pinus strobus*), with scattered patches of red maple (*Acer rubrum*), sweet birch (*Betula lenta*), and black cherry (*Prunus serotina*). The understory is dominated by saplings from the canopy, with patches of tupelo (*Nyssa sylvatica*) and scattered individuals of honeysuckle (*Lonicera* sp.), and multiflora rose (*Rosa multiflora*). The groundcover contains patches of hay-scented fern (*Dennstaedtia punctilobula*), wintergreen (*Gaultheria procumbens*), princess pine (*Dendrolycopodium obscurum*), miscellaneous sedges (*Carex* spp.), lady fern (*Athyrium filix-femina*), and Canada mayflower (*Maianthemum canadense*), with scattered entanglements of common greenbrier (*Smilax rotundifolia*), poison ivy (*Toxicodendron radicans*), and seedlings from the canopy.

Residential cover type, present at the northern entrance to the site, consists of two single-family dwellings, sheds, lawn, driveways, and landscaping.

Forested Wetland cover type, including its associated braided intermittent stream, includes a tree canopy dominated by red maple, with patches of American elm (*Ulmus americana*) and tupelo. The understory contains saplings from the canopy with clusters of highbush blueberry (*Vaccinium corymbosum*), red-osier dogwood (*Cornus sericea*), tupelo, and spicebush (*Lindera benzoin*), with individuals of winterberry (*Ilex verticillata*), honeysuckle, sweet pepperbush (*Clethra alnifolia*), green ash (*Fraxinus americana*), and multiflora rose. The groundcover is vegetated with patches of sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), poison ivy, and various grasses (*Poaceae* sp.), with scattered clusters of skunk cabbage (*Symplocarpus foetidus*), royal fern (*Osmunda regalis*), Canada mayflower, lady fern, various sedges (*Carex* sp.), and seedlings from the canopy.

Two separate intermittent streams flow southeasterly through the large central wetland system, originating in a forested wetland offsite to the northwest. The two streams converge in the southeastern portion of the site and continue offsite as a single stream. The boardwalk will cross over each of the streams near the northern property boundary. See “Proposed Trail Plan” (Sheet C-10) for details of existing and proposed stream conditions.

The most unique botanical feature of the property is the presence of a contiguous, mature tree canopy, located on both sides of the wetland. Although the development will remove the majority of the forest on the north side of the wetland, the remaining Open Space will contain 4.7 acres of contiguous upland forest that will hold a variety of tree species and age classes and associated variety of shrubs, groundcover, leaf litter, and woody debris, in addition to the 2.4 acres of forested wetland, that also contains a variety of tree, shrub, and herbaceous species that will remain undisturbed. Permanent 0-25-foot Buffer Zone alteration of 948± square feet from the pathway will be mitigated with the planting of bare portions of 25-foot Buffer Zone with 20 native tree and 30 native shrub species. All new plantings in the buffer zone south of the multi-family building will consist of native, non-cultivar species, as indicated in a note on the Landscape Materials Plan (Sheets 19 and 20).

In summary, the Project will remove existing mature forest north of the wetlands, but all the forest within the wetland and the upland forest south of the wetland will remain undisturbed. Mitigation plantings will be installed within portions of the 25-foot Buffer Zone between the wetland and the development. Therefore, the Project will not have a significant impact on the site’s botanical resources.

Relationship of the Project to Major Zoological Resources

According to the 15th edition of the Massachusetts Natural Heritage Atlas (effective August 1, 2021) published by the Natural Heritage & Endangered Species Program (NHESP) and the MassGIS data layer, no areas of Estimated Habitats of Rare Wildlife or Priority Habitats of Rare Species exist on the site. No mapped Certified Vernal Pools (CVP) or Potential Vernal Pools (PVP) exist on or near the site (Attachment A, Figures 1 and 2).

Attachment A, Figure 3 reviews the site’s proximity to important conservation and wildlife related resources, including BioMap, ACECs, and Coldwater Fisheries Resources. As described below, none of these important wildlife related attributes are mapped within the site.

BioMap

BioMap, developed by MassWildlife and The Nature Conservancy with support from the Massachusetts Executive Office of Energy and Environmental Affairs, *is an online resource to help communities better understand biodiversity distribution and threats and to strategically deploy limited resources to make real and lasting conservation impacts in Massachusetts*¹. BioMap organizes identified conservation targets into two categories: “Core Habitat” and “Critical Natural Landscape (CNL).”

According to the BioMap website, Core Habitat *identifies areas that are critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems*, while CNL *identify large landscape blocks that are minimally impacted by development, as well as buffers to core habitats and coastal areas, both of which enhance connectivity and resilience*.

According to BioMap GIS data layers, the site is not located within any mapped Core Habitat or CNL features.

Area of Critical Environmental Concern (ACEC)

This GIS layer represents ACECs, which are *places in Massachusetts that receive special recognition because of the quality, uniqueness and significance of their natural and cultural resources*. The project site does not occur within an ACEC.

Coldwater Fisheries Resources

This GIS layer is created by the Massachusetts Division of Fisheries & Wildlife (DFW). *CFRs are important habitat for a number of cold water species, including trout. Coldwater species are typically more sensitive than other species to alterations to stream flow, water quality and temperature within their aquatic habitat. Identification of CFRs is based on fish samples collected annually by staff biologists and technicians*. The stream within the project site is not mapped as Coldwater Fisheries.

Habitat of Potential Regional or Statewide Importance

Attachment A, Figure 4 displays the site in the context of Habitat of Potential Regional or Statewide Importance for the City of Amesbury, which displays “Important Wildlife Habitat” as determined by the MassDEP Conservation Assessment and Prioritization Systems (CAPs) program, an ecosystem-based approach for assessing the ecological integrity of lands and waters, and subsequently identifying and prioritizing land for habitat and biodiversity conservation. According to the map, none of the project site is within Important Wildlife Habitat.

Existing Wildlife Habitat

The site contains habitat suitable for use by a variety of common mammalian, avian, reptile, amphibian, and invertebrate wildlife species, but there are no wildlife habitat features that are unique to the overall surrounding landscape. The most notable wildlife habitat features observed include the forested wetland and its associated intermittent stream, and the numerous large living deciduous trees. The wetland and stream dries up completely during the summer months, thus rendering it unlikely that fish reproduce, and

¹ <https://biomap-mass-eoea.hub.arcgis.com/>

limits the habitat value to turtles and rendering the habitat unsuitable for amphibians that require permanent hydroperiods such as green frogs and bullfrogs.

The large standing trees are an important wildlife habitat due to their expansive canopy and structural diversity, which may provide foraging, sheltering, and nesting habitat for birds and arboreal mammals, and their ability to produce large quantities of acorns, which are an important food source for a variety of birds and mammals. There are also numerous large dead standing trees, which may provide sheltering for woodpeckers and other cavity-nesting birds, plus foraging and shelter for arboreal mammals. Other notable wildlife habitat features present include contiguous mature forest, which provides breeding habitat for forest interior bird and mammal species that require unfragmented habitat for breeding success.

The following is a list of common wildlife species that are likely to use the site for one or more of their life history functions.

Mammals

The following mammals are likely to be regular inhabitants of the property: gray squirrel (*Sciurus carolinensis*), red squirrel (*Tamiasciurus hudsonicus*), eastern chipmunk (*Tamias striatus*), moles (*Scalopus* sp.), deer mice (*Peromyscus* spp.), masked shrews (*Sorex cinereus*), short-tailed shrew (*Blarina brevicauda*), eastern coyote (*Canis latrans*), red fox (*Vulpes vulpes*), and white-tailed deer (*Odocoileus virginianus*). The site and surrounding landscape also provide suitable habitat for raccoon (*Procyon lotor*), skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and fisher (*Martes pennanti*).

Birds

The following avian species are likely to breed and/or forage within the heavily forested site: blue jay (*Cyanocitta cristata*), tufted titmouse (*Parus bicolor*), black-capped chickadee (*Parus atricapillus*), red-eyed vireo (*Vireo olivaceus*), eastern wood-pewee (*Contopus virens*), brown creeper (*Certhia americana*), wood thrush (*Hylocichla mustelina*), hermit thrush (*Catharus guttatus*), pine warbler (*Setophaga pinus*), ovenbird (*Seiurus aurocapilla*), rose-breasted grosbeak (*Pheucticus ludovicianus*), scarlet tanager (*Piranga olivacea*), wild turkey (*Meleagris gallopavo*), American robin (*Turdus migratorius*), and American crow (*Corvus brachyrhynchos*). Cavity feeders/nesting species, such as the downy woodpecker (*Dryobates pubescens*), hairy woodpecker (*Dryobates villosus*), red-bellied woodpecker (*Melanerpes carolinus*), pileated woodpecker (*Dryocopus pileatus*), and/or white-breasted nuthatch (*Sitta carolinensis*) are likely to make use of the cavities in dead snags. Barred owls (*Strix varia*) may nest and find shelter in cavities in the large living or dead trees.

Reptiles/Amphibians

In the Upland Forest, the most common amphibian is likely to be the eastern red-backed salamander (*Plethodon cinereus*), which lives and breeds in terrestrial, upland habitat such as leaf litter and under rotting logs. Vernal pool-breeding species such as wood frogs and spotted salamanders are not likely to be present due to the distance from the nearest known vernal pool. Shallow, ephemeral wetland breeding

habitat for American toad (*Anaxyrus americanus*) was not observed on the site, except for potentially deep pockets within the forested wetland; therefore, they are unlikely to be abundant on the property.

Eastern garter snakes (*Thamnophis sirtalis*) are likely to be fairly common foraging, basking, and migrating through portions of the site and finding shelter under rotting logs and rocks.

The project has been designed to avoid and minimize impact to wildlife habitat features, by concentrating the development to the north where the land is already developed, minimizing the clearing of mature forest north of the wetlands, and protecting 65% of the property as Open Space. Forest alteration has been reduced to the greatest extent practicable in consideration of site constraints, including zoning, wetlands/buffers, topography, and site access.

The wetland and stream will not be altered by the project, except for the creation of the boardwalk. Although work will take place within portions of the Buffer Zone north of the wetland complex, all land to the south of the development, including wetlands and the southern upland forest, will remain undisturbed other than the recreation path and boardwalk. Accordingly, 7.1± acres of the 10.87±-acre property (65%) will remain undeveloped within the Open Space portion of the site. Within this Open Space will be a variety of mature forested cover, large living and dead hardwood trees, wetlands, native shrubs, and ample intact habitat for the local resident wildlife species.

No state-listed rare species are known to occur on-site. As stated above, the site is not located within a NHESP-mapped Priority/Estimated Habitat, ACEC, Coldwater Fishery or Important Wildlife Habitat. No certified or potential vernal pools are present within the property, so the project is unlikely to impact vernal pool breeding amphibians.

Post-development, amphibians that forage or breed in the wetland or stream will have a wide forested corridor left undisturbed extending southward. No turtle nesting habitat exists on-site, so the project will not alter or remove any of this important habitat requirement for turtles. Since no permanent aquatic habitat or nesting habitat is located onsite, turtles are unlikely to migrate northward from the wetland into the residential area, thus there is minimal risk of turtle road mortality.

In summary, although some of the mature upland forest habitat will be removed, the remaining undeveloped portions of the property will remain undeveloped, and will contain an abundance of mature forested habitat that will continue to contain large hardwood trees, scattered dead snags, native nut-and-fruit-bearing shrubs, and large woody debris. Therefore, the Project will not have a significant impact to the site's zoological resources.

Relationship of the Project to Major Geological Resources

The site does not contain any major geological resources. The 7.1-acre Open Space will preserve the entire wooded hillside to the south, including its native soils and any previously unidentified geological features. Accordingly, the Project will not have a significant impact on the site's geological resources.

Relationship of the Project to Major Hydrological Resources

Existing wetland resources, including the forested wetland and associated intermittent stream system, are described above in the Botanical Section. As noted, the project will not cause any direct impacts to the wetland or streams aside from the boardwalk. The Project's stormwater management system will capture, treat, and infiltrate stormwater runoff to ensure no adverse effects to the wetlands or groundwater result from the development of the site.

According to the July 8, 2025 *Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)* for the City of Amesbury, Massachusetts (Community Panel Number: 25009C0106G, the entire property is located within Zone X [unshaded] - *Areas determined to be outside of the 0.2% annual chance floodplain*; therefore, no portions of the site are located within the 100-year floodplain.

Attachment A, Figure 5 reviews the site's proximity to important Hydrology resources, including Outstanding Resource Waters (ORW), MassDEP Wellhead Protection Areas, and Surface Water Supply Protection Areas.

ORW

This GIS layer delineates *areas in which certain waters are afforded Outstanding Resource Water (ORW) protection under the Massachusetts Surface Water Quality Standards, 314 CMR 4.00 (WQS)*. The project site does not occur within an ORW.

MassDEP Wellhead Protection Areas

According to the MassGIS website, *A Zone II is a wellhead protection area that has been approved by the MassDEP Drinking Water Program (DWP). In cases where hydro-geologic modeling studies have not been performed and there is no approved Zone II, an Interim Wellhead Protection Area (IWPA) is established based on DEP DWP well pumping rates or default values. Certain land uses may be either prohibited or restricted in both approved (Zone II) and interim (IWPA) wellhead protection areas. Zone I protection areas represent the protective radius required around a public water supply well or wellfield. The project site does not occur within a Zone I, Zone II or IWPA areas.*

Surface Water Supply Protection Areas

According to the MassGIS website, *These Surface Water Supply Protection Areas delineate those areas included in 310 CMR 22.00, the Massachusetts Drinking Water Regulations, as Surface Water Supply Protection Zones:*

- **ZONE A:** *represents a) the land area between the surface water source and the upper boundary of the bank; b) the land area within a 400-foot lateral distance from the upper boundary of the bank of a Class A surface water source, as defined in 314 CMR 4.05(3)(a); and c) the land area within a 200 foot lateral distance from the upper boundary of the bank of a tributary or associated surface water body.*
- **ZONE B:** *represents the land area within one-half mile of the upper boundary of the bank of a Class A surface water source, as defined in 314 CMR 4.05(3)(a), or edge of watershed,*

whichever is less. Zone B always includes the land area within a 400 ft lateral distance from the upper boundary of the bank of a Class A surface water source.

- **ZONE C:** *represents the land area not designated as Zone A or B within the watershed of a Class A surface water source, as defined in 314 CMR 4.05(3)(a).*

The project site does not occur within a Surface Water Supply Protection Area.

In summary, the Project will not cause any significant impacts to the site's major hydrological features.

Compatibility of the Project with Adjacent or Surrounding Land Uses and Neighborhoods

The residential portion of the Project will take place in an existing densely developed residential neighborhood, thus will be compatible with the surrounding land uses. Since the land to the south of the residential development will remain undeveloped as Open Space, and will abut additional Open Space to the southeast, the Project is compatible with the surrounding land use.

The public recreational trail and boardwalk will provide a public benefit by allowing local residents and the general public to access a trail that connects to a larger network of trails to the southeast, and provide an opportunity for viewing of wildlife in an otherwise inaccessible habitat type within the forested wetland.

Summary

LEC Environmental Consultants, Inc., (LEC) conducted an Environmental Impact Report (EIR) for the proposed multi-family residential development and recreational trail with boardwalk located at 27.5 and 29 Clarks Road in Amesbury, Massachusetts. The project will preserve approximately 65% of the property as Open Space, ensuring the protection of contiguous forest, important wildlife habitat features, and migratory corridors. The Project will not have a significant impact on the site's botanical, zoological, geological or hydrological resources, and will be compatible with adjacent and surrounding land uses and neighborhoods.

Sincerely,

LEC Environmental Consultants, Inc.



Daniel L. Wells

Senior Wildlife/Wetland Scientist

Attachment A

Figure 1: USGS Topographic Map

Figure 2: Orthophoto Map

Figure 3: Conservation Resources Map

Figure 4: Habitat of Potential Regional or Statewide Importance

Figure 5: Hydrology Resources Map



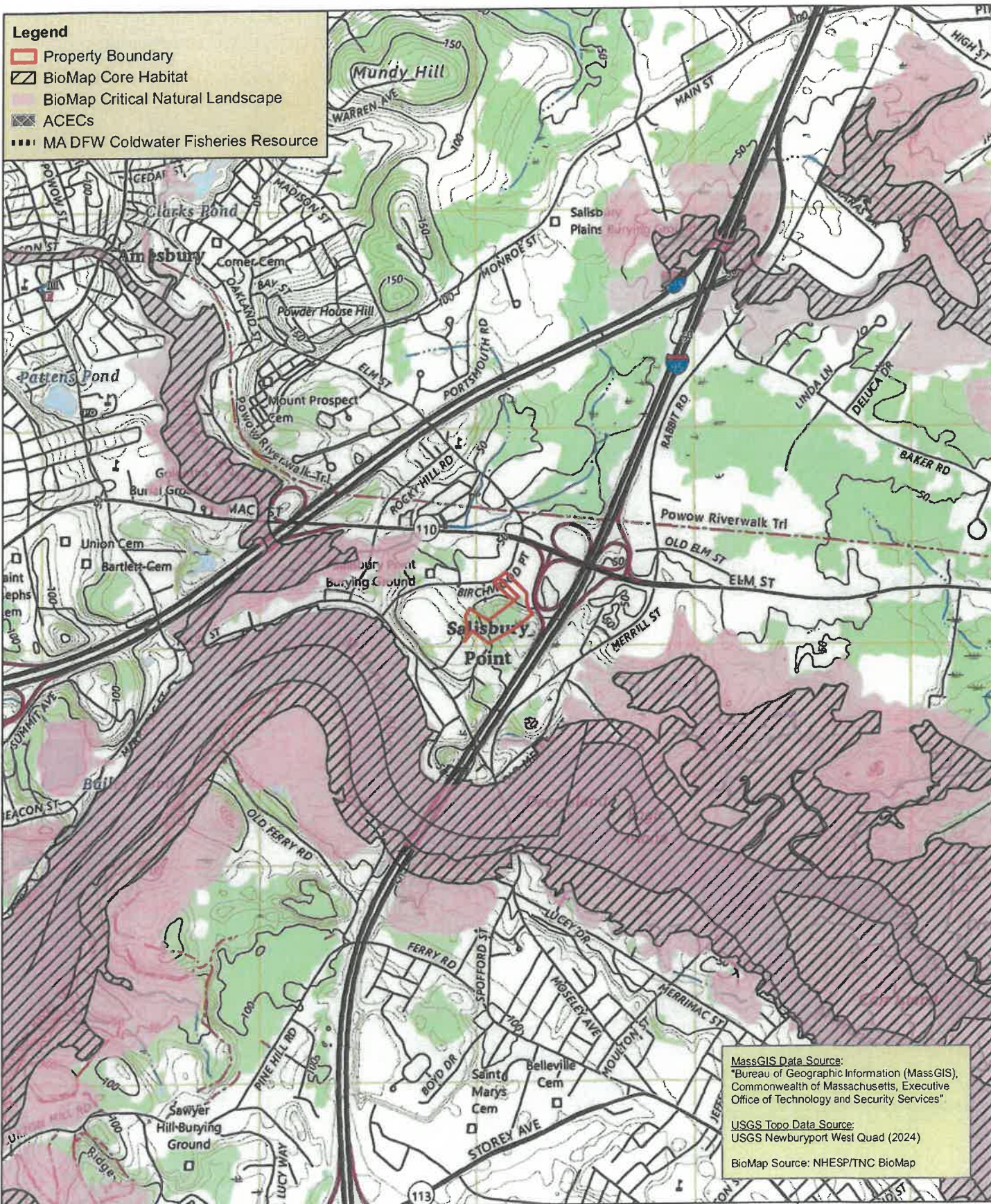
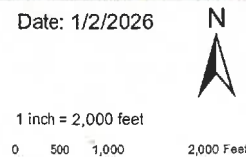
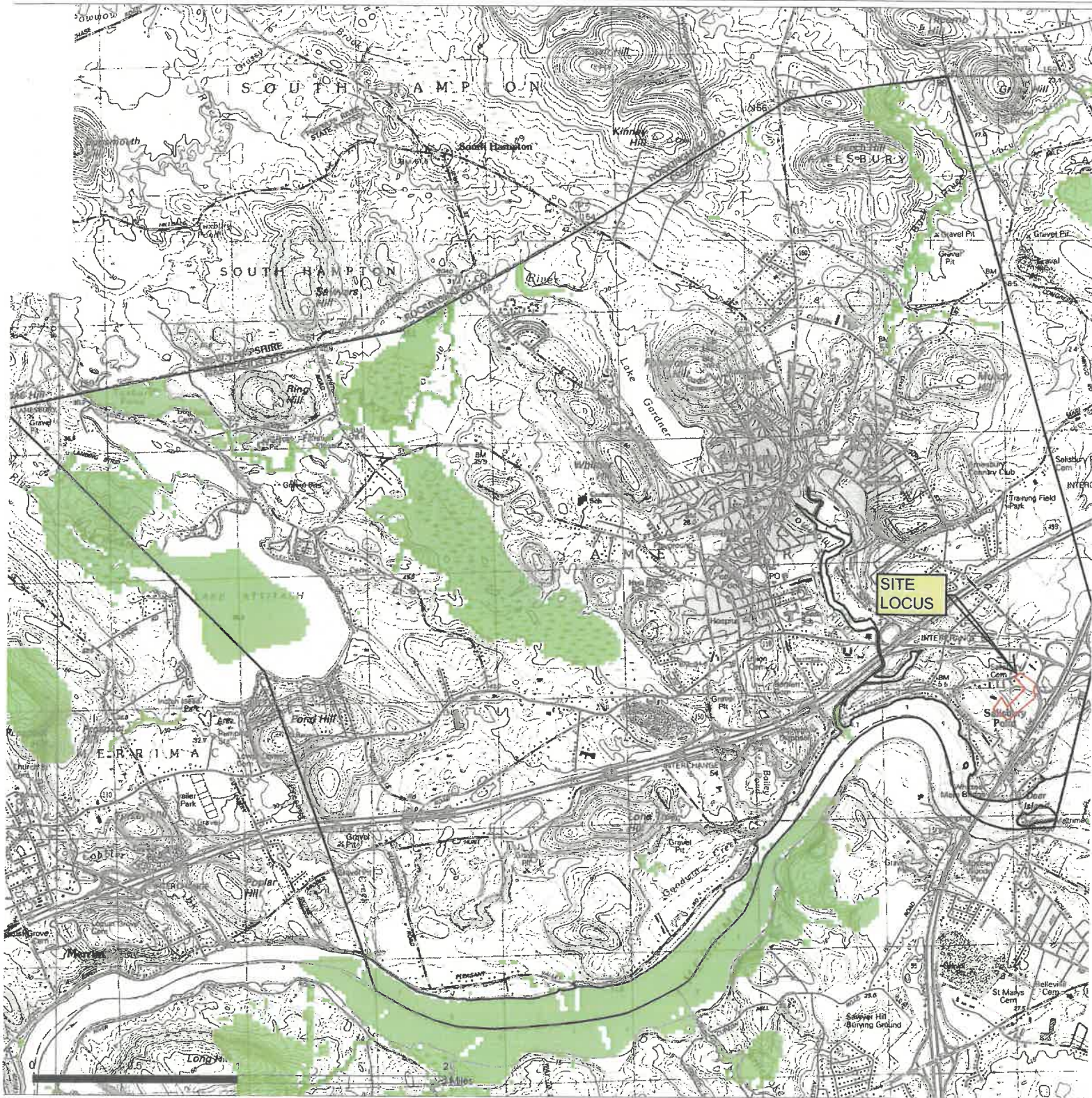


Figure 3 - Conservation Resources Map
27.5 and 29 Clarks Road
Amesbury, MA

Date: 1/2/2026



Habitat of Potential Regional or Statewide Importance Town of AMESBURY, MA

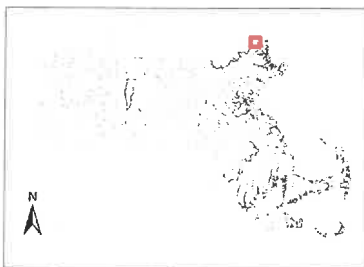


Habitat of Potential Regional or Statewide Importance

MassDEP's Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands (June 2006) adopted a new approach for assessing wildlife habitat impacts associated with work in wetlands. This approach utilizes maps developed at the University of Massachusetts Amherst using the Conservation Assessment and Prioritization System (CAPS). The maps depict Habitat of Potential Regional or Statewide Importance that may trigger more intensive review under the MA Wetlands Protection Act. For more information on how to assess wildlife habitat impacts, see Section III of the Guidance document: <https://www.mass.gov/doc/massachusetts-wildlife-habitat-protection-guidance-for-inland-wetlands/download>.

CAPS is an approach to prioritizing land for conservation/protection based on the assessment of ecological integrity for various ecological communities (e.g. forested wetland, shrub swamp, headwater stream) within an area. The CAPS model assesses ecological integrity of the Massachusetts landscape as influenced by environmental stressor metrics (e.g. pollution, fragmentation). It relies on data that are broadly available across Massachusetts. Ecological features which are not consistently surveyed or uniformly available, such as certified vernal pools, rare species habitat, and contamination sites are not included in the CAPS analysis. When available, this more specific ecological information may be used in conjunction with the CAPS outputs to better understand particular sites in Massachusetts and support informed conservation decision-making. For more information on the statewide maps produced by the CAPS model, see: <http://www.umasscaps.org>. These maps were prepared by the University of Massachusetts Amherst, with funding from the Massachusetts Department of Environmental Protection.

Updated January 9, 2024

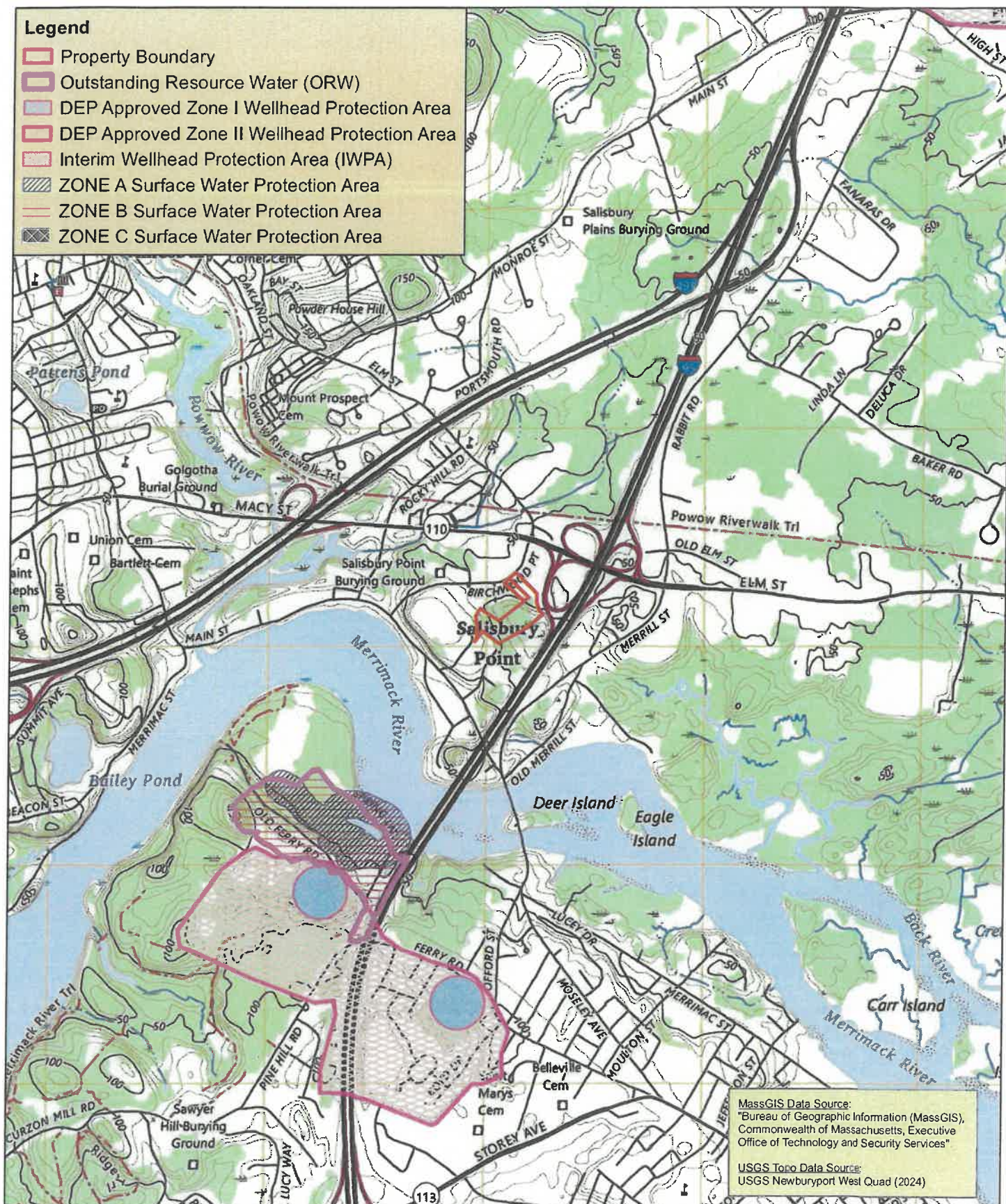


**UMass
Amherst**



**UMass
Extension**

CENTER FOR AGRICULTURE



Development Narrative
27.5 and 29 Clarks Road, Amesbury
East End Smart Growth Overlay District Application
September 26, 2025

Project Summary

Location:	27.5 and 29 Clarks Road, Amesbury
Assessor's ID:	80-21 and 80-22
Deed:	Book 38273 Page 334 and Book 41035 Page 253
Lot Size:	11 acres +/-
Frontage:	235' +/-
Use:	Residential: 2-3 Family, Multi-Family
Square Footage:	156,100 +/- excluding below-grade parking
Number of Housing Units:	152 including 31 affordable units
Parking:	203 spaces consisting of 106 covered below-grade and 97 surface
Bicycles:	At least 21 bicycle parking spaces shall be provided (surface and garage)
Description of Units:	see attached plans
Phasing:	The project will be constructed in one phase.

Project Description

This application is submitted under the East End Smart Growth Overlay District (Smart Growth Ordinance) for the development of 152 residential units in three buildings containing approximately 156,000 square feet of space.

The two front buildings set the historically appropriate streetscape for the project and are 2 story buildings containing three residential units each. The third building steps from two stories at the amenity area to four stories for the main residential portion of the building. This building will have two sections joined together by an atrium and below-grade parking area. This below-grade parking will continue under the entire building and help reduce space utilized for parking above grade.

Total parking proposed is 203 spaces of which 106 are below grade and 97 are surface.

The building will contain amenities such as a community room, gathering space, a fitness center, and an exterior patio. The site will offer amenities including an outdoor patio with grills, fire pit, seating, a play area for children, and woodland walking paths connecting to the conservation land off Point Shore Drive.

The project layout and design of the buildings responds to the feedback heard from the community during the East End Smart Growth Overlay District creation process and the Merrimack River District Report, both initiatives in which the development team played an active role.

Utilities:

The proposed project will be serviced by existing City utilities located in Clarks Road. Existing utility connections servicing the existing dwellings will be abandoned, cut and capped at the mains. New sewer, electric, telecommunications, gas and water services will be installed for the project. All new electric and telecommunication services will be underground. Final sizing and locations will be coordinated and confirmed with the City Public Works and individual utility providers.

Stormwater:

Stormwater management systems will be implemented to manage and mitigate any increase in stormwater runoff. A network of catch basins, drain manholes, pipes, proprietary stormwater treatment devices, underground chambers and above ground stormwater basins will be utilized. This network will capture, treat, infiltrate and manage stormwater runoff to ensure no adverse effects from stormwater arise from the development of the site. All stormwater management systems will be designed in full compliance with the Massachusetts Stormwater Standards and City of Amesbury Stormwater Management Ordinance.

Environmental:

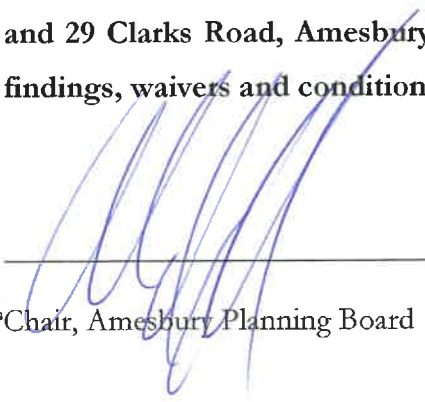
The existing project site is 11.0 Acres±, with a bordering vegetated wetland (BVW) approximately 2.4 Acres± bifurcating the site. The project proposes to only develop the northern portion of the site, with the building located greater than 50' from the BVW and a 25' no disturb maintained. However, a proposed trail and boardwalk is proposed within the 25' no disturb and through the wetland to connect Clarks Road to the existing Open Space located off Point Shore Drive. The trail is designed to limit impacts to the wetland resource areas and removal of any trees within the wetland. The remaining upland (approximately 4.4 Acres±) on the south side of the BVW is proposed to remain completely wooded with no proposed development with the exception of the trail.

TO:

Eagles Crossing, LLC
231 Sutton Street Suite 1B
North Andover, MA 01845

PLANNING BOARD VOTE:

On 1/29/2026, the Amesbury Planning Board voted 5-1 in favor of the approval of the Site Plan, as amended, for a 152 unit multi-family residential development at 27.5 and 29 Clarks Road, Amesbury, MA as shown on the approved Site Plan subject to the findings, waivers and conditions stated in this Decision.



Vice Chair, Amesbury Planning Board

Filed with the City Clerk on

January 30, 2026



City Clerk

A Building Permit is required for any construction or remodeling. It is your responsibility to file Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

Any appeal shall be made pursuant to Mass. General Laws, Chapter 40R, Section 11 and shall be filed within twenty (20) days after the date of filing of such notice in the City Clerk's Office.

Eagles Crossing
East End Smart Growth Overlay District - Plan Approval
29 Clarks Road, Amesbury, MA 01913