

***ATLANTIC ENGINEERING &  
SURVEY CONSULTANTS, INC.***  
Land Surveyors - Civil Engineers - Planners

***Project Narrative***

***47.5-57 Kimball Road***

***Definitive Subdivision Under Special Permit Application***

***Cluster Residential/Common Access Driveway***

***Amesbury, Massachusetts***

***January 20, 2015***

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***97 Tenney Street ~ ~ Georgetown, MA 01833***  
***(978) 352-7870 ~ (978) 948-7677***  
***FAX ~ (978) 352-9940***

## **Existing Conditions & Site Improvements**

*Existing Site Description*

*Adjacent Properties*

*Project Description*

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*Police*

*Schools*

*Recreation*

*Department of Public Works*

*Water Distribution*

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*General Ecology*

*Noise Pollution*

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*Sediment Fence*

*Construction Road Stabilization*

*Surface Stabilization*

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# Existing Conditions & Site Improvements

## Existing Site Description

The site is located on the westerly side Kimball Road adjacent to the Arcadia Condominiums and opposite Ashley Drive. The property consists of 19.33 acres of which 5.9 acres are wetlands. The Amesbury Town Forest is opposite the northerly portion of the property. A 200 foot wide New England Power Company Easement traverses across the property from the Northeast to the southwest. The rear of the property has access to a 30 foot wide Right of Way which connects the site to Lake Attitash Road. The property is approximately 0.6 miles northerly from Route 110 (Haverhill Road). The property is moderately sloped ranging from 2% to 15%. There is an area on the southerly side of the property that is in a FEMA Flood Zone.

## Adjacent Property

Land use in the vicinity is residential consisting primarily of 1/2 acre to 1 acre lots, the Arcadia Condominium and City land.

Properties adjacent to the site vary from wooded lots with less than 20% disturbed areas to lots with up to 60% disturbed areas for dwelling, driveways and lawns

## Project Description

The property has been divided into lots on 3 separate occasions. Copies of the approved plans are included in this submission. The most recent division plan was in 2000 and showed 6 proposed lots. This most recent configuration is shown on the City Assessor Maps.

The current proposed site configuration proposes to build 8 new homes. Some of the homes will have their frontage on Kimball Road and some will be created using a common access driveway private street under the City regulations.

The 8 new house lots and the private road will encompass 3.2 acres of the 19.33 acre site. A strip of land along Kimball Road called Parcel "Y" on the plans will be deeded to the City to provide the area for the City to widen Kimball Road and to provide improved site distances along the road. The final 16.04 acres will be designated as "Open Space" and is anticipated to be deeded to the City.

The new development will create more lawn and impervious areas(dwelling, driveways and road). However, the on-site drainage system, maintaining buffers around wetlands and BMP'S will negate the developments impact on the environment and the surrounding areas.

## **City/Community Services**

### **Fire Protection**

Fire protection for the development will be provided from the City water supply through the use of the existing fire hydrant located opposite the proposed road and from a new hydrant to be installed at the end of the proposed road. At the present time no on-site alarm or warning devices are proposed.

### **Police**

The development will require similar sporadic services expected of a residential development. Residential service calls are typically infrequent and should not cause an increase of manpower requirements.

### **Recreation**

No on-site recreation is proposed within the 8 lots however 16.04 acres of the site is proposed as Open Space. This will provide significant area for hiking and other outdoor activities. The Open Space will access Kimball Road in two locations, one of which is approximately opposite the entrance to the Town forest.

### **Schools**

The proposed 8 homes will be 3 to 4 bedroom each. According to the U.S. Bureau of Census in 2013 the average number of persons per family was 3 and trending downward. Based on this census the number of additional children added to the school rolls would be 8 if all the homes had 2 adults and 16 if all the homes had 1 adult. This small number would have minimal impacts on the school system.

### **Department of Public Works**

The proposed development is planned with a 290 linear foot roadway with drainage facilities. The roadway is proposed as a private way with the homeowners being responsible for maintaining the road and drainage facilities. It is anticipated that the City will maintain the sewer, subject to the acceptance by the City. The drainage system is comprised of swales and infiltration. The drainage system will require annual maintenance and periodic cleaning of swales and infiltrators of sedimentation from decayed organic matter during the fall season. The roadway will be subject to light traffic and abuse. It is expected that the roadway surface will require little or no repair maintenance for at least 10 to 15 years. The roadway will require snow removal during the winter months. These items will be the responsibility of the lot owners. The owners may wish to make arrangements with the City to perform these items

### **Water Distribution System**

The proposed development will be supplied through a public water supply maintained by City personal. The water system will require annual maintenance comprised of flushing, hydrant maintenance and the recording and maintenance of metered use. It is expected that the water system will require no major repair maintenance for at least 30 years.

# Physical

## Air Pollution

Being a small residential development, effects on air pollution are negligible and are limited to temporary increases in exhaust emissions resulting from construction equipment during construction and permanent increases in emission from approximately 16 vehicles resulting from home ownership.

## General Ecology

The site is currently wooded and contains some wetlands. Over 80% of the site will remain in its current condition. The site does not support any unique hydrological or contain major botanical features.

## Noise Pollution

The most noticeable source of noise pollution will be the temporary increase of noise levels that will occur during the construction of the development. Upon completion of the development the primary source of noise emanating from the site will be from vehicles accessing the site. This will occur primarily during the morning and evening peak traffic hours when background levels are normally at increased levels. Additional increases will occur weekly resulting from trash pick-up and seasonally monthly fuel oil deliveries. As the expected noise levels will occur at times that background levels are increased or at infrequent sporadic times, the development will not have an adverse affect on noise pollution.

## Soils

Soils within the development portion of the site are classified primarily classified as "A" soils consisting of Hinckley soils as identified by the U.S.D.A. Soil Conservation Service guidelines and maps.

Soil testing was performed by Atlantic in the area of the proposed stormwater management systems and in the cul-de-sac of the proposed roadway Results from soil testing confirmed the soils as loamy sand and sand. 5 test pits were dug to an average depth of 80 to 90 inches. No standing or seeping water was observed and no mottles were present within the proposed work area. Based on the above testing, the site has soils that are suitable to support the proposed developments road, drainage and roof run-off infiltration systems. The sites soil types also permit the use of standard best management practice devices in the control of erosion and sedimentation during and after construction of the development. Refer to Sheet 2 of the plans for soil testing results

## Surface Waters

There is a significant Wetland Resource Area of 5.9 acres on the site. This area and the 100 foot resource area buffer zone will not be disturbed. All work required to develop the 8 lots and to build the proposed road will be completed outside of these areas. Siltation barriers as shown on the Definitive Plans will be placed during the construction process and the BMP's listed in the plans will be used to protect these areas.

## **UTILITIES AND SERVICES**

### **Storm Water**

Storm water runoff will be controlled through the use of roof infiltration systems, driveway stone trenches, rain gardens and a private roadway drainage system. The drainage system will collect runoff and will channel it through vegetated swale, a grass water quality swale into a roadway infiltration system prior to discharge. A detailed hydraulic report has been provided for review detailing the hydrological characteristics of the site and the hydraulic capacities of the proposed storm water management system. The pre-existing and post-construction run off rates, volumes and hydraulic capacities of the proposed storm water management system are detailed in the hydraulic report.

### **Water Distribution System**

Domestic water will be provided through an 6" diameter main extension of the City water system. A fire hydrant will be placed at the westerly end of the main to assist in fire protection and aid in flushing the system insuring water quality. Each dwelling unit will be serviced by a separate water service.

### **Other Utility Services**

Electric, cable and telephone services will be provided to the development through underground conduits originating at Kimball Road.

### **Sewerage Disposal**

The site will be serviced by City Sewer extensions.

### **Area Lighting**

No general lighting is proposed for the development. Sight lighting will be limited to typical doorway entry lighting and walkway post lighting typically located within single-family developments.

# **Planned Erosion and Sedimentation Control Practices**

## **Silt-Soxx**

A SiltSoxx siltation barrier will be installed along the limit of work as shown on the Definitive Plans. This will remain in place throughout the construction process and will be maintained in good condition throughout.

## **Sediment Fence**

A sedimentation fence will be constructed around any topsoil stockpiles to prevent sediment from entering undisturbed areas, abutting properties and the BVW.

## **Construction Road Stabilization**

As soon as practical after final grade is reached the roadway will be receiving a surface treatment of binder to prevent erosion and dust.

## **Surface stabilization**

Surface stabilization will be accomplished with vegetation and mulch as specified on the site plan.

## **Dust control**

Dust control is not expected to be a problem due to the small area of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

# **Human Environment**

## **Proposed Construction**

Eight new residential dwellings are proposed by the development.

The proposed dwellings are not currently designed and are estimated to consist of the following:

- Building Type – Residential
- Construction – Wood Frame
- Number of Bedrooms – 3 to 4
- Floor Area – 3200 square feet
- Ground Coverage – 2600 square feet

## **Open Space**

A single contiguous Lot containing 16.04 Acres will be created in conjunction with the development.

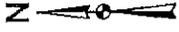
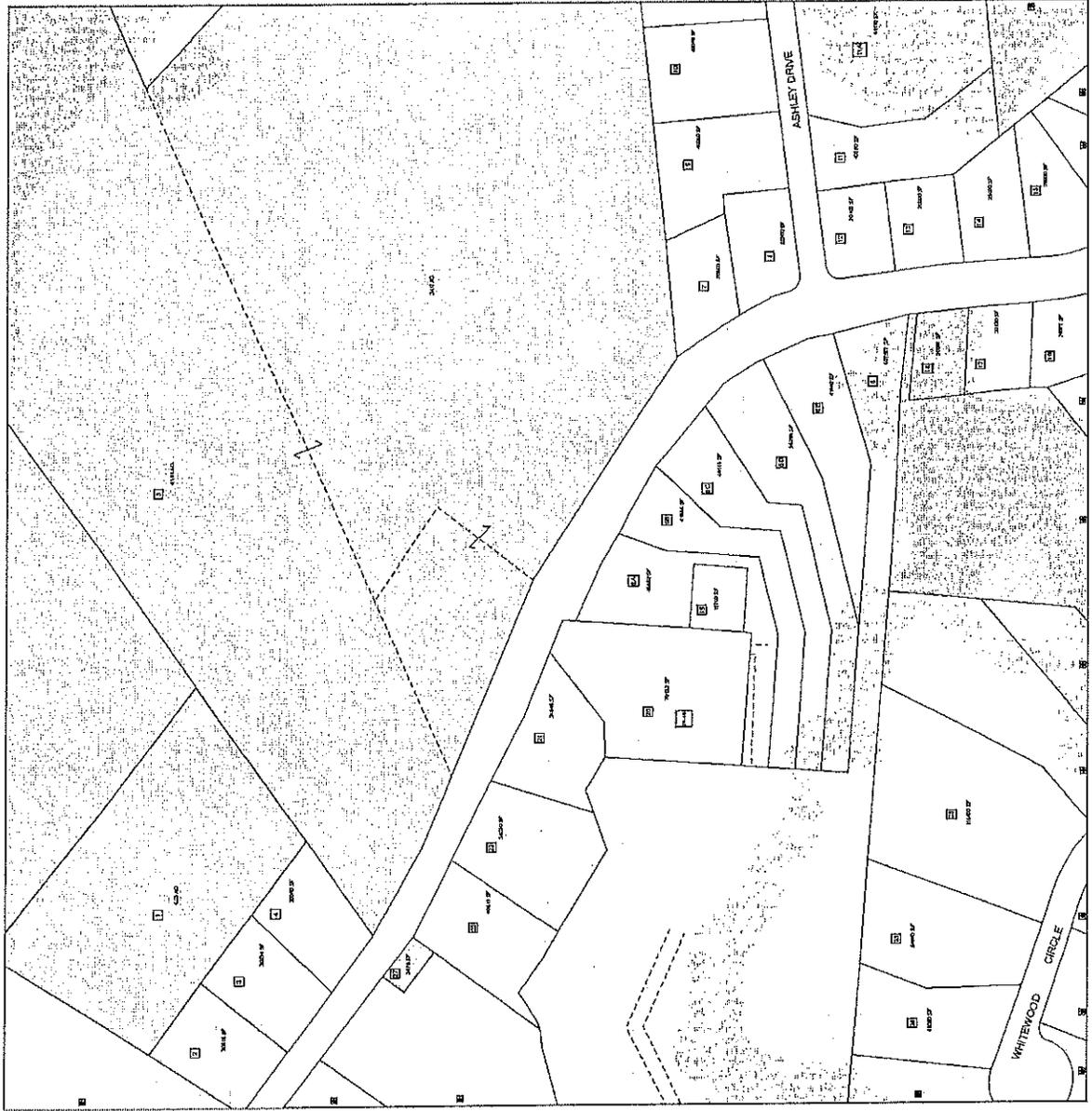
## **Transportation**

The site is located approximately 0.6 miles north from route 110 one of the main routes in Amesbury, which allows for adequate access to transportation, educational facilities and other regional facilities without traversing other residential roadways.

## **General Impact**

The development will add eight new residential dwelling to the City of Amesbury. Impacts to Town services are primarily restricted to Education of children, the Sewer Department for maintenance of the sewer main, and the Water department for the maintenance and operation of the water system. It is not anticipated that the site will generate significant increases in additional traffic trip generation. The development of the site is designed to accommodate the existing grades and to avoid wetlands areas. The placement of the roadway is aligned to follow the existing contour to the maximum extent possible. The drainage is designed to treat and recharge surface water. Soils are well suited for the installation and treatment of treatment of drainage. In summary the development will not be detrimental to City services and will be constructed to protect the environment

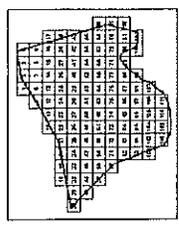
# Assessor Map 60



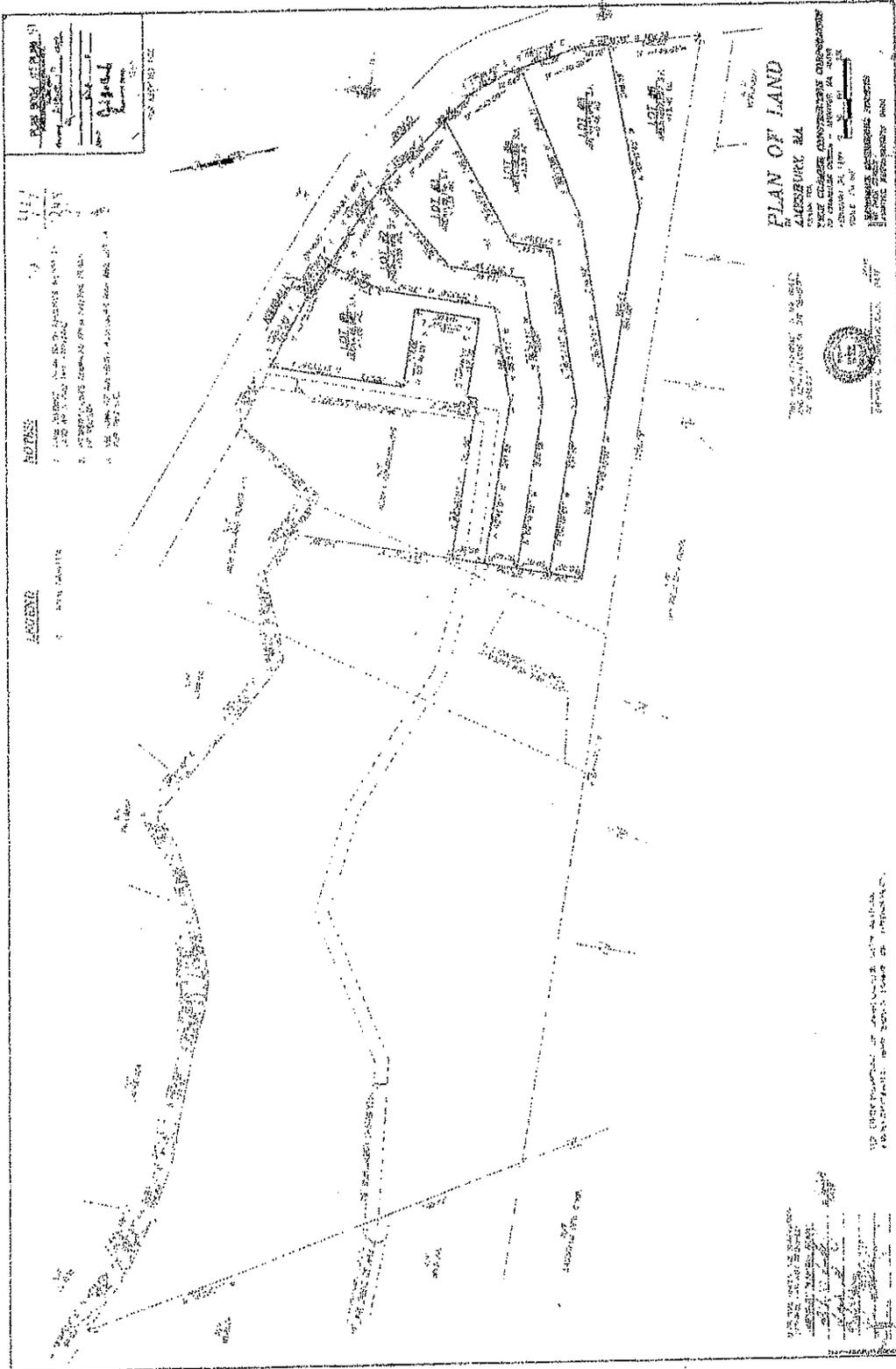
- LEGEND**
- Parcel Line
  - Prior Parcel Line with Common Ownership
  - Parcel Number
  - For Additional Parcel Information See Adjacent Sheet
  - Contour Lines, 2 FT
  - Right of Way
  - Town Boundaries
  - Easements
  - Hydrographic Features
  - Streams
  - Wetlands
  - Exempt Lands
    - Federal
    - State
    - Municipal
    - Private

**NOTE:** THE LEGAL BOUNDARIES AND DIMENSIONS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND RECORDS, MAPS, DEEDS, AND WILLS, AND ARE INTENDED TO BE USED FOR PROPERTY ASSESSMENT PURPOSES ONLY AND NOT FOR CONVEYANCE.

Data Source: The data for this map was supplied by the Massachusetts Valley Planning Commission, for Town of Amesbury and the Executive Office of Environmental Affairs/MassGIS.



# Prior Approved & Recorded Lot Division Plans



336  
1971

PLAN OF LAND  
IN  
AMESBURY, MASS.

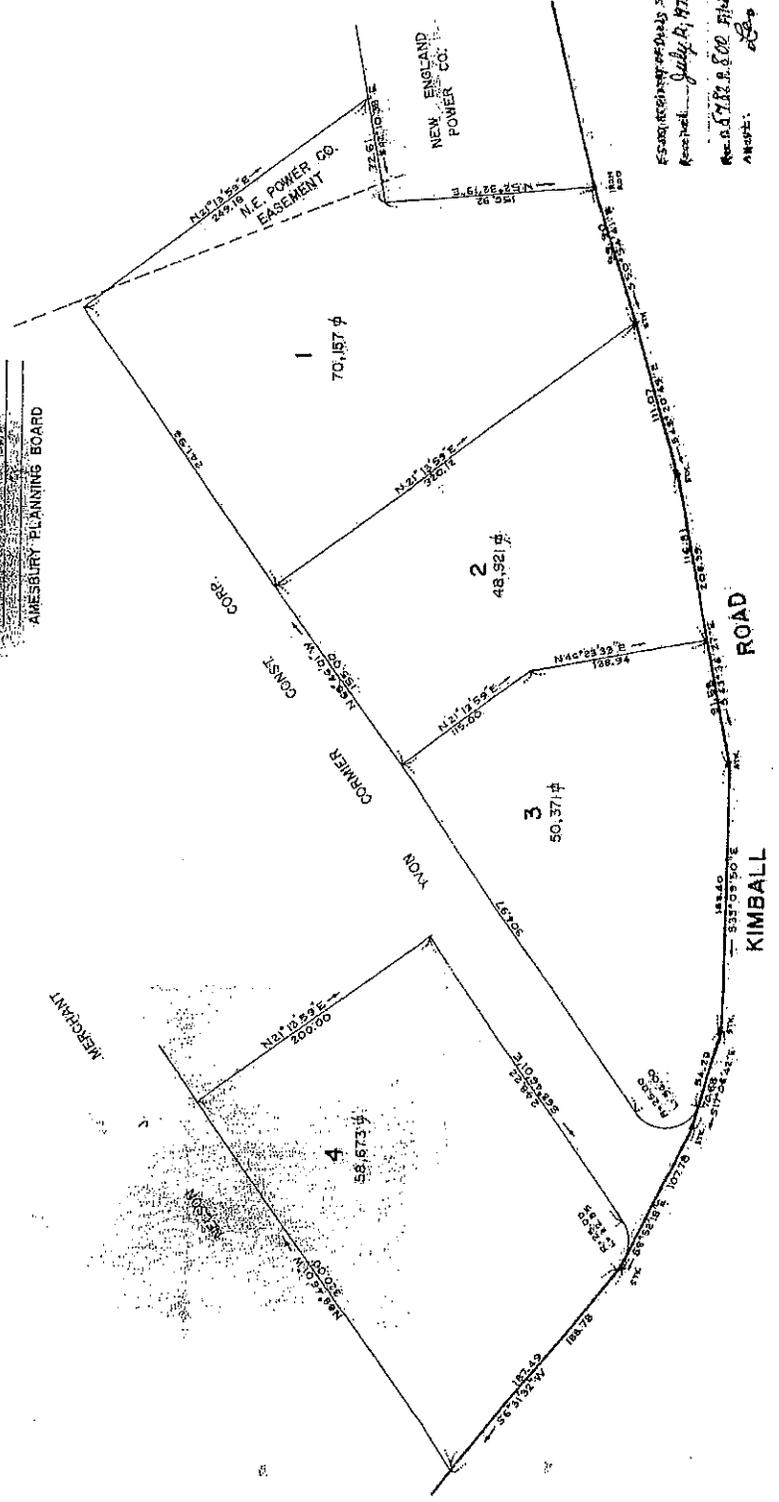
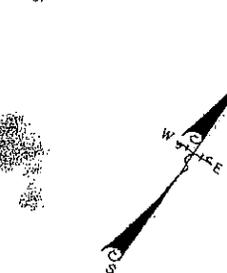
SCALE 1"=60' JAN. 5, 1971

DANA F. PERKINS & SONS INC.  
CIVIL ENGINEERS & SURVEYORS  
LOWELL & READING, MASS.

ATTITASH ARMS  
OWNER  
YVON CORMIER CONST. CORP.  
30 MEADOWBROOK RD.  
BEDFORD, MASS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW  
NOT REQUIRED  
DATE

AMESBURY PLANNING BOARD



ESCALATION OF DUES TO 15% FROM 1968.  
Reached July 1, 1971. *W.H.P.*  
No. 0.5732 @ \$00. File No. 335-9871  
APPEAL: *Edo H. Jorcel*  
Attorney of Dues *Edo H. Jorcel*

594  
1971

**DEFINITIVE PLAN  
SUBDIVISION PLAN OF LAND  
IN MASS.**

**OWNER:**  
YVON CORMIER CONST. CORP.  
31 MEADOWBROOK RD  
BEDFORD, MASS.  
DALLI HANE CO. INC.  
AMESBURY PLANNING  
BOARD

**ENGINEERS:**  
DANA F. PERKINS & SONS INC.  
43 LAKEVIEW AVE. LOWELL, MASS.  
RES. PROFESSIONAL ENG.

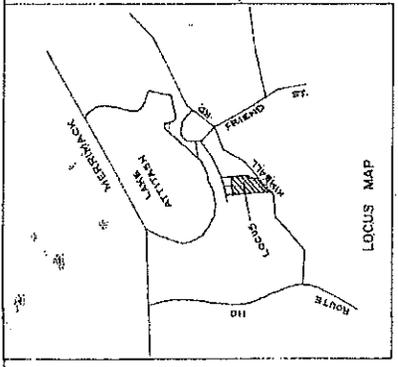
	PETITION FILED
	FINAL PLAN FILED
	HEARING DATE
	PLAN APPROVED



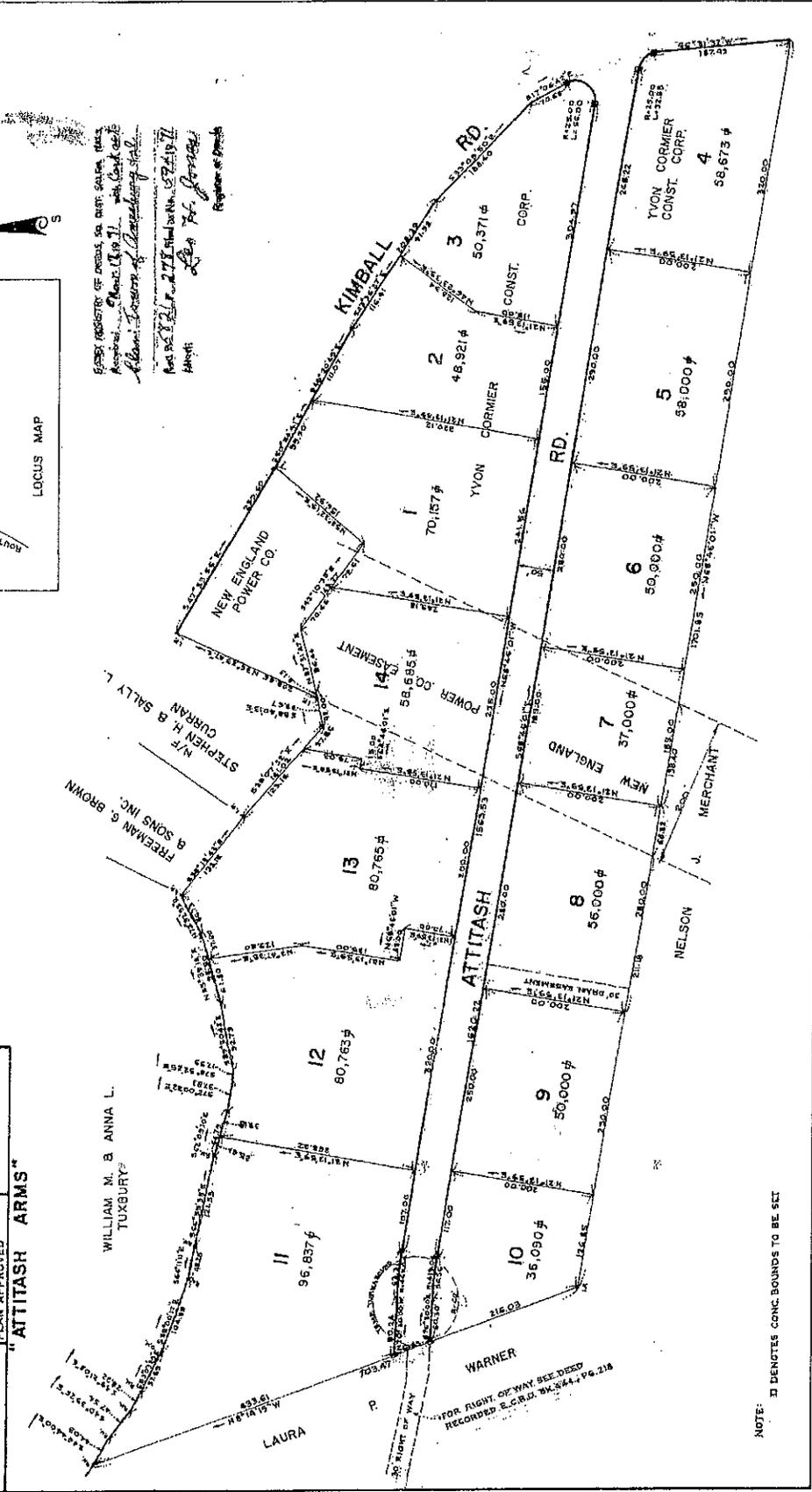
*Dana F. Perkins*  
Substantive Permit No. 27419



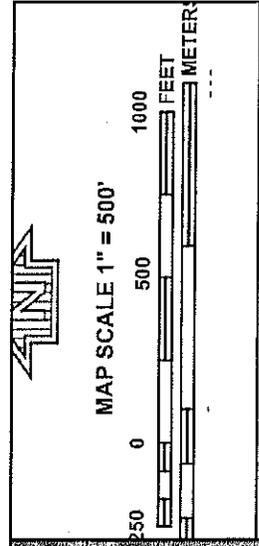
*Arthur E. Rogers*  
Arthur E. Rogers P.E.



STATE REGISTER OF DEEDS, 80 WEST WALTON, MASS.  
AMESBURY, MASS. 01810  
RECORDED IN BOOK 117, PAGE 218  
RECORDED IN BOOK 117, PAGE 218  
RECORDED IN BOOK 117, PAGE 218



NOTE: 1 DENOTES CONC. BOUNDS TO BE SET



**NFIP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0102F

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**ESSEX COUNTY,**  
**MASSACHUSETTS**  
**(ALL JURISDICTIONS)**

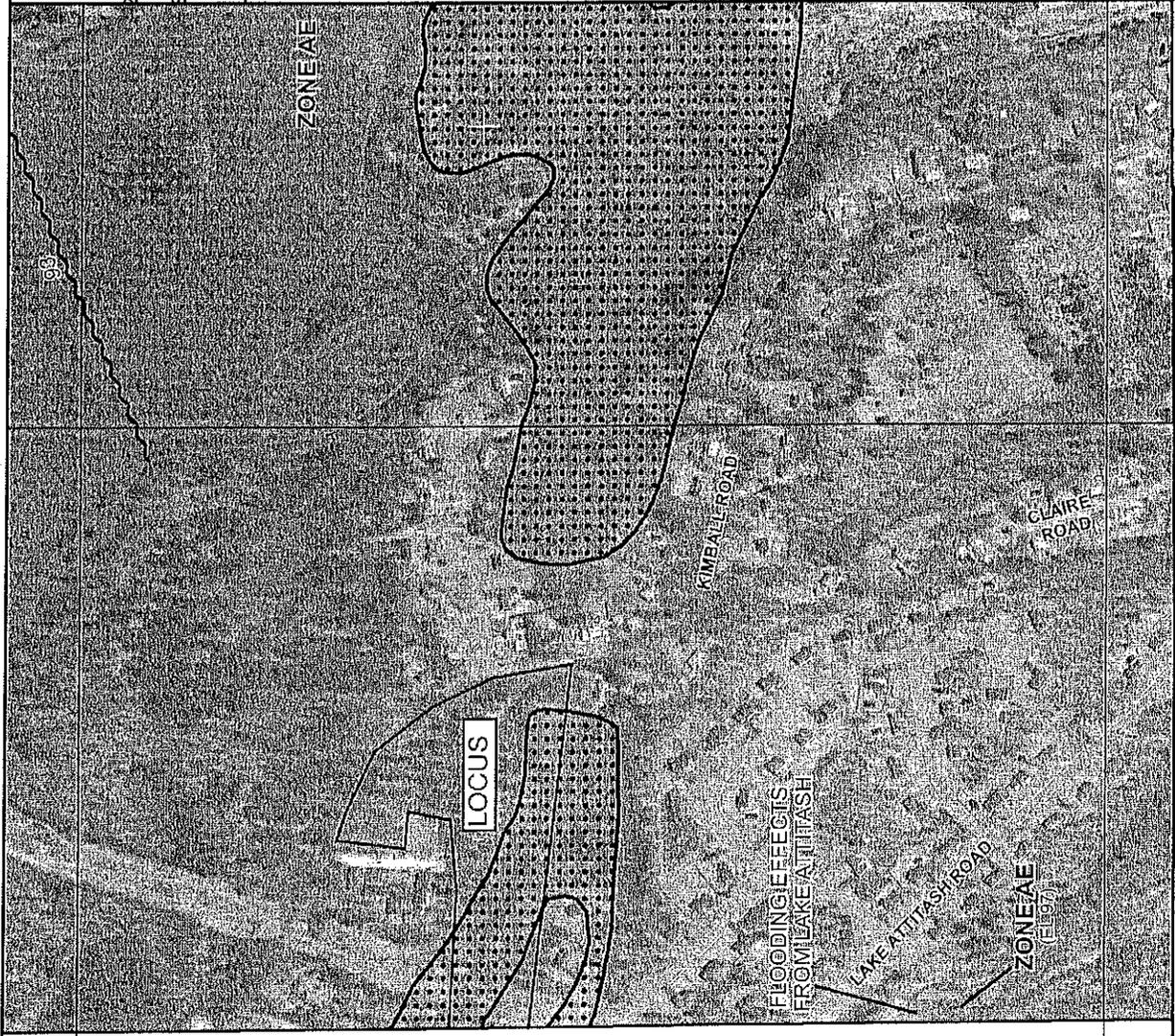
PANEL 102 OF 600  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
 COMMUNITY NUMBER 28075  
 ADDRESS, CITY OF  
 PANEL SUBJECT CODE F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER  
 25009C0102F  
 EFFECTIVE DATE  
 JULY 3, 2012

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)

**Fema Map**

# Road & Lot Closures

## Lot name: LOT 1

North: 5011.32      East: 5071.18  
Line Course: S 48-20-49 E Length: 89.73  
North: 4951.69      East: 5138.22  
Line Course: S 43-36-27 E Length: 31.07  
North: 4929.19      East: 5159.65  
Line Course: S 43-26-43 W Length: 130.49  
North: 4834.45      East: 5069.92  
Line Course: N 47-27-06 W Length: 67.50  
North: 4880.09      East: 5020.19  
Line Course: N 21-13-59 E Length: 140.78  
North: 5011.32      East: 5071.18

Perimeter: 459.57    Area: 12,418 S.F. 0.29 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.01      Course: S 12-38-28 W  
Error North: -0.006      East: -0.001  
Precision 1: 77,134.32

## Lot name: LOT 2

North: 4929.19      East: 5159.65  
Line Course: S 39-30-01 E Length: 119.57  
North: 4836.93      East: 5235.71  
Line Course: S 50-17-46 W Length: 116.85  
North: 4762.28      East: 5145.81  
Line Course: N 41-47-51 W Length: 58.07  
North: 4805.57      East: 5107.11  
Line Course: N 52-09-58 W Length: 47.08  
North: 4834.45      East: 5069.92  
Line Course: N 43-26-43 E Length: 130.49  
North: 4929.19      East: 5159.66

Perimeter: 472.05    Area: 13,572 S.F. 0.31 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00      Course: N 88-19-29 E  
Error North: 0.000      East: 0.003  
Precision 1: 161,720.15

**Lot name: LOT 3**

North: 4836.93 East: 5235.71  
Line Course: S 39-30-01 E Length: 72.19  
North: 4781.22 East: 5281.63  
Curve Length: 49.08 Radius: 30.00  
Delta: 93-44-36 Tangent: 32.03  
Chord: 43.79 Course: S 07-10-04 W  
Course In: S 50-17-46 W Course Out: S 35-57-38 E  
RP North: 4762.06 East: 5258.55  
End North: 4737.78 East: 5276.16  
Line Course: S 54-02-22 W Length: 104.02  
North: 4676.69 East: 5191.97  
Line Course: N 28-20-23 W Length: 97.24  
North: 4762.28 East: 5145.81  
Line Course: N 50-17-46 E Length: 116.85  
North: 4836.93 East: 5235.71  
Perimeter: 439.39 Area: 12,417 S.F. 0.29 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00 Course: S 33-12-52 W  
Error North: -0.002 East: -0.002  
Precision 1: 158,747.47

**Lot name: LOT 4**

North: 4672.16 East: 5253.84  
Line Course: N 54-02-22 E Length: 50.36  
North: 4701.74 East: 5294.60  
Curve Length: 52.09 Radius: 30.00  
Delta: 99-29-19 Tangent: 35.43  
Chord: 45.79 Course: S 76-12-58 E  
Course In: S 35-57-38 E Course Out: N 63-31-41 E  
RP North: 4677.45 East: 5312.22  
End North: 4690.83 East: 5339.07  
Line Course: S 26-28-19 E Length: 29.54  
North: 4664.38 East: 5352.24  
Line Course: S 22-01-17 E Length: 74.60  
North: 4595.23 East: 5380.21  
Line Course: S 56-50-10 W Length: 63.70  
North: 4560.38 East: 5326.89  
Line Course: N 33-09-50 W Length: 133.53  
North: 4672.16 East: 5253.84  
  
Perimeter: 403.82 Area: 10,014 S.F. 0.23 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.01 Course: S 39-30-03 E  
Error North: -0.004 East: 0.004  
Precision 1: 72,201.59

**Lot name: LOT 5**

North: 4595.23      East: 5380.21  
Line Course: S 22-01-17 E Length: 88.23  
    North: 4513.44      East: 5413.29  
Line Course: S 06-52-18 E Length: 45.23  
    North: 4468.53      East: 5418.71  
Line Course: S 06-31-32 W Length: 29.30  
    North: 4439.42      East: 5415.38  
Line Course: N 79-10-23 W Length: 149.98  
    North: 4467.59      East: 5268.07  
Line Course: N 33-09-50 W Length: 45.51  
    North: 4505.69      East: 5243.17  
Line Course: N 56-50-10 E Length: 65.00  
    North: 4541.25      East: 5297.58  
Line Course: N 56-50-10 E Length: 35.00  
    North: 4560.39      East: 5326.88  
Line Course: N 56-50-10 E Length: 63.70  
    North: 4595.24      East: 5380.21

Perimeter: 521.95    Area: 15,999 S.F. 0.37 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.01      Course: N 33-17-31 W  
    Error North: 0.011      East: -0.007  
Precision 1: 39,793.49

**Lot name: LOT 6**

North: 4616.68      East: 4932.43  
Line Course: N 21-13-59 E Length: 64.55  
    North: 4676.85      East: 4955.81  
Line Course: S 88-02-26 E Length: 109.54  
    North: 4673.11      East: 5065.29  
Line Course: S 48-42-35 E Length: 30.46  
    North: 4653.01      East: 5088.17  
Curve Length: 52.39      Radius: 50.00  
    Delta: 60-02-00      Tangent: 28.89  
    Chord: 50.03      Course: S 05-20-05 E  
    Course In: S 65-19-05 E    Course Out: S 54-38-55 W  
    RP North: 4632.13      East: 5133.61  
    End North: 4603.20      East: 5092.83  
Line Course: S 24-56-16 W Length: 36.79  
    North: 4569.84      East: 5077.31  
Line Course: S 27-50-45 W Length: 88.58  
    North: 4491.51      East: 5035.94

Line Course: N 39-35-16 W Length: 162.42  
North: 4616.68 East: 4932.43

Perimeter: 544.73 Area: 18,477 S.F. 0.42 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.00 Course: N 77-27-18 E  
Error North: 0.000 East: 0.001  
Precision 1: 779,677.15

**Lot name: LOT 7**

North: 4491.51 East: 5035.94  
Line Course: N 27-50-45 E Length: 88.58  
North: 4569.84 East: 5077.31  
Line Course: N 24-56-16 E Length: 36.79  
North: 4603.20 East: 5092.82  
Curve Length: 100.02 Radius: 50.00  
Delta: 114-37-00 Tangent: 77.91  
Chord: 84.16 Course: N 87-20-25 E  
Course In: N 54-38-55 E Course Out: S 59-58-05 E  
RP North: 4632.13 East: 5133.61  
End North: 4607.10 East: 5176.89  
Line Course: S 33-09-50 E Length: 101.17  
North: 4522.41 East: 5232.24  
Line Course: S 33-09-50 E Length: 20.00  
North: 4505.67 East: 5243.18  
Line Course: S 60-43-40 W Length: 20.05  
North: 4495.87 East: 5225.69  
Line Course: S 60-43-40 W Length: 107.63  
North: 4443.24 East: 5131.80  
Line Course: N 63-16-39 W Length: 107.33  
North: 4491.50 East: 5035.93

Perimeter: 581.57 Area: 19,796 S.F. 0.45 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.01 Course: S 14-38-18 W  
Error North: -0.011 East: -0.003  
Precision 1: 49,094.08

**Lot name: LOT 8**

North: 4625.77      East: 5189.89  
Line Course: N 54-02-22 E Length: 79.01  
    North: 4672.16      East: 5253.84  
Line Course: S 33-09-50 E Length: 133.53  
    North: 4560.38      East: 5326.88  
Line Course: S 56-50-10 W Length: 35.00  
    North: 4541.24      East: 5297.59  
Line Course: S 56-50-10 W Length: 65.00  
    North: 4505.68      East: 5243.17  
Line Course: N 33-09-50 W Length: 20.00  
    North: 4522.42      East: 5232.23  
Line Course: N 33-09-50 W Length: 101.17  
    North: 4607.11      East: 5176.89  
Curve Length: 6.55      Radius: 50.00  
    Delta: 7-30-24      Tangent: 3.28  
    Chord: 6.55      Course: N 26-16-43 E  
    Course In: N 59-58-05 W      Course Out: S 67-28-29 E  
    RP North: 4632.14      East: 5133.60  
    End North: 4612.98      East: 5179.79  
Curve Length: 16.50      Radius: 30.00  
    Delta: 31-30-51      Tangent: 8.46  
    Chord: 16.29      Course: N 38-16-57 E  
    Course In: S 67-28-29 E      Course Out: N 35-57-38 W  
    RP North: 4601.49      East: 5207.50  
    End North: 4625.77      East: 5189.88

Perimeter: 456.76      Area: 13,053 S.F. 0.30 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.01      Course: N 36-08-37 W  
    Error North: 0.006      East: -0.004  
Precision 1: 59,928.10

**Lot name: LOT 9**

North: 5025.50      East: 5055.23  
Line Course: S 48-20-49 E Length: 21.34  
    North: 5011.32      East: 5071.18  
Line Course: S 21-13-59 W Length: 140.78  
    North: 4880.10      East: 5020.19  
Line Course: S 47-27-06 E Length: 67.50  
    North: 4834.45      East: 5069.92  
Line Course: S 52-09-58 E Length: 47.08

North: 4805.58 East: 5107.10  
Line Course: S 41-47-51 E Length: 58.07  
North: 4762.29 East: 5145.81  
Line Course: S 73-10-39 W Length: 54.30  
North: 4746.57 East: 5093.83  
Line Course: S 21-13-59 W Length: 78.81  
North: 4673.11 East: 5065.29  
Line Course: N 88-02-26 W Length: 109.54  
North: 4676.86 East: 4955.81  
Line Course: S 21-13-59 W Length: 64.55  
North: 4616.69 East: 4932.44  
Line Course: S 39-35-16 E Length: 162.42  
North: 4491.52 East: 5035.94  
Line Course: S 63-16-39 E Length: 107.33  
North: 4443.26 East: 5131.81  
Line Course: N 60-43-40 E Length: 107.63  
North: 4495.88 East: 5225.69  
Line Course: N 60-43-40 E Length: 20.05  
North: 4505.69 East: 5243.18  
Line Course: S 33-09-50 E Length: 45.51  
North: 4467.59 East: 5268.08  
Line Course: S 79-10-23 E Length: 149.98  
North: 4439.42 East: 5415.39  
Line Course: S 06-31-32 W Length: 159.48  
North: 4280.97 East: 5397.26  
Line Course: N 68-46-01 W Length: 1701.85  
North: 4897.32 East: 3810.94  
Line Course: N 08-23-20 W Length: 700.61  
North: 5590.43 East: 3708.73  
Line Course: S 46-44-00 E Length: 44.06  
North: 5560.23 East: 3740.81  
Line Course: S 40-39-26 E Length: 47.54  
North: 5524.17 East: 3771.79  
Line Course: S 49-21-08 E Length: 28.22  
North: 5505.78 East: 3793.20  
Line Course: S 53-03-25 E Length: 57.69  
North: 5471.11 East: 3839.31  
Line Course: S 58-00-17 E Length: 104.89  
North: 5415.54 East: 3928.26  
Line Course: S 68-11-11 E Length: 48.25  
North: 5397.61 East: 3973.06  
Line Course: S 66-55-35 E Length: 121.53  
North: 5349.98 East: 4084.87  
Line Course: S 62-09-10 E Length: 64.79  
North: 5319.71 East: 4142.15  
Line Course: S 72-00-32 E Length: 37.83

North: 5308.03            East: 4178.13  
 Line Course: S 78-32-25 E Length: 17.39  
 North: 5304.57            East: 4195.18  
 Line Course: S 89-50-42 E Length: 92.75  
 North: 5304.32            East: 4287.93  
 Line Course: N 85-39-18 E Length: 98.80  
 North: 5311.81            East: 4386.44  
 Line Course: N 73-32-33 E Length: 56.73  
 North: 5327.88            East: 4440.85  
 Line Course: S 38-12-42 E Length: 133.13  
 North: 5223.27            East: 4523.20  
 Line Course: S 38-07-32 E Length: 161.02  
 North: 5096.61            East: 4622.61  
 Line Course: S 88-40-13 E Length: 48.00  
 North: 5095.49            East: 4670.60  
 Line Course: N 87-31-47 E Length: 86.44  
 North: 5099.22            East: 4756.96  
 Line Course: S 42-10-38 E Length: 70.66  
 North: 5046.85            East: 4804.40  
 Line Course: S 21-13-59 W Length: 249.18  
 North: 4814.59            East: 4714.16  
 Line Course: S 68-46-01 E Length: 241.55  
 North: 4727.11            East: 4939.31  
 Line Course: N 21-13-59 E Length: 15.00  
 North: 4741.09            East: 4944.74  
 Line Course: S 68-46-01 E Length: 117.00  
 North: 4698.72            East: 5053.80  
 Line Course: N 21-13-59 E Length: 100.00  
 North: 4791.93            East: 5090.02  
 Line Course: N 68-46-01 W Length: 117.00  
 North: 4834.30            East: 4980.96  
 Line Course: N 21-13-59 E Length: 205.12  
 North: 5025.50            East: 5055.24

Perimeter: 6161.39    Area: 698,813 S.F. 16.04 acres  
 Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.01            Course: S 58-55-33 E  
 Error North: -0.007            East: 0.011  
 Precision 1: 479,674.73

**Lot name: PARCEL X**

North: 4762.28      East: 5145.81  
Line Course: S 28-20-23 E Length: 97.24  
  North: 4676.70      East: 5191.97  
Curve Length: 34.86      Radius: 30.00  
  Delta: 66-34-44      Tangent: 19.70  
  Chord: 32.93      Course: S 87-19-44 W  
  Course In: N 35-57-38 W    Course Out: S 30-37-06 W  
  RP North: 4700.98      East: 5174.35  
  End North: 4675.16      East: 5159.07  
Curve Length: 61.88      Radius: 50.00  
  Delta: 70-54-51      Tangent: 35.61  
  Chord: 58.01      Course: S 85-09-41 W  
  Course In: S 30-37-06 W    Course Out: N 40-17-45 W  
  RP North: 4632.13      East: 5133.61  
  End North: 4670.27      East: 5101.27  
Curve Length: 21.84      Radius: 50.00  
  Delta: 25-01-20      Tangent: 11.09  
  Chord: 21.66      Course: S 37-11-35 W  
  Course In: S 40-17-45 E    Course Out: N 65-19-05 W  
  RP North: 4632.13      East: 5133.61  
  End North: 4653.01      East: 5088.17  
Line Course: N 48-42-35 W Length: 30.46  
  North: 4673.11      East: 5065.29  
Line Course: N 21-13-59 E Length: 78.81  
  North: 4746.57      East: 5093.83  
Line Course: N 73-10-39 E Length: 54.30  
  North: 4762.29      East: 5145.80

Perimeter: 379.39    Area: 7,453 S.F. 0.17 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.01      Course: N 35-51-25 W  
  Error North: 0.004      East: -0.003  
Precision 1: 71,387.56

**Lot name: PARCEL Y**

North: 4800.79            East: 5281.95  
Line Course: N 43-36-27 W Length: 177.32  
  North: 4929.19            East: 5159.65  
Line Course: S 39-30-01 E Length: 119.57  
  North: 4836.93            East: 5235.71  
Line Course: S 39-30-01 E Length: 72.19  
  North: 4781.22            East: 5281.63  
Line Course: S 39-30-01 E Length: 32.02  
  North: 4756.52            East: 5302.00  
Line Course: S 32-04-09 E Length: 40.09  
  North: 4722.54            East: 5323.28  
Line Course: S 26-28-19 E Length: 35.43  
  North: 4690.83            East: 5339.07  
Line Course: S 26-28-19 E Length: 29.54  
  North: 4664.38            East: 5352.24  
Line Course: S 22-01-17 E Length: 74.60  
  North: 4595.23            East: 5380.21  
Line Course: S 22-01-17 E Length: 88.23  
  North: 4513.43            East: 5413.30  
Line Course: N 06-52-18 W Length: 62.55  
  North: 4575.53            East: 5405.81  
Line Course: N 17-06-42 W Length: 70.68  
  North: 4643.09            East: 5385.01  
Line Course: N 33-09-50 W Length: 188.40  
  North: 4800.80            East: 5281.95

Perimeter: 990.61    Area: 5,186 S.F. 0.12 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00            Course: N 08-17-39 E

Error North: 0.003            East: 0.000

Precision 1: 356,317.40

ABUTTERS LISTING For 49 KIMBALL RD 60/6E 300 FT  
AMESBURY, MA

AV PID	Map	Lot	Unit	Location	Owner's Name	Co-Owner's Name	Address	City	ST ZIP	Book/Page
6501	60	28		1 ACADIA KIMBALL RD	GAUDER BRENDA D	JEFFREY BOWEN J/T	1 ACADIA KIMBALL RD	AMESBURY	MA 01913	24617 / 224
6511	60	37		10 ACADIA KIMBALL RD	SIMPSON PATRICK	MANADA SIMPSON T/E	10 ACADIA KIMBALL RD	AMESBURY	MA 01913	34252 / 104
6512	60	38		11 ACADIA KIMBALL RD	GRANOTH KATH G	BERNARD J GRANOTH (TS)	11 ACADIA KIMBALL RD	AMESBURY	MA 01913	33011 / 180
6513	60	39		12 ACADIA KIMBALL RD	CIRCE GREGORY M	C/O K CHRISTINGER & JAE HOON LEE	12 ACADIA KIMBALL RD	AMESBURY	MA 01913	31155 / 331
6514	60	40		13 ACADIA KIMBALL RD	KEEFE ZACHARY	ELIZABETH R. KEEFE T/E	13 ACADIA KIMBALL RD	AMESBURY	MA 01913	24127 / 420
6515	60	41		14 ACADIA KIMBALL RD	EDWARDS WILLIAM J		24 THORNDIKE ST	HAVERTHILL	MA 01852	31252 / 506
6516	60	42		15 ACADIA KIMBALL RD	DIVASCIO MICHELLE M		15 ACADIA KIMBALL RD	AMESBURY	MA 01913	32783 / 395
6517	60	43		16 ACADIA KIMBALL RD	STELLINE DAVID A	KATHERINE A STELLINE T/E	16 ACADIA KIMBALL RD	AMESBURY	MA 01913	15701/0242
6518	60	44		17 ACADIA KIMBALL RD	HUDE CHRISTOPHER W	CHRISTOPHER W HUDE (TRUSTEE)	17 ACADIA KIMBALL RD	AMESBURY	MA 01913	31530 / 241
6519	60	45		18 ACADIA KIMBALL RD	PELLITTER EDWARD JR		18 ACADIA KIMBALL RD	AMESBURY	MA 01913	28138 / 498
6520	60	46		19 ACADIA KIMBALL RD	KINELIN CHRISTOPHER		19 ACADIA KIMBALL ROAD	AMESBURY	MA 01913	28852 / 370
6522	60	29		2 ACADIA KIMBALL RD	WANYO NICOLE C	MICHAEL J WANYO JR T/E	2 ACADIA KIMBALL RD	AMESBURY	MA 01913	23501 / 110
6521	60	47		20 ACADIA KIMBALL RD	FERGUSON JOAN F		20 ACADIA KIMBALL RD	AMESBURY	MA 01913	13253 / 0575
6522	60	48		21 ACADIA KIMBALL RD	SLOCUM MARGARET J		21 ACADIA KIMBALL RD	AMESBURY	MA 01913	10824 / 181
6523	60	30		3 ACADIA KIMBALL RD	FORD PATRICIA E		3 ACADIA KIMBALL RD	AMESBURY	MA 01913	14992 / 453
6504	60	31		4 ACADIA KIMBALL RD	DOND-PEACOCK MARK		4 ACADIA/59 KIMBALL RD	AMESBURY	MA 01913	09946/0030
6505	60	32		5 ACADIA KIMBALL RD	TACER CHRISTINA A		5 ACADIA KIMBALL RD	AMESBURY	MA 01913	14574 / 209
6506	60	33		6 ACADIA KIMBALL RD	BRAMLEY SUZANNE	RICHARD A BRAMLEY JR J/T	6 ACADIA/KIMBALL RD	AMESBURY	MA 01913	10040/0129
6507	60	34		7 ACADIA KIMBALL RD	MAZER ROBIN L		7 A ACADIA KIMBALL RD	AMESBURY	MA 01913	23370 / 389
6508	60	35		8 ACADIA KIMBALL RD	COLE JAMES M	ROSEMARY COLE T/E	8A ACADIA KIMBALL RD	AMESBURY	MA 01913	07197/0385
6509	60	36		9 ACADIA KIMBALL RD	HUSSEY MEREDITH L	KATHLEEN VADALA J/T	9 ACADIA KIMBALL RD	AMESBURY	MA 01913	32849 / 314
5287	60	9		2 ASHLEY DR	RODER JOSEPH M		2 ASHLEY DR	AMESBURY	MA 01913	19706 / 166
5234	60	11		3 ASHLEY DR	CARLISLE DANIEL K	CARLISLE DONNA L T/E	3 ASHLEY DR	AMESBURY	MA 01913	10895 / 211
5607	72	71		8 CHAPMAN WAY	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	TT
5263	60	14		44 KIMBALL RD	RODGERS JASON E	MAUREN A RODGERS T/E	44 KIMBALL RD	AMESBURY	MA 01913	27232 / 132
5522	60	17		45 KIMBALL RD	ANDERSON JAMES M	MICHELLE A ANDERSON T/E	45 KIMBALL RD	AMESBURY	MA 01913	17463 / 575
5264	60	13		46 KIMBALL RD	MORELLO JOSEPH J	LARREA ANNE MORELLO T/E	46 KIMBALL RD	AMESBURY	MA 01913	26001 / 75
5553	60	18		47 KIMBALL RD	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	29540 / 465
6481	60	6		47.5 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	06720/0445
5265	60	12		48 KIMBALL RD	COMTECK KEVIN T	COMTECK DEBORAH A T/E	48 KIMBALL RD	AMESBURY	MA 01913	09014/0317
5301	60	8		50 KIMBALL RD	DALLEMANES JOHN M	JENNIFER L DALLEMANES T/E	50 KIMBALL RD	AMESBURY	MA 01913	16694 / 504
100944	60	5	D	51 KIMBALL RD	YVON CORMIER CONST CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720 / 445
5300	60	7		52 KIMBALL RD	MORRALLY MAUREN N	KERITH J BOUGHER J/T	52 KIMBALL RD	AMESBURY	MA 01913	16537 / 93

THE BOARD OF ASSASSORS OF THE TOWN OF  
AMESBURY, MA HEREBY CERTIFIES THAT THIS  
LIST OF ABUTTERS IS THE MOST RECENT  
APPLICABLE TAX LIST AS REQUIRED BY CHAPTER  
40A, SECTION 11 OF THE MASSACHUSETTS  
GENERAL LAWS AS AMENDED

*Howe & Merrill*  
2-12-15

6501  
GAUDET BRENDA D  
JEFFREY BOWEN J/T  
1 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6520  
KINLIN CHRISTOPHER  
19 ACADIA KIMBALL ROAD  
AMESBURY, MA 01913

6509  
HUSSEY MEREDITH L  
KATHLEEN VADALA J/T  
9 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6511  
SIMPSON PATRICK  
AMANDA SIMPSON T/E  
10 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6502  
WANYO NICOLE C  
MICHAEL J YANYO JR T/E  
2 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5287  
RUDER JOSEPH M  
2 ASHLEY DR  
AMESBURY, MA 01913

6512  
GRANOTH KARL G  
BETHANY J GRANOTH (TE)  
11 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6521  
FERGUSON JOAN F  
20 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5294  
CARLISLE DANIEL K  
CARLISLE DONNA L T/E  
3 ASHLEY DR  
AMESBURY, MA 01913

6513  
CIRCE GREGORY M  
C/O K CRISSINGER & JAE HOON LEE (JT)  
12 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6522  
SLOCUM MARGARET J  
21 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5607  
AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913

6514  
KEEFE ZACHARY  
ELIZABETH R. KEEFE T/E  
13 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6503  
FORD PATRICIA E  
3 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5263  
RODGERS JASON E  
MAUREEN A RODGERS T/E  
44 KIMBALL RD  
AMESBURY, MA 01913

6515  
EDWARDS WILLIAM J  
24 THORNDIKE ST  
HAVERHILL, MA 01832

6504  
DOWD-PEACOCK MARY  
4 ACADIA/59 KIMBALL RD  
AMESBURY, MA 01913

5552  
ANDERSON JAMES M  
MICHELLE A ANDERSON T/E  
45 KIMBALL RD  
AMESBURY, MA 01913

6516  
DIMASCIO MICHELLE M  
15 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6505  
TACHE CYNTHIA A  
5 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5264  
MORELLO JOSEPH J  
LAURIE ANNE MORELLO T/E  
46 KIMBALL RD  
AMESBURY, MA 01913

6517  
STELLINE DAVID A  
KATHLEEN A STELLINE T/E  
16 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6506  
BRAMLEY SUZANNE  
RICHARD A BRAMLEY JR J/T  
6 ACADIA/KIMBALL RD  
AMESBURY, MA 01913

5553  
AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913

6518  
HYDE CHRISTOPHER W  
CHRISTOPHER W HYDE (TRUSTEE)  
17 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6507  
MAZER ROBIN L  
7 A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6481  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6519  
PELLETIER EDWARD JR  
18 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6508  
COLE JAMES M  
ROSEMARY COLE T/E  
8A ACADIA KIMBALL RD  
AMESBURY, MA 01913

5265  
COMICK KEVIN T  
COMICK DEBORAH A T/E  
48 KIMBALL RD  
AMESBURY, MA 01913

ABUTTERS LISTING FOR 55 KIMBALL RD 60/6B 300 FT  
AMESBURY, MA

AV	Map	Lot	Tolt	Location	Owner's Name	Co-Owner's Name	Address	City	ST Zip	Book/Page
6501	60	28		1 ACADIA KIMBALL RD	GRUDET BERGDA D	JEFFREY BOWEN J/T	1 ACADIA KIMBALL RD	AMESBURY	MA 01913	24617/ 224
6511	60	37		10 ACADIA KIMBALL RD	SIMPSON PATRICK	AMANDA SIMPSON T/E	10 ACADIA KIMBALL RD	AMESBURY	MA 01913	34252/ 104
6512	60	38		11 ACADIA KIMBALL RD	GRANOTH KARL G	BETHANY J GRANOTH (TR)	11 ACADIA KIMBALL RD	AMESBURY	MA 01913	33011/ 180
6513	60	39		12 ACADIA KIMBALL RD	CIRCE GREGORY M	C/O K CRISSINGER & JANE HOON DE	12 ACADIA KIMBALL RD	AMESBURY	MA 01913	31165/ 331
6514	60	40		13 ACADIA KIMBALL RD	KEEFE ZACHARY	ELIZABETH R. KEEFE T/E	13 ACADIA KIMBALL RD	AMESBURY	MA 01913	24127/ 420
6515	60	41		14 ACADIA KIMBALL RD	EDWARDS WILLIAM J		24 THORNDIKE ST	HAVERHILL	MA 01892	31292/ 506
6516	60	42		15 ACADIA KIMBALL RD	DIMASCIO MICHELE M		15 ACADIA KIMBALL RD	AMESBURY	MA 01913	32783/ 396
6517	60	43		16 ACADIA KIMBALL RD	STELLINE DAVID A	KATHLEEN A STELLINE T/E	16 ACADIA KIMBALL RD	AMESBURY	MA 01913	12701/0242
6518	60	44		17 ACADIA KIMBALL RD	HYDE CHRISTOPHER W	CHRISTOPHER W HYDE (TRUSTEE)	17 ACADIA KIMBALL RD	AMESBURY	MA 01913	31590/ 241
6519	60	45		18 ACADIA KIMBALL RD	PELLITTER EDWARD JR		18 ACADIA KIMBALL RD	AMESBURY	MA 01913	29138/ 498
6520	60	46		19 ACADIA KIMBALL RD	KINLIN CHRISTOPHER		19 ACADIA KIMBALL ROAD	AMESBURY	MA 01913	28862/ 370
6521	60	29		2 ACADIA KIMBALL RD	WANTO NICOLO C	MICHAEL J WANTO JR T/E	2 ACADIA KIMBALL RD	AMESBURY	MA 01913	23501/ 110
6522	60	47		20 ACADIA KIMBALL RD	FERGUSON JOAN F		20 ACADIA KIMBALL RD	AMESBURY	MA 01913	13253/0575
6523	60	48		21 ACADIA KIMBALL RD	SLOCUM MARGARET J		21 ACADIA KIMBALL RD	AMESBURY	MA 01913	10824/ 181
6524	60	30		3 ACADIA KIMBALL RD	FORD PATRICIA E		3 ACADIA KIMBALL RD	AMESBURY	MA 01913	14992/ 453
6525	60	31		4 ACADIA KIMBALL RD	DOND-PEACOCK MARY		4 ACADIA/59 KIMBALL RD	AMESBURY	MA 01913	09946/0020
6526	60	32		5 ACADIA KIMBALL RD	TRACHE CYNTHIA A		7 A ACADIA KIMBALL RD	AMESBURY	MA 01913	10040/0129
6527	60	33		6 ACADIA KIMBALL RD	BRANLEY SUZANNE		6 ACADIA/KIMBALL RD	AMESBURY	MA 01913	22370/ 389
6528	60	34		7 ACADIA KIMBALL RD	MAZER ROBIN L		8A ACADIA KIMBALL RD	AMESBURY	MA 01913	07197/0385
6529	60	35		8 ACADIA KIMBALL RD	COLE JAMES M	ROSEMARY COLE T/E	9 ACADIA KIMBALL RD	AMESBURY	MA 01913	32849/ 314
6530	60	36		9 ACADIA KIMBALL RD	HUSSEY MEREDITH L	KATHLEEN VALDALA J/T	62 FRIEND ST	AMESBURY	MA 01913	IT
6531	72	71		8 CHARMAN WAY	AMESBURY CITY OF		3 CRENSHAW LANE	ANDOVER	MA 01810	06720/0445
6481	60	6	E	49 KIMBALL RD	YVON CORNIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720/ 445
100945	60	6		50 KIMBALL RD	DALLEANES JOHN M	JENNIFER L DALLEANES T/E	50 KIMBALL RD	ANDOVER	MA 01913	16934/ 504
5301	60	8		51 KIMBALL RD	YVON CORNIER CONST CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720/ 445
100944	60	6	D	52 KIMBALL RD	MCCALLALLY MAUREN N		52 KIMBALL RD	AMESBURY	MA 01913	16537/ 93
100943	60	7		53 KIMBALL RD	YVON CORNIER CONST CORP		3 CRENSHAW LANE	AMESBURY	MA 01810	6720/ 445
5254	60	5	C	54 KIMBALL RD	AMESBURY CITY OF	TOWN FOREST	3 CRENSHAW LANE	ANDOVER	MA 01810	
100922	60	6	A	57 KIMBALL RD	YVON CORNIER CONSTR CORP		40 STYAN ROAD	WALTHAM	MA 02451	04477/0383
6466	60	21		61 KIMBALL RD	N E POWER CO		11 WHITEWOOD CR	AMESBURY	MA 01913	20851/ 306
6465	60	25		11 WHITEWOOD CR	BUTT CHRISTOPHER R	ERIN K BUTT T/E	7 WHITEWOOD CR	AMESBURY	MA 01913	26907/ 199
5613	72	27		7 WHITEWOOD CR	INCONTRI JOSEPH	LINDA INCONTRI T/E		AMESBURY		

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

*Mary C. M...  
2-16-14*

ABUTTERS LISTING FOR 55 KIMBALL RD 60/6B 300 FT  
 AMESBURY, MA

AV	FID	Map	Lot	Thlt	Location	Owner's Name	Co_Owner's Name	Address	City	ST ZIP	Book/Page
	5614	60	26		9 WILTEWOOD CR	HARRIS MARIDAN	C/O CHRISTOPHER GUARINO & DEBO	9 WILTEWOOD CR	AMESBURY	MA 01913	513000

Parcel Count: 34

THE BOARD OF ASSESSORS OF THE TOWN OF  
 AMESBURY, MA HEREBY CERTIFIES THAT THIS  
 LIST OF ABUTTERS IS THE MOST RECENT  
 APPLICABLE TAX LIST AS REQUIRED BY CHAPTER  
 40A, SECTION 11 OF THE MASSACHUSETTS  
 GENERAL LAWS AS AMENDED

*Wayne M. Marville*  
 2-12-15

6501  
GAUDET BRENDA D  
JEFFREY BOWEN J/T  
1 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6511  
SIMPSON PATRICK  
AMANDA SIMPSON T/E  
10 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6512  
GRANOTH KARL G  
BETHANY J GRANOTH (TE)  
11 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6513  
CIRCE GREGORY M  
C/O K CRISSINGER & JAE HOON LEE (JT)  
12 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6514  
KEEFE ZACHARY  
ELIZABETH R. KEEFE T/E  
13 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6515  
EDWARDS WILLIAM J  
24 THORNDIKE ST  
HAVERHILL, MA 01832

6516  
DIMASCIO MICHELLE M  
15 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6517  
STELLINE DAVID A  
KATHLEEN A STELLINE T/E  
16 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6518  
HYDE CHRISTOPHER W  
CHRISTOPHER W HYDE (TRUSTEE)  
17 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6519  
PELLETIER EDWARD JR  
18 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6520  
KINLIN CHRISTOPHER  
19 ACADIA KIMBALL ROAD  
AMESBURY, MA 01913

6502  
WANYO NICOLE C  
MICHAEL J YANYO JR T/E  
2 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6521  
FERGUSON JOAN F  
20 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6522  
SLOCUM MARGARET J  
21 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6503  
FORD PATRICIA E  
3 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6504  
DOWD-PEACOCK MARY  
4 ACADIA/59 KIMBALL RD  
AMESBURY, MA 01913

6505  
TACHE CYNTHIA A  
5 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6506  
BRAMLEY SUZANNE  
RICHARD A BRAMLEY JR J/T  
6 ACADIA/KIMBALL RD  
AMESBURY, MA 01913

6507  
MAZER ROBIN L  
7 A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6508  
COLE JAMES M  
ROSEMARY COLE T/E  
8A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6509  
HUSSEY MEREDITH L  
KATHLEEN VADALA J/T  
9 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5607  
AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913

6481  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

100945  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5301  
DAILEANES JOHN M  
JENNIFER L DAILEANES T/E  
50 KIMBALL RD  
AMESBURY, MA 01913

100944  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5300  
MCNALLY MAUREEN N  
KEITH J BOUCHER J/T  
52 KIMBALL RD  
AMESBURY, MA 01913

100943  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5254  
AMESBURY CITY OF  
TOWN FORREST  
TOWN HALL  
AMESBURY, MA 01913

100922  
YVON CORMIER CONSTR COPR  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6466  
N E POWER CO  
40 SYLVAN ROAD  
WALTHAM, MA 02451-2286

5615  
BUTT CHRISTOPHER R  
ERIN K BUTT T/E  
11 WHITEWOOD CR  
AMESBURY, MA 01913

5613  
INCONTRI JOSEPH  
LINDA INCONTRI T/E  
7 WHITEWOOD CR  
AMESBURY, MA 01913

5614  
HARRIS MARIDAN  
C/O CHRISTOPHER GUARINO &  
9 WHITEWOOD CR  
AMESBURY, MA 01913

ABUTTERS LISTING FOR 57 KIMBALL ROAD 60/6A 300 FT  
AMESBURY, MA

AV	Map	Loc	Unit	Location	Owner's Name	Co-Owner's Name	Address	City	ST Zip	Book/Page
6501	60	28		1 ACADIA KIMBALL RD	GAUDLET BRENDA D	JEFFREY BOWEN J/T	1 ACADIA KIMBALL RD	AMESBURY	MA 01913	24617/ 224
6511	60	37		10 ACADIA KIMBALL RD	SIMPSON PATRICK	AMANDA SIMPSON T/E	10 ACADIA KIMBALL RD	AMESBURY	MA 01913	34252/ 104
6512	60	38		11 ACADIA KIMBALL RD	GRANDTHER XARL G	BETHANY J GRANDTHER (TE)	11 ACADIA KIMBALL RD	AMESBURY	MA 01913	33011/ 180
6513	60	39		12 ACADIA KIMBALL RD	CIRCE GREGORY M	C/O K CRISSENGER & JAE HOON LE	12 ACADIA KIMBALL RD	AMESBURY	MA 01913	31855/ 331
6514	60	40		13 ACADIA KIMBALL RD	KEEFE ZACARAY	ELIZABETH R. KEEFE T/E	13 ACADIA KIMBALL RD	AMESBURY	MA 01913	24127/ 420
6515	60	41		14 ACADIA KIMBALL RD	EDWARDS WILLIAM J		24 THORNDIKE ST	HAYRSHILL	MA 01832	31292/ 506
6516	60	42		15 ACADIA KIMBALL RD	DIMASCIO MICHELLE M		15 ACADIA KIMBALL RD	AMESBURY	MA 01913	32783/ 396
6517	60	43		16 ACADIA KIMBALL RD	STELLINE DAVID A	KATHLEEN A STELLINE T/E	16 ACADIA KIMBALL RD	AMESBURY	MA 01913	12701/0242
6518	60	44		17 ACADIA KIMBALL RD	HYDE CHRISTOPHER W	CHRISTOPHER W HYDE (TRUSTEE)	17 ACADIA KIMBALL RD	AMESBURY	MA 01913	31590/ 241
6519	60	45		18 ACADIA KIMBALL RD	PELLETIER EDWARD JR		18 ACADIA KIMBALL RD	AMESBURY	MA 01913	29138/ 498
6520	60	46		19 ACADIA KIMBALL RD	KINLIN CHRISTOPHER		19 ACADIA KIMBALL ROAD	AMESBURY	MA 01913	28862/ 370
6502	60	29		2 ACADIA KIMBALL RD	YANVO NICOLE C	MICHAEL J YANVO JR T/E	2 ACADIA KIMBALL RD	AMESBURY	MA 01913	23501/ 110
6521	60	47		20 ACADIA KIMBALL RD	FERGUSON JOAN F		20 ACADIA KIMBALL RD	AMESBURY	MA 01913	12253/0575
6522	60	48		21 ACADIA KIMBALL RD	SLOCUM MARGARET J		21 ACADIA KIMBALL RD	AMESBURY	MA 01913	10824/ 181
6503	60	30		3 ACADIA KIMBALL RD	FORD PATRICIA E		3 ACADIA KIMBALL RD	AMESBURY	MA 01913	14392/ 453
6504	60	31		4 ACADIA KIMBALL RD	DOND-PERACOCK MARY		4 ACADIA/59 KIMBALL RD	AMESBURY	MA 01913	09346/0020
6505	60	32		5 ACADIA KIMBALL RD	TACHE CYNTHIA A		5 ACADIA KIMBALL RD	AMESBURY	MA 01913	14574/ 209
6506	60	33		6 ACADIA KIMBALL RD	BRANLEY SUZANNE	RICHARD A BRANLEY CR J/T	6 ACADIA/KIMBALL RD	AMESBURY	MA 01913	10040/0129
6507	60	34		7 ACADIA KIMBALL RD	MAZER ROBIN L		7 A ACADIA KIMBALL RD	AMESBURY	MA 01913	23370/ 389
6508	60	35		8 ACADIA KIMBALL RD	COLE JAMES M	ROSEMARY COLE T/E	8A ACADIA KIMBALL RD	AMESBURY	MA 01913	07197/0385
6509	60	36		9 ACADIA KIMBALL RD	ROSSER MEREDITH L	KATHLEEN VADALA J/T	9 ACADIA KIMBALL RD	AMESBURY	MA 01913	32849/ 314
6507	72	71		8 CHAPMAN WAY	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	TT
6481	60	6		47.5 KIMBALL RD	YVON CORNIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	06720/0445
100945	60	6	E	49 KIMBALL RD	YVON CORNIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720/ 445
100944	60	6	D	51 KIMBALL RD	YVON CORNIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720/ 445
100943	60	6	C	53 KIMBALL RD	YVON CORNIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720/ 445
5254	60	5		54 KIMBALL RD #RR	AMESBURY CITY OF	TOWN FOREST	TOWN HALL	AMESBURY	MA 01913	
100942	60	6	B	55 KIMBALL RD	YVON CORNIER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720/ 445
6466	60	21		61 KIMBALL RD	N E POWER CO		40 SYLVAN ROAD	VALTAM	MA 02451-	04477/0383
6484	60	22		63 KIMBALL RD	LAWLISS ROBERT WESLEY	WILLIAM DONALD LAWLISS TRES	63 KIMBALL RD	AMESBURY	MA 01913	19241/ 407
5615	60	25		11 WHITEWOOD CR	BUTT CHRISTOPHER R	ERIN K BUTT T/E	11 WHITEWOOD CR	AMESBURY	MA 01913	20851/ 306
5613	72	27		7 WHITEWOOD CR	INCONTRI JOSEPH	LINDA INCONTRI T/E	7 WHITEWOOD CR	AMESBURY	MA 01913	26907/ 199
5614	60	26		9 WHITEWOOD CR	HARRIS MARDIAN	C/O CHRISTOPHER GUARINO & DEBO	9 WHITEWOOD CR	AMESBURY	MA 01913	513000

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

*Mary E M Lawrence*  
2-12-15

ABUTTERS LISTING FOR 57 KIMBALL ROAD 60/6A 300 FT  
 AMESBURY, MA

AV	Map	Lot	Unit	Location	Owner's Name	Co_Owner's Name	Address	City	ST ZIP	Book/Page
PID										

Parcel Count: 33

THE BOARD OF ASSESSORS OF THE TOWN OF  
 AMESBURY, MA HEREBY CERTIFIES THAT THIS  
 LIST OF ABUTTERS IS THE MOST RECENT  
 APPLICABLE TAX LIST AS REQUIRED BY CHAPTER  
 40A, SECTION 11 OF THE MASSACHUSETTS  
 GENERAL LAWS AS AMENDED

*Wayne M. Munn*  
 2-12-15

6501  
GAUDET BRENDA D  
JEFFREY BOWEN J/T  
1 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6520  
KINLIN CHRISTOPHER  
19 ACADIA KIMBALL ROAD  
AMESBURY, MA 01913

6509  
HUSSEY MEREDITH L  
KATHLEEN VADALA J/T  
9 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6511  
SIMPSON PATRICK  
AMANDA SIMPSON T/E  
10 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6502  
WANYO NICOLE C  
MICHAEL J YANYO JR T/E  
2 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5607  
AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913

6512  
GRANOTH KARL G  
BETHANY J GRANOTH (TE)  
11 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6521  
FERGUSON JOAN F  
20 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6481  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6513  
CIRCE GREGORY M  
C/O K CRISSINGER & JAE HOON LEE (JT)  
12 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6522  
SLOCUM MARGARET J  
21 ACADIA KIMBALL RD  
AMESBURY, MA 01913

100945  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6514  
KEEFE ZACHARY  
ELIZABETH R. KEEFE T/E  
13 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6503  
FORD PATRICIA E  
3 ACADIA KIMBALL RD  
AMESBURY, MA 01913

100944  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6515  
EDWARDS WILLIAM J  
24 THORNDIKE ST  
HAVERHILL, MA 01832

6504  
DOWD-PEACOCK MARY  
4 ACADIA/59 KIMBALL RD  
AMESBURY, MA 01913

100943  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6516  
DIMASCIO MICHELLE M  
15 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6505  
TACHE CYNTHIA A  
5 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5254  
AMESBURY CITY OF  
TOWN FORREST  
TOWN HALL  
AMESBURY, MA 01913

6517  
STELLINE DAVID A  
KATHLEEN A STELLINE T/E  
16 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6506  
BRAMLEY SUZANNE  
RICHARD A BRAMLEY JR J/T  
6 ACADIA/KIMBALL RD  
AMESBURY, MA 01913

100942  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

6518  
HYDE CHRISTOPHER W  
CHRISTOPHER W HYDE (TRUSTEE)  
17 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6507  
MAZER ROBIN L  
7 A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6466  
N E POWER CO  
40 SYLVAN ROAD  
WALTHAM, MA 02451-2286

6519  
PELLETIER EDWARD JR  
18 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6508  
COLE JAMES M  
ROSEMARY COLE T/E  
8A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6484  
LAWLISS ROBERT WESLEY  
WILLIAM DONALD LAWLISS TRES  
63 KIMBALL RD  
AMESBURY, MA 01913

5615

BUTT CHRISTOPHER R  
ERIN K BUTT T/E  
11 WHITEWOOD CR  
AMESBURY, MA 01913

5613

INCONTRI JOSEPH  
LINDA INCONTRI T/E  
7 WHITEWOOD CR  
AMESBURY, MA 01913

5614

HARRIS MARIDAN  
C/O CHRISTOPHER GUARINO &  
9 WHITEWOOD CR  
AMESBURY, MA 01913

ABUTTERS LISTING FOR 51 KIMBALL ROAD 60/6D 300 FT  
AMESBURY, MA

AV	Map	Lot	Title	Location	Owner's Name	Co-Owner's Name	Address	City	ST Zip	Book/Page
6501	60	28		1 ACADIA KIMBALL RD	GAUDRETT BRANDA D	JEFFREY BONNEN J/T	1 ACADIA KIMBALL RD	AMESBURY	MA 01913	246177/ 224
6511	60	37		10 ACADIA KIMBALL RD	SIMPSON PATRICK	AMANDA SIMPSON T/E	10 ACADIA KIMBALL RD	AMESBURY	MA 01913	34252/ 104
6512	60	38		11 ACADIA KIMBALL RD	GRANOTH KARL G	BETHANY J GRANOTH (TR)	11 ACADIA KIMBALL RD	AMESBURY	MA 01913	33011/ 180
6513	60	39		12 ACADIA KIMBALL RD	CIRCE GREGORY M	C/O K CRISINGER & JAE HOON LE	12 ACADIA KIMBALL RD	AMESBURY	MA 01913	31165/ 331
6514	60	40		13 ACADIA KIMBALL RD	KEEFE ZACHARY	ELIZABETH R. KEEFE T/E	13 ACADIA KIMBALL RD	AMESBURY	MA 01913	24127/ 420
6515	60	41		14 ACADIA KIMBALL RD	EDWARDS WILLIAM J		24 THORNDIKE ST	HAVERHILL	MA 01832	31292/ 506
6516	60	42		15 ACADIA KIMBALL RD	DIMASCIO MICHELLE M		15 ACADIA KIMBALL RD	AMESBURY	MA 01913	32783/ 396
6517	60	43		16 ACADIA KIMBALL RD	STELLINE DAVID A	KATHERINE A STELLINE T/E	16 ACADIA KIMBALL RD	AMESBURY	MA 01913	12701/0242
6518	60	44		17 ACADIA KIMBALL RD	HYDE CHRISTOPHER W	CHRISTOPHER W HYDE (TRUSTEE)	17 ACADIA KIMBALL RD	AMESBURY	MA 01913	31590/ 241
6519	60	45		18 ACADIA KIMBALL RD	PELLITTER EDWARD JR		18 ACADIA KIMBALL RD	AMESBURY	MA 01913	29138/ 498
6520	60	46		19 ACADIA KIMBALL RD	KINLIN CHRISTOPHER		19 ACADIA KIMBALL ROAD	AMESBURY	MA 01913	28862/ 370
6502	60	29		2 ACADIA KIMBALL RD	WANVO NICOLE C	MICHAEL J WANVO JR T/E	2 ACADIA KIMBALL RD	AMESBURY	MA 01913	23501/ 110
6521	60	47		20 ACADIA KIMBALL RD	FERGUSON JOAN F		20 ACADIA KIMBALL RD	AMESBURY	MA 01913	12253/0575
6522	60	48		21 ACADIA KIMBALL RD	SLOCUM MARGARET J		21 ACADIA KIMBALL RD	AMESBURY	MA 01913	10824/ 181
6503	60	30		3 ACADIA KIMBALL RD	POD PATRICIA E		3 ACADIA KIMBALL RD	AMESBURY	MA 01913	14992/ 453
6504	60	31		4 ACADIA KIMBALL RD	POW-PEACOCK MARY		4 ACADIA/59 KIMBALL RD	AMESBURY	MA 01913	09946/0020
6505	60	32		5 ACADIA KIMBALL RD	TACHE CANTHIA A		5 ACADIA KIMBALL RD	AMESBURY	MA 01913	14574/ 209
6506	60	33		6 ACADIA KIMBALL RD	BRADLEY STAZANNE	RICHARD A BRADLEY JR J/T	6 ACADIA/KIMBALL RD	AMESBURY	MA 01913	10040/0129
6507	60	34		7 ACADIA KIMBALL RD	MAZER ROBIN L		7 A ACADIA KIMBALL RD	AMESBURY	MA 01913	23370/ 389
6508	60	35		8 ACADIA KIMBALL RD	COLE JAMES M	ROSEMARY COLE T/E	8A ACADIA KIMBALL RD	AMESBURY	MA 01913	07197/0385
6509	60	36		9 ACADIA KIMBALL RD	HUSSEY MEREDITH L	KATHLEEN VALDIA J/T	9 ACADIA KIMBALL RD	AMESBURY	MA 01913	32849/ 314
5287	60	9		2 ASHLEY DR	RUDER JOSEPH M		2 ASHLEY DR	AMESBURY	MA 01913	19706/ 196
5294	60	11		3 ASHLEY DR	CARLISLE DANIEL K	CARLISLE DONNA L T/E	3 ASHLEY DR	AMESBURY	MA 01913	10895/ 211
5607	72	71		8 CAMPBELL WAY	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	TT
5552	60	17		45 KIMBALL RD	ANDERSON JAMES M	MICHELLE A ANDERSON T/E	45 KIMBALL RD	AMESBURY	MA 01913	17463/ 575
5264	60	13		46 KIMBALL RD	MORELLO JOSEPH J	LAURIE ANNE MORELLO T/E	46 KIMBALL RD	AMESBURY	MA 01913	26001/ 75
5553	60	18		47 KIMBALL RD	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	29540/ 465
6481	60	12		47.5 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CENSERSHAW LANE	ANDOVER	MA 01810	06720/0445
5265	60	6		48 KIMBALL RD	COMICK KEVIN T	COMICK DEBORAH A T/E	48 KIMBALL RD	ANDOVER	MA 01810	6720/ 445
100945	60	6	E	49 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CENSERSHAW LANE	ANDOVER	MA 01810	6720/ 445
5301	60	8		50 KIMBALL RD	DALLANES JOHN M	JENNIFER L DALLANES T/E	50 KIMBALL RD	AMESBURY	MA 01913	16694/ 504
5300	60	7		52 KIMBALL RD	MCKNALLY MARGARET N	KEITH J BOUCHER J/T	52 KIMBALL RD	AMESBURY	MA 01913	16537/ 93
100943	60	6	C	53 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CENSERSHAW LANE	ANDOVER	MA 01810	6720/ 445

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

*Mary E. M...  
2-13-15*

ABUTTERS LISTING FOR 51 KIMBALL ROAD 60/6D 300 FT  
AMESBURY, MA

AV	PTD	Map	Lot	Unit	Location	Owner's Name	Co-Owner's Name	Address	City	ST Zip	Book/Page
	5254	60	5		54 KIMBALL RD #RR	AMESBURY CITY OF	TOWN FOREST	TOWN HALL	AMESBURY	MA 01913	
	100942	60	6	B	55 KIMBALL RD	YVON CORNTER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	6720 / 445
	100922	60	6	A	57 KIMBALL RD	YVON CORNTER CONSTR CORP		3 CRENSHAW LANE	ANDOVER	MA 01810	
	5615	60	25		11 WHITEWOOD CR	BUTT CHRISTOPHER R	ERIN K BUTT 1/2	11 WHITEWOOD CR	AMESBURY	MA 01913	20851 / 306
	5611	72	28		5 WHITEWOOD CR	MACKIE THOMAS E & DONNA M TR	MACKIE FAMILY REVOCABLE LIVING	5 WHITEWOOD CR	AMESBURY	MA 01913	29043 / 529
	5613	72	27		7 WHITEWOOD CR	INCONTRI JOSEPH	LINDA INCONTRI 1/2	7 WHITEWOOD CR	AMESBURY	MA 01913	26907 / 199
	5614	60	26		9 WHITEWOOD CR	HARRIS MAJIDAN	C/O CHRISTOPHER GUARINO & DEBO	9 WHITEWOOD CR	AMESBURY	MA 01913	513000

Parcel Count: 40

THE BOARD OF ASSESSORS OF THE TOWN OF  
AMESBURY, MA HEREBY CERTIFIES THAT THIS  
LIST OF ABUTTERS IS THE MOST RECENT  
APPLICABLE TAX LIST AS REQUIRED BY CHAPTER  
40A, SECTION 11 OF THE MASSACHUSETTS  
GENERAL LAWS AS AMENDED

*Thou, C. M. M. M. M.*

2-12-15

6501 GAUDET BRENDA D JEFFREY BOWEN J/T 1 ACADIA KIMBALL RD AMESBURY, MA 01913	6520 KINLIN CHRISTOPHER 19 ACADIA KIMBALL ROAD AMESBURY, MA 01913	6509 HUSSEY MEREDITH L KATHLEEN VADALA J/T 9 ACADIA KIMBALL RD AMESBURY, MA 01913
6511 SIMPSON PATRICK AMANDA SIMPSON T/E 10 ACADIA KIMBALL RD AMESBURY, MA 01913	6502 WANYO NICOLE C MICHAEL J YANYO JR T/E 2 ACADIA KIMBALL RD AMESBURY, MA 01913	5287 RUDER JOSEPH M 2 ASHLEY DR AMESBURY, MA 01913
6512 GRANOTH KARL G BETHANY J GRANOTH (TE) 11 ACADIA KIMBALL RD AMESBURY, MA 01913	6521 FERGUSON JOAN F 20 ACADIA KIMBALL RD AMESBURY, MA 01913	5294 CARLISLE DANIEL K CARLISLE DONNA L T/E 3 ASHLEY DR AMESBURY, MA 01913
6513 CIRCE GREGORY M C/O K CRISSINGER & JAE HOON LEE (JT) 12 ACADIA KIMBALL RD AMESBURY, MA 01913	6522 SLOCUM MARGARET J 21 ACADIA KIMBALL RD AMESBURY, MA 01913	5607 AMESBURY CITY OF 62 FRIEND ST AMESBURY, MA 01913
6514 KEEFE ZACHARY ELIZABETH R. KEEFE T/E 13 ACADIA KIMBALL RD AMESBURY, MA 01913	6503 FORD PATRICIA E 3 ACADIA KIMBALL RD AMESBURY, MA 01913	5552 ANDERSON JAMES M MICHELLE A ANDERSON T/E 45 KIMBALL RD AMESBURY, MA 01913
6515 EDWARDS WILLIAM J 24 THORNDIKE ST HAVERHILL, MA 01832	6504 DOWD-PEACOCK MARY 4 ACADIA/59 KIMBALL RD AMESBURY, MA 01913	5264 MORELLO JOSEPH J LAURIE ANNE MORELLO T/E 46 KIMBALL RD AMESBURY, MA 01913
6516 DIMASCIO MICHELLE M 15 ACADIA KIMBALL RD AMESBURY, MA 01913	6505 TACHE CYNTHIA A 5 ACADIA KIMBALL RD AMESBURY, MA 01913	5553 AMESBURY CITY OF 62 FRIEND ST AMESBURY, MA 01913
6517 STELLINE DAVID A KATHLEEN A STELLINE T/E 16 ACADIA KIMBALL RD AMESBURY, MA 01913	6506 BRAMLEY SUZANNE RICHARD A BRAMLEY JR J/T 6 ACADIA/KIMBALL RD AMESBURY, MA 01913	6481 YVON CORMIER CONSTR CORP 3 CRENSHAW LANE ANDOVER, MA 01810
6518 HYDE CHRISTOPHER W CHRISTOPHER W HYDE (TRUSTEE) 17 ACADIA KIMBALL RD AMESBURY, MA 01913	6507 MAZER ROBIN L 7 A ACADIA KIMBALL RD AMESBURY, MA 01913	5265 COMICK KEVIN T COMICK DEBORAH A T/E 48 KIMBALL RD AMESBURY, MA 01913
6519 PELLETIER EDWARD JR 18 ACADIA KIMBALL RD AMESBURY, MA 01913	6508 COLE JAMES M ROSEMARY COLE T/E 8A ACADIA KIMBALL RD AMESBURY, MA 01913	100945 YVON CORMIER CONSTR CORP 3 CRENSHAW LANE ANDOVER, MA 01810

5301  
DAILEANES JOHN M  
JENNIFER L DAILEANES T/E  
50 KIMBALL RD  
AMESBURY, MA 01913

5300  
MCNALLY MAUREEN N  
KEITH J BOUCHER J/T  
52 KIMBALL RD  
AMESBURY, MA 01913

100943  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5254  
AMESBURY CITY OF  
TOWN FORREST  
TOWN HALL  
AMESBURY, MA 01913

100942  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

100922  
YVON CORMIER CONSTR COPR  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5615  
BUTT CHRISTOPHER R  
ERIN K BUTT T/E  
11 WHITEWOOD CR  
AMESBURY, MA 01913

5611  
MACKIE THOMAS E & DONNA M TR  
MACKIE FAMILY REVOCABLE LIVING  
5 WHITEWOOD CR  
AMESBURY, MA 01913

5613  
INCONTRI JOSEPH  
LINDA INCONTRI T/E  
7 WHITEWOOD CR  
AMESBURY, MA 01913

5614  
HARRIS MARIDAN  
C/O CHRISTOPHER GUARINO &  
9 WHITEWOOD CR  
AMESBURY, MA 01913

ABUTTERS LISTING FOR 53 KIMBALL RD 60/6C 300 FT  
AMESBURY, MA

AV	Map	Lot	Unit	Location	Owner's Name	Co-Owner's Name	Address	City	ST Zip	Book/Page
6501	60	28		1 ACADIA KIMBALL RD	GAUDET BRENDA D	JEFFREY BOWEN S/T	1 ACADIA KIMBALL RD	AMESBURY	MA 01913	24617/ 224
6511	60	37		10 ACADIA KIMBALL RD	SIMPSON PATRICK	AMANDA SIMPSON T/E	10 ACADIA KIMBALL RD	AMESBURY	MA 01913	34252/ 104
6512	60	38		11 ACADIA KIMBALL RD	GRANOTH KARL G	BETHANY J GRANOTH (TR)	11 ACADIA KIMBALL RD	AMESBURY	MA 01913	33011/ 180
6513	60	39		12 ACADIA KIMBALL RD	CIRCE GREGORY M	C/O K CRESSINGER & JAE HOON LE	12 ACADIA KIMBALL RD	AMESBURY	MA 01913	31165/ 331
6514	60	40		13 ACADIA KIMBALL RD	KEEFE ZACHARY	ELIZABETH R. KEEFE T/E	13 ACADIA KIMBALL RD	AMESBURY	MA 01913	24137/ 420
6515	60	41		14 ACADIA KIMBALL RD	EDWARDS WILLIAM J		24 THORNDIKE ST	AMESBURY	MA 01913	31292/ 506
6516	60	42		15 ACADIA KIMBALL RD	DINASCIO MEGHALE M		15 ACADIA KIMBALL RD	AMESBURY	MA 01913	32783/ 396
6517	60	43		16 ACADIA KIMBALL RD	STELLARNE DAVID A	KATHLEEN A STELLARNE T/E	16 ACADIA KIMBALL RD	AMESBURY	MA 01913	12701/0242
6518	60	44		17 ACADIA KIMBALL RD	HUDE CHRISTOPHER W	CHRISTOPHER W HUDÉ (TRUSTEE)	17 ACADIA KIMBALL RD	AMESBURY	MA 01913	31590/ 241
6519	60	45		18 ACADIA KIMBALL RD	PELLETIER EDWARD JR		18 ACADIA KIMBALL RD	AMESBURY	MA 01913	29138/ 498
6520	60	46		19 ACADIA KIMBALL RD	KINDLIN CHRISTOPHER		19 ACADIA KIMBALL ROAD	AMESBURY	MA 01913	28862/ 370
6502	60	29		2 ACADIA KIMBALL RD	WANYO NICOLE C	MICHAEL J WANYO JR T/E	2 ACADIA KIMBALL RD	AMESBURY	MA 01913	23501/ 110
6521	60	47		20 ACADIA KIMBALL RD	FERGUSON JOAN F		20 ACADIA KIMBALL RD	AMESBURY	MA 01913	13253/0575
6522	60	48		21 ACADIA KIMBALL RD	SLOCUM MARGARET J		21 ACADIA KIMBALL RD	AMESBURY	MA 01913	10824/ 181
6503	60	30		3 ACADIA KIMBALL RD	FORD PATRICIA E		3 ACADIA KIMBALL RD	AMESBURY	MA 01913	14592/ 453
6504	60	31		4 ACADIA KIMBALL RD	DOWD-PENCOCK MARY		4 ACADIA/59 KIMBALL RD	AMESBURY	MA 01913	09946/0020
6505	60	32		5 ACADIA KIMBALL RD	TACHE CATHY A		5 ACADIA KIMBALL RD	AMESBURY	MA 01913	14574/ 209
6506	60	33		6 ACADIA KIMBALL RD	BRAMLEY STIZANNE		6 ACADIA KIMBALL RD	AMESBURY	MA 01913	10040/0129
6507	60	34		7 ACADIA KIMBALL RD	MAZER ROBIN L	RICHARD A BRAMLEY JR J/T	7 A ACADIA KIMBALL RD	AMESBURY	MA 01913	23370/ 389
6508	60	35		8 ACADIA KIMBALL RD	COLE JAMES M	ROSEMARY COLE T/E	8A ACADIA KIMBALL RD	AMESBURY	MA 01913	07197/0385
6509	60	36		9 ACADIA KIMBALL RD	HUSSER MEGEDITH J	KATHLEEN VANOLIA J/T	9 ACADIA KIMBALL RD	AMESBURY	MA 01913	32849/ 314
5387	60	9		2 ASHLEY DR	RUDER JOSEPH M		2 ASHLEY DR	AMESBURY	MA 01913	19706/ 196
5307	72	71		8 CERPANAY WAY	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	TT
5553	60	18		47 KIMBALL RD	AMESBURY CITY OF		62 FRIEND ST	AMESBURY	MA 01913	28540/ 465
6491	60	6		47.5 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CRESSAW LANE	ANDOVER	MA 01810	06720/0445
100945	60	6	E	49 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CRESSAW LANE	ANDOVER	MA 01810	6720/ 445
5301	60	8		50 KIMBALL RD	DAIRMANES JOHN M	JENNIFER J DAIRMANES T/E	50 KIMBALL RD	AMESBURY	MA 01913	16694/ 504
100944	60	6	D	51 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CRESSAW LANE	AMESBURY	MA 01810	6720/ 445
5300	60	7		52 KIMBALL RD	KONALDY MURDEN N		52 KIMBALL RD	AMESBURY	MA 01913	16537/ 93
5254	60	5		54 KIMBALL RD #RR	AMESBURY CITY OF		TOWN HALL	AMESBURY	MA 01913	
100942	60	6	B	55 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CRESSAW LANE	ANDOVER	MA 01810	6720/ 445
100922	60	6	A	57 KIMBALL RD	YVON CORMIER CONSTR CORP		3 CRESSAW LANE	ANDOVER	MA 01810	
5615	60	25		11 WHITEWOOD CR	BUTT CHRISTOPHER R	ELIN K BUTT T/E	11 WHITEWOOD CR	AMESBURY	MA 01913	20851/ 306

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

*Walter J. Marcelline*  
2-12-15

ABUTTERS LISTING FOR 53 KIMBALL RD 60/6C 300 FT  
AMESBURY, MA

AV	Map	Lot	Unit	Location	Owner's Name	Co-Owner's Name	Address	City	ST Zip	Book/Page
5611	72	28		5 WILKINSON CR	MACKIE THOMAS E & DONNA M TR	MACKIE FAMILY REVOCABLE TRUST	5 WILKINSON CR	AMESBURY	MA 01913	29043/ 529
5613	72	27		7 WILKINSON CR	INCOURTI JOSEPH	LINDA INCOURTI T/E	7 WILKINSON CR	AMESBURY	MA 01913	26907/ 199
5614	60	25		9 WILKINSON CR	HARRIS MARILYN	C/O CHRISTOPHER STARLING & DEBO	9 WILKINSON CR	AMESBURY	MA 01913	513000

Parcel Count: 36

THE BOARD OF ASSESSORS OF THE TOWN OF  
AMESBURY, MA HEREBY CERTIFIES THAT THIS  
LIST OF ABUTTERS IS THE MOST RECENT  
APPLICABLE TAX LIST AS REQUIRED BY CHAPTER  
40A, SECTION 11 OF THE MASSACHUSETTS  
GENERAL LAWS AS AMENDED

*Mary E. M... ..*

8-12-15

6501 GAUDET BRENDA D JEFFREY BOWEN J/T 1 ACADIA KIMBALL RD AMESBURY, MA 01913	6520 KINLIN CHRISTOPHER 19 ACADIA KIMBALL ROAD AMESBURY, MA 01913	6509 HUSSEY MEREDITH L KATHLEEN VADALA J/T 9 ACADIA KIMBALL RD AMESBURY, MA 01913
6511 SIMPSON PATRICK AMANDA SIMPSON T/E 10 ACADIA KIMBALL RD AMESBURY, MA 01913	6502 WANYO NICOLE C MICHAEL J YANYO JR T/E 2 ACADIA KIMBALL RD AMESBURY, MA 01913	5287 RUDER JOSEPH M 2 ASHLEY DR AMESBURY, MA 01913
6512 GRANOTH KARL G BETHANY J GRANOTH (TE) 11 ACADIA KIMBALL RD AMESBURY, MA 01913	6521 FERGUSON JOAN F 20 ACADIA KIMBALL RD AMESBURY, MA 01913	5607 AMESBURY CITY OF 62 FRIEND ST AMESBURY, MA 01913
6513 CIRCE GREGORY M C/O K CRISSINGER & JAE HOON LEE (JT) 12 ACADIA KIMBALL RD AMESBURY, MA 01913	6522 SLOCUM MARGARET J 21 ACADIA KIMBALL RD AMESBURY, MA 01913	5553 AMESBURY CITY OF 62 FRIEND ST AMESBURY, MA 01913
6514 KEEFE ZACHARY ELIZABETH R. KEEFE T/E 13 ACADIA KIMBALL RD AMESBURY, MA 01913	6503 FORD PATRICIA E 3 ACADIA KIMBALL RD AMESBURY, MA 01913	6481 YVON CORMIER CONSTR CORP 3 CRENSHAW LANE ANDOVER, MA 01810
6515 EDWARDS WILLIAM J 24 THORNDIKE ST HAVERHILL, MA 01832	6504 DOWD-PEACOCK MARY 4 ACADIA/59 KIMBALL RD AMESBURY, MA 01913	100945 YVON CORMIER CONSTR CORP 3 CRENSHAW LANE ANDOVER, MA 01810
6516 DIMASCIO MICHELLE M 15 ACADIA KIMBALL RD AMESBURY, MA 01913	6505 TACHE CYNTHIA A 5 ACADIA KIMBALL RD AMESBURY, MA 01913	5301 DAILEANES JOHN M JENNIFER L DAILEANES T/E 50 KIMBALL RD AMESBURY, MA 01913
6517 STELLINE DAVID A KATHLEEN A STELLINE T/E 16 ACADIA KIMBALL RD AMESBURY, MA 01913	6506 BRAMLEY SUZANNE RICHARD A BRAMLEY JR J/T 6 ACADIA/KIMBALL RD AMESBURY, MA 01913	100944 YVON CORMIER CONST CORP 3 CRENSHAW LANE ANDOVER, MA 01810
6518 HYDE CHRISTOPHER W CHRISTOPHER W HYDE (TRUSTEE) 17 ACADIA KIMBALL RD AMESBURY, MA 01913	6507 MAZER ROBIN L 7 A ACADIA KIMBALL RD AMESBURY, MA 01913	5300 MCNALLY MAUREEN N KEITH J BOUCHER J/T 52 KIMBALL RD AMESBURY, MA 01913
6519 PELLETIER EDWARD JR 18 ACADIA KIMBALL RD AMESBURY, MA 01913	6508 COLE JAMES M ROSEMARY COLE T/E 8A ACADIA KIMBALL RD AMESBURY, MA 01913	5254 AMESBURY CITY OF TOWN FORREST TOWN HALL AMESBURY, MA 01913

100942  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

100922  
YVON CORMIER CONSTR COPR  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5615  
BUTT CHRISTOPHER R  
ERIN K BUTT T/E  
11 WHITEWOOD CR  
AMESBURY, MA 01913

5611  
MACKIE THOMAS E & DONNA M TR  
MACKIE FAMILY REVOCABLE LIVING  
5 WHITEWOOD CR  
AMESBURY, MA 01913

5613  
INCONTRI JOSEPH  
LINDA INCONTRI T/E  
7 WHITEWOOD CR  
AMESBURY, MA 01913

5614  
HARRIS MARIDAN  
C/O CHRISTOPHER GUARINO &  
9 WHITEWOOD CR  
AMESBURY, MA 01913

6347  
KAPSAMBELIS VICTORIA  
42 LAKE ATTITASH RD  
AMESBURY, MA 01913

5615  
BUTT CHRISTOPHER R  
ERIN K BUTT T/E  
11 WHITEWOOD CR  
AMESBURY, MA 01913

6349  
JENKINS WENDELL N II  
KAREN M JENKINS T/E  
43 LK ATTITASH RD  
AMESBURY, MA 01913

5616  
NARDONE MATTHEW P  
COLENE F NARDONE T/E/  
11.5 WHITEWOOD CR  
AMESBURY, MA 01913

6382  
AUFFREY ROBERT R  
LILLIAN A AUFFREY TRS  
45 LAKE ATTITASH RD  
AMESBURY, MA 01913

5619  
MERCHANT LISA M  
JASON K MERCHANT T/E  
12 WHITEWOOD CR  
AMESBURY, MA 01913

6380  
SENECHAL-BROWN ELAINE  
CHERYL FERRARA TRUSTEES  
48 LAKE ATTITASH RD  
AMESBURY, MA 01913

5618  
KELLIHER NATHAN T  
ANN MARIE KELLIHER T/E  
15 WHITEWOOD CR  
AMESBURY, MA 01913

6379  
SULLIVAN RAELENE A  
151 HIGH ROAD  
NEWBURY, MA 01950

5611  
MACKIE THOMAS E & DONNA M TR  
MACKIE FAMILY REVOCABLE LIVING  
5 WHITEWOOD CR  
AMESBURY, MA 01913

6378  
SVETAKA PATRICE A  
51 LAKE ATTITASH RD  
AMESBURY, MA 01913

5613  
INCONTRI JOSEPH  
LINDA INCONTRI T/E  
7 WHITEWOOD CR  
AMESBURY, MA 01913

6489  
JUTRAS J NORMAND  
PO BOX 2592  
SEABROOK, NH 03874

5614  
HARRIS MARIDAN  
C/O CHRISTOPHER GUARINO &  
9 WHITEWOOD CR  
AMESBURY, MA 01913

6374  
OWNER UNKNOWN  
UNKNOWN  
UNKNOWN, // 01913

~~6821  
AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913~~

5606  
ROWE MARK S  
KATHLEEN A ROWE (TE)  
2 TALLOWOOD LN  
AMESBURY, MA 01913

6501  
GAUDET BRENDA D  
JEFFREY BOWEN J/T  
1 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6511  
SIMPSON PATRICK  
AMANDA SIMPSON T/E  
10 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6512  
GRANOTH KARL G  
BETHANY J GRANOTH (TE)  
11 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6513  
CIRCE GREGORY M  
C/O K CRISSINGER & JAE HOON LEE (JT)  
12 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6514  
KEEFE ZACHARY  
ELIZABETH R. KEEFE T/E  
13 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6515  
EDWARDS WILLIAM J  
24 THORNDIKE ST  
HAVERHILL, MA 01832

6516  
DIMASCIO MICHELLE M  
15 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6517  
STELLINE DAVID A  
KATHLEEN A STELLINE T/E  
16 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6518  
HYDE CHRISTOPHER W  
CHRISTOPHER W HYDE (TRUSTEE)  
17 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6519  
PELLETIER EDWARD JR  
18 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6520  
KINLIN CHRISTOPHER  
19 ACADIA KIMBALL ROAD  
AMESBURY, MA 01913

6502  
WANYO NICOLE C  
MICHAEL J YANYO JR T/E  
2 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6521  
FERGUSON JOAN F  
20 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6522  
SLOCUM MARGARET J  
21 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6503  
FORD PATRICIA E  
3 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6504  
DOWD-PEACOCK MARY  
4 ACADIA/59 KIMBALL RD  
AMESBURY, MA 01913

6505  
TACHE CYNTHIA A  
5 ACADIA KIMBALL RD  
AMESBURY, MA 01913

6506  
BRAMLEY SUZANNE  
RICHARD A BRAMLEY JR J/T  
6 ACADIA/KIMBALL RD  
AMESBURY, MA 01913

6507  
MAZER ROBIN L  
7 A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6508  
COLE JAMES M  
ROSEMARY COLE T/E  
8A ACADIA KIMBALL RD  
AMESBURY, MA 01913

6509  
HUSSEY MEREDITH L  
KATHLEEN VADALA J/T  
9 ACADIA KIMBALL RD  
AMESBURY, MA 01913

5287  
RUDER JOSEPH M  
2 ASHLEY DR  
AMESBURY, MA 01913

5294  
CARLISLE DANIEL K  
CARLISLE DONNA L T/E  
3 ASHLEY DR  
AMESBURY, MA 01913

5607  
AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913

5262  
BLUMSACK PETER  
KAREN BLUMSACK T/E  
42 KIMBALL RD  
AMESBURY, MA 01913

5551  
FRIEND CHRISTINE  
43 KIMBALL RD  
AMESBURY, MA 01913

5263  
RODGERS JASON E  
MAUREEN A RODGERS T/E  
44 KIMBALL RD  
AMESBURY, MA 01913

5552  
ANDERSON JAMES M  
MICHELLE A ANDERSON T/E  
45 KIMBALL RD  
AMESBURY, MA 01913

5264  
MORELLO JOSEPH J  
LAURIE ANNE MORELLO T/E  
46 KIMBALL RD  
AMESBURY, MA 01913

5553  
~~AMESBURY CITY OF  
62 FRIEND ST  
AMESBURY, MA 01913~~

29

5265  
COMICK KEVIN T  
COMICK DEBORAH A T/E  
48 KIMBALL RD  
AMESBURY, MA 01913

100945  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810

5301  
DAILEANES JOHN M  
JENNIFER L DAILEANES T/E  
50 KIMBALL RD  
AMESBURY, MA 01913

~~100944~~  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
~~ANDOVER, MA 01810~~

5300  
MCNALLY MAUREEN N  
KEITH J BOUCHER J/T  
52 KIMBALL RD  
AMESBURY, MA 01913

~~100943~~  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
~~ANDOVER, MA 01810~~

5254  
~~AMESBURY CITY OF  
TOWN FORREST  
TOWN HALL  
AMESBURY, MA 01913~~

~~100942~~  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
~~ANDOVER, MA 01810~~

~~100922~~  
YVON CORMIER CONSTR COPR  
3 CRENSHAW LANE  
~~ANDOVER, MA 01810~~

6466  
N E POWER CO  
40 SYLVAN ROAD  
WALTHAM, MA 02451-2286

6484  
LAWLISS ROBERT WESLEY  
WILLIAM DONALD LAWLISS TRES  
63 KIMBALL RD  
AMESBURY, MA 01913

6483  
PELLETIER JEFFREY A  
SARAH J PELLETIER T/E  
65 KIMBALL RD  
AMESBURY, MA 01913

6488  
~~AMESBURY CITY OF  
TUXBURY CEMETERY  
TOWN HALL  
AMESBURY, MA 01913~~

6499  
ROGERS JAMES K  
NANCY W ROGERS T/E  
68 KIMBALL ROAD  
AMESBURY, MA 01913

6468  
FRANCO BRIGITTE  
JOSE FRANCO T/E  
69 KIMBALL RD  
AMESBURY, MA 01913

6490  
MANDEVILLE SCOTT B  
MARISSA LENA O'CONNOR J/T  
83 KIMBALL RD  
AMESBURY, MA 01913

6414  
FLEMING FRANCIS O JR  
21 LAKE ATTITASH ROAD  
AMESBURY, MA 01913

6404  
LAMSON JOAN M., TRUSTEE  
JOAN M. LAMSON TRUST  
22 LAKE ATTITASH RD  
AMESBURY, MA 01913

6406  
CHASE JAMIE  
26 LAKE ATTITASH RD  
AMESBURY, MA 01913

6413  
NARDONE ROBERT R  
27 LAKE ATTITASH RD  
AMESBURY, MA 01913

6407  
RICHARDS MARY G  
191 LOWER MIDDLE RD  
LEBANON, ME 04027

6412  
MWN REALTY TRUSY  
C/O MARGARET NALLY & JAMES M  
30 LAKE ATTITASH RD  
AMESBURY, MA 01913

~~6408~~  
MWN REALTY TRUST  
C/O MARGARET NALLY & JAMES M  
30 LAKE ATTITASH RD  
~~AMESBURY, MA 01913~~

6342  
GREENFIELD PETER A  
CAROLINE P GREENFIELD T/E  
122 GREENVIEW DR  
LANCASTER, PA 17601

6343  
GRAHAM BETTY L TRUSTEE  
BETTY L GRAHAM TRUST  
34 LAKE ATTITASH RD  
AMESBURY, MA 01913

6351  
MERCER STEVEN A  
C/O VICTORIA KAPSAMBELIS  
42 LAKE ATTITASH RD  
AMESBURY, MA 01913

6344  
BAILEY MAURICE R TRUST  
C/O DARLEEN MILLER MARSHALL  
12 HAWTHORNE AVENUE  
WESTFORD, MA 01886

6345  
SCHAEPE JAMES L  
C/O ROBERT & LEAH MCALOON  
38 LAKE ATTITASH RD  
AMESBURY, MA 01913

6346  
VEDRANI H MICHAEL JR  
40 LK ATTITASH RD  
AMESBURY, MA 01913

6348  
SNIEGOSKI LINDA  
40.5 LAKE ATTITASH RD  
AMESBURY, MA 01913

5301  
~~DAILEANES JOHN M  
JENNIFER L DAILEANES T/E  
50 KIMBALL RD  
AMESBURY, MA 01913~~

~~100944  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810~~

5300  
~~MCNALLY MAURKERN  
KEITH J BOUTCHER J/T  
52 KIMBALL RD  
AMESBURY, MA 01913~~

~~100943  
YVON CORMIER CONST CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810~~

5254  
~~AMESBURY CITY OF  
TOWN FORREST  
TOWN HALL  
AMESBURY, MA 01913~~

~~100942  
YVON CORMIER CONSTR CORP  
3 CRENSHAW LANE  
ANDOVER, MA 01810~~

~~100922  
YVON CORMIER CONSTR COPR  
3 CRENSHAW LANE  
ANDOVER, MA 01810~~

5611  
MACKIE THOMAS E & DONNA M TR  
MACKIE FAMILY REVOCABLE LIVING  
5 WHITEWOOD CR  
AMESBURY, MA 01913

5613  
INCONTRI JOSEPH  
LINDA INCONTRI T/E  
7 WHITEWOOD CR  
AMESBURY, MA 01913

5614  
HARRIS MARIDAN  
C/O CHRISTOPHER GUARINO &  
9 WHITEWOOD CR  
AMESBURY, MA 01913

(3)

Total  
\$ 69.58  
Abu Hens Fee



Planning Board  
Tel: (978) 388-8110  
Fax (978) 388-6727

City Hall  
62 Friend Street  
Amesbury, MA 01913-2884

**TO:** ABUTTERS  
**RE:** Legal Notice – 47 ½ - 57 Kimball Road, Amesbury, MA

~~~~~

## CITY OF AMESBURY LEGAL NOTICE

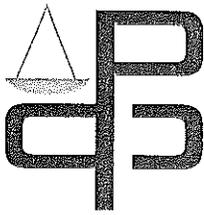
**BC Realty Trust** has submitted a **Definitive Subdivision Plan with three Special Permits, (1) Cluster Residential Permit, Section XI.D and (2) Common Access Driveway, Section XI.O, (3) Water Protection Resource District, Section XIV of the Amesbury Zoning Bylaw**, a copy of which is on file with the City Clerk. The proposed 8 lot subdivision is located at 47 ½ - 57 Kimball Road, Amesbury, MA as shown on a plan by Atlantic Engineering & Survey Consultants, Inc., 97 Tenney Street, Georgetown MA 01833, dated January 20, 2015. The Amesbury Planning Board will hold a public hearing on the proposed project at the Amesbury City Hall Auditorium, 62 Friend Street, on **Monday, June 8, 2015 at 7:00 PM**, in accordance with the provisions of General Laws, Chapter 41, Section 81-T as amended of the Amesbury Zoning Bylaw.

Note: Copies of Applications may be viewed or purchased at the Office of Community & Economic Development by calling 978-388-8110.

David Frick  
Planning Board Chair

**Publish: May 25 and June 1, 2015**

~~~~~



**PARRY & PARRY**  
PROFESSIONAL CORPORATION

4 MERRIMAC SQUARE  
MERRIMAC, MA 01860  
T | 978.346.0005  
F | 978.346.0066

PHILIP A. PARRY | Admitted in MA and NH  
ATTORNEY AT LAW phil@parrylawandtitle.com

DENISE L. PARRY | Admitted in MA  
ATTORNEY AT LAW denise@parrylawandtitle.com

44 MERRIMAC STREET  
NEWBURYPORT, MA 01950

February 15<sup>th</sup>, 2015

Town of Amesbury  
Bonnijo Kitchin, City Clerk  
62 Friend Street  
Amesbury, MA 01913

RE: Definitive Subdivision Plan, Cluster Residential Special Permit and Common Access Driveway Special Permit – BC Realty Trust, Petitioner – Property: 47 ½ - 57 Kimball Road

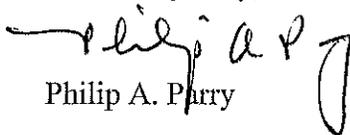
Dear Ms. Kitchin:

Please accept copies of the enclosed Form C Application for Definitive Plan Subdivision Approval, Application for Cluster Residential Special Permit, and Application for Common Access Driveway Special Permit, and Form N Receipt for Subdivision Plan relative to the above referenced.

Please return a signed copy of the Form N to me in the attached self-addressed stamped envelope and the original Form to Joan Baptiste in the Economic Development Department.

Thank you for your consideration.

Yours very truly,

  
Philip A. Parry

Attachments  
cc: John Cormier



# Amesbury

Town Hall, Amesbury, MA 01913

PLANNING BOARD

**FORM N  
TOWN OF AMESBURY  
RECEIPT FOR SUBDIVISION PLAN**

Town Clerk  
Amesbury, Massachusetts

Received from Philip A. Parry, Parry & Parry, PC

a copy of a \_\_\_\_\_ Preliminary/ \_\_\_\_\_ Definitive Subdivision Plan

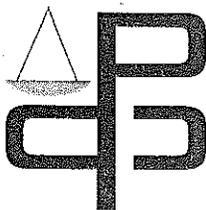
entitled Definitive Subdivision of Land at 47.5 - 57 Kimball Road

in Amesbury, Massachusetts

application for approval for which has been made to the Amesbury Planning board

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Date of Filing



**PARRY & PARRY**  
PROFESSIONAL CORPORATION

4 MERRIMAC SQUARE  
MERRIMAC, MA 01860  
T | 978.346.0005  
F | 978.346.0066

PHILIP A. PARRY | Admitted in MA and NH  
ATTORNEY AT LAW phil@parrylawandtitle.com

44 MERRIMAC STREET  
NEWBURYPORT, MA 01950

DENISE L. PARRY | Admitted in MA  
ATTORNEY AT LAW denise@parrylawandtitle.com

February 15<sup>th</sup>, 2015

Town of Amesbury  
Planning Board  
c/o Community & Economic Development Department  
attn: Joan Baptiste  
62 Friend Street  
Amesbury, MA 01913

RE: Definitive Subdivision Plan, Cluster Residential Special Permit and Common Access  
Driveway Special Permit – BC Realty Trust, Petitioner – Property: 47 ½ - 57 Kimball Road

Dear Ms. Baptiste:

Please accept the enclosed Form C Application for Definitive Plan Subdivision Approval, Application for Cluster Residential Special Permit, and Application for Common Access Driveway Special Permit, and accompanying plans, owner's consent, copies and filing fee check relative to the above referenced.

The affected property is known as 47 ½, 49, 51, 53, 55 and 57 Kimball Road, and is shown on Assessor's Map 60 as Lots 6, 6A, 6B, 6C, 6D, and 6E. The premises is owned by Yvon Cormier Construction Corp.

Please review the application for needed corrections and advise me whether any editing is required. Once the applications are determined to be complete, I will provide the Town Clerk notices in proper form stating the date of Definitive Plan Submission to the Planning Board and a copy of the completed application Form C along with copies of the Special Permit Applications.

Please schedule these matters for a hearing with the Planning Board at its next available meeting.

Thank you for your consideration.

Yours very truly,

Philip A. Parry  
Attachments  
cc: John Cormier



# Amesbury

PLANNING BOARD

Town Hall, Amesbury, MA 01913

## FORM C - Application for DEFINITIVE SUBDIVISION Approval

Date February 15<sup>th</sup>, 2015

The undersigned, being the applicant as defined under Chapter 41 §81-O, for approval of a proposed subdivision plan, hereby submits a DEFINITIVE plan and makes application for approval to the Amesbury Planning Board:

- Name of Plan Definitive Subdivision of Land At 47.5 - 57 Kimball Road In Amesbury, Massachusetts  
Date 1-20-15 Drawn by Atlantic Engineering & Survey Phone 978-352-7870
- Name of Applicant BC Realty Trust, John Cormier and Robert O. Cormier, Trs.  
Address 64 School Street Merrimac, MA 01860 508-9962-1354  
No. Street City/Town State Phone
- Deed Reference: Book 5697, Page 435, Certificate of Title N.A.
- Easements & Restrictions See attached list.

Signature of Owner:

Yvon Cormier Construction Corp., by Yvon Cormier, Pres. & treas.

Address: 3 Crenshaw Lane

Andover, MA 01810

### OFFICE USE ONLY

Received by Town Clerk:

Date \_\_\_\_\_ Time \_\_\_\_\_

Signature \_\_\_\_\_

FORM C (con't)

This information is to be filled in by the Planning Board, however, the applicant may find the checklist useful for plan preparation

OFFICE USE ONLY

Definitive Plans (Ch. 41 §81U)

Submission Requirements:

- \_\_\_ 10 prints of plan
- \_\_\_ Copy of Form C to Town Clerk
- \_\_\_ locus plan 1" = 1000'
- \_\_\_ street plans & Profiles
- \_\_\_ cross sections
- \_\_\_ closures/ownership info
- \_\_\_ drainage calcs / sewage calcs
- \_\_\_ environmental & community analysis
- \_\_\_ erosion & sedimentation plan
- \_\_\_ landscaping plan
- \_\_\_ soil survey/test pits
- \_\_\_ fee paid (see filing fees)

Plan Contents:

- \_\_\_ title/owners/applicant/surveyor
- \_\_\_ boundary/area/reference/monuments
- \_\_\_ abutters
- \_\_\_ zoning classification/boundaries
- \_\_\_ FEMA information
- \_\_\_ street locations
- \_\_\_ detention calculations
- \_\_\_ stamp & signature of Land Surveyor
- \_\_\_ certification by plan preparer
- \_\_\_ major site features/utilities
- \_\_\_ Clerk & Planning Board signature area

Referred to	sent	rec'd back	comment?
Board of Appeals	___	___	___
Conservation Commission	___	___	___
Board of Health	___	___	___
Public Works Dept.	___	___	___
Police Dept.	___	___	___
Fire Dept.	___	___	___
Other _____	___	___	___
Other _____	___	___	___

- \_\_\_ PLAN ACCEPTED
- \_\_\_ PLAN REJECTED (Circle missing items)

Date Plan Filed: \_\_\_\_\_  
 +90 Days: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_

Decision:  
 \_\_\_ PLAN APPROVED  
 \_\_\_ PLAN DENIED (State reasons)  
 \_\_\_ Date of decision

- \_\_\_ Preliminary Plan Approved
- \_\_\_ Definitive Plan Submitted
- \_\_\_ Approval Deadline Date
- \_\_\_ Hearing Date
- \_\_\_ Hearing Date
- \_\_\_ Date of letters to abutters
- \_\_\_ Newspaper notices (H-14)
- \_\_\_ Approval or Disapproval
- \_\_\_ Appeal Deadline (A+20)
- \_\_\_ Recording date
- \_\_\_ Book \_\_\_ Page

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Easements and Restrictions**  
**Form C – Application for DEFINITIVE SUBDIVISION Approval**  
**Definitive Subdivision of Land At 47.5 – 57 Kimball Road In Amesbury, Massachusetts**  
**BC Realty Trust, Applicant**

The premises is subject to the following easements and restrictions, as follows:

1. Easement to the New England Power Company recorded in the Essex South Registry of Deeds at Book 4512 Page 40.
2. Rights of Hawley Patten, his heirs, successors and assigns, to pass and re-pass over a “30’ Right of Way to Kimball Rd.” as shown on a Plan recorded in the Essex South Registry of Deeds at Plan Book 90, Plan 64, as described in a deed of Laura P. Warner recorded in the Essex South Registry of Deeds at Book 4444 Page 219.
3. Easement to New England Telephone and Telegraph Company recorded in the Essex South Registry of Deeds at Book 6022 Page 310.
4. Easement for septic system purposes described in a deed from Yvon Cormier Construction Corp. to the Trustees of Acadia Condominium Trust recorded in the Essex South Registry of Deeds at Book 6720 Page 445.
5. Orders of Taking in favor of the Town of Amesbury for sewer easements recorded in the Essex South Registry of Deeds at Book 7697 Page 531 and Book 7697 Page 555.
6. Encroachment onto the subject premises by the railroad tie flower bed, gravel driveway, and fence appurtenant to the property abutting to the north belonging to the Acadia Condominium as shown on a Plan recorded in the Essex South Registry of Deeds at Plan Book 426, Plan 90.
7. The subject premises has the benefit of an appurtenant easement over a “30’ Right of Way to Kimball Rd.” as shown on a Plan recorded in the Essex South Registry of Deeds at Plan Book 90, Plan 64, as reserved in the deed of Laura P. Warner to Hawley Patten recorded in the Essex South Registry of Deeds at Book 4444 Page 219.



# Amesbury

PLANNING BOARD

Town Hall

## APPLICATION FOR SPECIAL PERMIT

Date February <sup>4<sup>th</sup></sup> 15, 2015

Name BC Realty Trust, John Cormier and Robert O. Cormier, Trs.

Address 64 School Street, Merrimac, MA 01860

Title Reference - Book 5697 Page 435

Application is hereby made for a special permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on Kimball Road (# 47.5 - 57) Street, Amesbury, Massachusetts, and on Map # 60, Lot # 6, 6A, 6B, 6C, 6D and 6E of the Assessor's Map.

1. Type of Special Permit Required: Cluster Residential Special Permit; Section XI.D of the Zoning Bylaw.

2. Zoning District: R40

3. Has there been any previous appeal or permit on this property: No

If yes, explain: \_\_\_\_\_

4. Lot Size: 19.3350 acres

5. Size of Building(s) existing or proposed: Eight single family residences to be constructed, approximately 28' by 60' in size as shown on the plan. The ninth lot will remain common open space.

6. Occupancy of Use, existing /proposed: Eight single family residential lots and one lot of Common Open Space is proposed; the site is currently unimproved.

7. Is site plan review required: No

8. Is Subdivision Control Law approval required: Yes



### SPECIAL PERMIT REQUIREMENTS

1. All special permit applications must be presented by individuals, partnerships or corporations being parties of interest in the permit applied for. No application will be acted upon unless accompanied by the name or names of the person having title to the property involved, and the book and page of the recording of the deed to said property. The applicant, their attorney, or representative must be present at the time of the public hearing; otherwise the application may be dismissed.
2. All applications shall be accompanied by a plot plan in ink, drawn to scale, showing the actual dimensions of the lot and the exact location and size of the existing building(s) or structure(s) or of the building(s) or structure(s) to be erected. Included on the plan should be the streets or ways adjacent to the lot. The Planning Board shall keep on file in their office a copy of the application and a copy of the plan.
3. The application must include the names and addresses of all abutters to the property in question, including property across the street or right of way, the owners of land within three hundred (300) feet of the property line; all as they appear on the most recent applicable tax list and certified by the Board of Assessors.
4. Applications requiring a recording of a plan must be accompanied by a recordable linen plan, plus copy, and said plan must contain an engineer's seal. A plan that is to be recorded in the Registry of Deeds must be at least 14 by 9½ inches.
5. All applications must specifically set out the nature of the special permit sought. Only the appeal that is specifically set forth in the application will be considered by the Board unless a change is voted by a majority of the Board.
6. A public hearing will be held by the Planning Board within 65 after filing of an application. Notice of public hearing will be given by publication in the newspaper once in each of two successive weeks, the first publication being not less than fourteen (14) days before the day of the gearing. Cost of the mailing and publication will be paid by the applicant.
7. No application will be accepted or published until the application form, the plan, the list of abutters, review fees and the filing fee have been submitted to the Planning Board or their representative.
8. Complete regulations for special permits are found in Section X, Paragraph J of the Amesbury Zoning Bylaw.

**Application for Special Permit – Cluster Residential Special Permit –  
BC Realty Trust, 47.5 – 57 Kimball Road, Amesbury, MA**

Approval of the application of BC Realty Trust for a Cluster Residential Special Permit is sought for the following principal reasons.

The subject site contains 19.3350 contiguous acres in area and approximately 860 feet of frontage on Kimball Road. It is located in the R40 zone. The parcel is a wooded, sloped parcel interspersed with wetlands and resource areas. It is a vacant tract of land. Access to the site is via Kimball Road and a 30 foot wide Right of Way extending from Lake Attitash Road. The site currently consists of six approved single family lots, each of which conforms to conventional bulk criteria for lots in the R40 zone. Each lot maintains its road frontage on Kimball Road. The plan dividing the lots into their current configurations was endorsed as Approval Not Required by the Planning Board in the year 1999. The Approval Not Required plan superceded a definitive subdivision plan constructively approved in 1971 which created 14 lots, 10 of which were to be accessed via a proposed roadway stretching from Kimball Road to the 30 foot wide Right of Way extending from Lake Attitash Road.

The Petitioner proposes to create a Cluster Residential development consisting of eight residential lots, with a ninth lot comprising common open space. A Cluster Residential Special Permit is being sought pursuant to Section XL.D of the Amesbury Zoning Bylaw. The development is also contingent upon the grant of Definitive Subdivision Plan approval and a Special Permit for a Common Access Driveway. Access to five of the proposed subdivision lots will be via the Common Access Driveway, which as proposed is approximately 255 feet in length extending from Kimball Road. The other three subdivision lots will be accessed via driveways on Kimball Road. The Definitive Plan and Special Permit applications have been filed for consideration simultaneously.

The parcel of land comprising the Cluster Residential development exceeds the minimum allowable tract size under Amesbury's Zoning Bylaw. One-family detached dwellings on separate lots are proposed; they are uses allowed under the Bylaw. No residential lot in the development will directly abut any other homes already existing. The bulk of the common open space will be located to the rear of the subdivision, away from Kimball Road, in the area closest to Lake Attitash Road. The common open space surrounds the proposed residential lots, such that buffer zones will be maintained between abutting properties already improved. In addition, for safety purposes, the Petitioner is proposing as part of the subdivision plan to convey to the City a strip of land along Kimball Road to widen the road layout, reduce the curve, and increase sight distances for vehicles travelling on it.

The proposed Cluster Residential development for the subject parcel is superior to a conventional one in preserving open space for conservation or recreation, and in utilizing the natural features of the land. The majority of the property will remain in its undisturbed natural state. Where possible, the optimal building sites have been identified and located not closer than 100 feet to wetlands. The Common Access Driveway to serve the lots has been located to avoid or minimize adverse impacts on open space areas and to provide views of and access to the open space for the lots. As such, the plan allows a more efficient provision for utilities and other

public services than does a conventional subdivision. The reduced lot sizes discourage the sprawl associated with lots in a conventional subdivision. The Cluster development will not have detrimental effects on abutting neighborhoods and in preparing the plan, consideration has been given to the recommendations contained in the Amesbury Open Space & Recreation Plan, Preservation Plan and Overall Master Plan in the engineering and designing of it.

The proposed cluster subdivision encourages the preservation of valuable open space and maintains Amesbury's traditional character and land use pattern in which small villages contrast with open land. The open space shall consist of a contiguous area to which each proposed lot and house has direct reasonable, physical and visual access by a strip of land at least 20 feet wide suitable for a footpath. Narrow areas of open space less than 100 feet wide are limited, and only occur as vegetated buffers along wetlands or the perimeter of the site, and as connections between open space areas. The open space areas are designed to protect and enhance wetlands areas, all significant woodlands, treelines, rocky outcroppings of ledge or bedrock, wildlife habitat and corridor areas and areas of slopes greater than 10%. All significant wetlands, scenic views, fences and stone walls, and roads and trails are shown or described on the plans and incorporated into the open space. The development site does not contain any floodplains, open fields or meadows, any public water supply areas, watershed divides, aquifer recharge areas, drainage ways, soil test pits or percolation test areas or sites, recreational areas, historic structures or known archeological sites. The common open space area is of a shape, dimension, character, and location suitable to assure that all of the residents of the tract may use it for park, recreation, and conservation purposes.

All land within the cluster subdivision not covered by buildings, roads, walkways, parking areas or service areas, and which is not set aside as private yards is set aside and preserved as part of the common open space. The common open space area comprises 82.98% of the tract, of which 36.9% is within Wetlands areas. The common open space is not less than the square footage of the areas by which the lots are reduced below the minimum lot area required for conventional development.

The Applicant anticipates conveying the common open space and all appurtenances thereto to a homeowner's association, the principal purpose of which is to be conservation and passive recreation. In the event the Planning Board determines that the use of the open space may best be required for addressing an overriding public need, or prefers that the open space be otherwise conveyed to a different entity, the Applicant will defer to the Planning Board's discretion. The Applicant will cause the appropriate documents in proper form and content to be recorded in the Essex South Registry of Deeds restricting and/or conveying the common open space.

In addition, the Applicant anticipates imposing restrictive covenants on the lots within the development which will include, among other provisions, the following:

- there shall be no parking of automobiles in those areas designated as common open space;
- No cluster lot or any portion of the common open space may be further subdivided for the purposes of residential construction;

- no certificate of occupancy shall be issued by the Building Inspector until he has certified to the Planning Board that the premises have been built in accordance with any plan approved by the Board;
- any special permits granted pursuant hereto shall lapse within two (2) years if not exercised;
- Each unit shall consist of a single-family dwelling;
- Open space shall be used solely for recreation, conservation, agriculture or forestry purposes by residents and/or the public, and in accordance with the terms of the homeowner's association or entity acceptable to the Planning Board.

Each lot will also be conveyed an appurtenant right to use, and ownership of, the Common Access Driveway.

In general, the proposed cluster subdivision protects water bodies and supplies, wetlands, flood plains, forestry lands, wildlife, and other natural resources.

It minimizes the total amount of disturbance on the site and preserves open space areas for active and passive recreational use, including the provision for neighborhood parks and trails. The Petitioner intends to dedicate the Open Space for conservation and passive recreation purposes.

The proposed cluster subdivision permits greater flexibility and more attractive, efficient, economical design of residential subdivisions.

It will facilitate economical and efficient provision of utilities. A conventional subdivision would require the extension of infrastructure in excess of that proposed in order to serve proposed residences.

The proposed cluster subdivision is consistent with the City's Master Plan to meet housing needs and to promote diverse and energy efficient housing at a variety of costs.

Wherefore, the Applicant requests that the Planning Board grant its application for a Cluster Residential Special Permit upon such reasonable terms and conditions as it deems necessary to further the provisions of the Master Plan and Zoning Bylaw.



# Amesbury

PLANNING BOARD

Town Hall

## APPLICATION FOR SPECIAL PERMIT

Date February 15<sup>th</sup>, 2015

Name BC Realty Trust, John Cormier and Robert O. Cormier, Trs.

Address 64 School Street, Merrimac, MA 01860

Title Reference - Book 5697 Page 435

Application is hereby made for a special permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on Kimball Road Street, Amesbury, Massachusetts, and on Map # 60, Lot # 6, 6A, 6B, 6C, 6D, & 6E of the Assessor's Map.

1. Type of Special Permit Required: Common Access Driveway; Section XI.O of the Zoning Bylaw.
2. Zoning District: R40
3. Has there been any previous appeal or permit on this property: No  
If yes, explain: \_\_\_\_\_
4. Lot Size: 19.3350 acres
5. Size of Building(s) existing or proposed: Eight single family residences to be constructed, approximately 28' by 60' in size as shown on the plan. The ninth lot will remain common open space.
6. Occupancy of Use, existing /proposed: Eight single family residential lots and one lot of Common Open Space is proposed; the site is currently unimproved.
7. Is site plan review required: No
8. Is Subdivision Control Law approval required: Yes

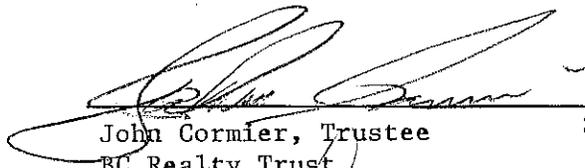
9. Other permits required: Wetlands; Definitive Plan approval; Cluster Residential Special Permit.

10. Description of proposed work/use: Construction of Common Access Driveway (CAD) and related infrastructure; construction of eight single-family residential dwellings is proposed. The CAD is proposed to serve three (3) units and two (2) abutting units located along the intersection of the CAD and the public way. Vital access to the public way, Kimball Road, is reasonably available for the two abutting units.

11. Principal Points upon which application is based: \_\_\_\_\_

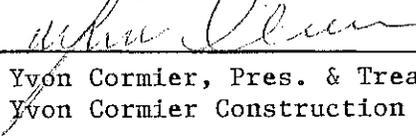
This application is made pursuant to Amesbury Zoning Bylaw Section V, Table of Use Regulations as a

Specially Permitted use under section XI.O. The Petitioner states that the Special Permit may be appropriately granted for the reasons stated in the attached narrative.



John Cormier, Trustee  
BC Realty Trust

Signature of Applicant



Yvon Cormier, Pres. & Treas. Owner (if not Applicant)  
Yvon Cormier Construction Corp.

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (multi-family)

Received: \_\_\_\_\_

Distributed: \_\_\_\_\_

Hearing: \_\_\_\_\_

Application must be filed in duplicate, accompanied by five (5) sets of plans, a list of abutters, and a Building Inspector refusal; If site plan approval or subdivision control law approval is necessary, eight (8) sets of plans shall be submitted.

### SPECIAL PERMIT REQUIREMENTS

1. All special permit applications must be presented by individuals, partnerships or corporations being parties of interest in the permit applied for. No application will be acted upon unless accompanied by the name or names of the person having title to the property involved, and the book and page of the recording of the deed to said property. The applicant, their attorney, or representative must be present at the time of the public hearing; otherwise the application may be dismissed.
2. All applications shall be accompanied by a plot plan in ink, drawn to scale, showing the actual dimensions of the lot and the exact location and size of the existing building(s) or structure(s) or of the building(s) or structure(s) to be erected. Included on the plan should be the streets or ways adjacent to the lot. The Planning Board shall keep on file in their office a copy of the application and a copy of the plan.
3. The application must include the names and addresses of all abutters to the property in question, including property across the street or right of way, the owners of land within three hundred (300) feet of the property line; all as they appear on the most recent applicable tax list and certified by the Board of Assessors.
4. Applications requiring a recording of a plan must be accompanied by a recordable linen plan, plus copy, and said plan must contain an engineer's seal. A plan that is to be recorded in the Registry of Deeds must be at least 14 by 9½ inches.
5. All applications must specifically set out the nature of the special permit sought. Only the appeal that is specifically set forth in the application will be considered by the Board unless a change is voted by a majority of the Board.
6. A public hearing will be held by the Planning Board within 65 after filing of an application. Notice of public hearing will be given by publication in the newspaper once in each of two successive weeks, the first publication being not less than fourteen (14) days before the day of the hearing. Cost of the mailing and publication will be paid by the applicant.
7. No application will be accepted or published until the application form, the plan, the list of abutters, review fees and the filing fee have been submitted to the Planning Board or their representative.
8. Complete regulations for special permits are found in Section X, Paragraph J of the Amesbury Zoning Bylaw.

**Application for Special Permit – Common Access Driveway Special Permit –  
BC Realty Trust, 47.5 – 57 Kimball Road, Amesbury, MA**

Approval of the application of BC Realty Trust for a Common Access Driveway Special Permit is sought for the following principal reasons.

The subject site contains 19.3350 contiguous acres in area and approximately 860 feet of frontage on Kimball Road. It is located in the R40 zone. The parcel is a wooded, sloped parcel interspersed with wetlands and resource areas. It is a vacant tract of land. Access to the site is via Kimball Road and a 30 foot wide Right of Way extending from Lake Attitash Road. The site currently consists of six approved single family lots, each of which conforms to conventional bulk criteria for lots in the R40 zone. Each lot maintains its road frontage on Kimball Road. The plan dividing the lots into their current configurations was endorsed as Approval Not Required by the Planning Board in the year 1999. The Approval Not Required plan superceded a definitive subdivision plan constructively approved in 1971 which created 14 lots, 10 of which were to be accessed via a proposed roadway stretching from Kimball Road to the 30 foot wide Right of Way extending from Lake Attitash Road.

The Petitioner proposes to create a Cluster Residential development consisting of eight residential lots, with a ninth lot comprising common open space. A Cluster Residential Special Permit is being sought simultaneously herewith pursuant to Section XI.D of the Amesbury Zoning Bylaw. The development is also contingent upon the grant of Definitive Subdivision Plan approval and a Special Permit for a Common Access Driveway pursuant to Section XI.O of the Amesbury Zoning Bylaw. Access to five of the proposed subdivision lots will be via the Common Access Driveway, which as proposed is approximately 255 feet in length extending from Kimball Road. The other three subdivision lots will be accessed via driveways on Kimball Road. The Definitive Plan application has also been filed for consideration simultaneously herewith.

The proposed Common Access Driveway (CAD) shall be built to the design standards stated in the Zoning Bylaw, and as shown on the Definitive Subdivision plan. The use of the CAD for five of the lots is preferable to the use of individual driveways for the following reasons. Public safety is enhanced by reducing the number and frequency of points at which vehicles may enter onto Kimball Road, particularly in the area of the proposed subdivision. The development site consists of approximately 860 feet of frontage on Kimball Road, and is located on the inside of a long, gradual curve which limits sight distances for vehicles travelling southeasterly and southerly. The development site is currently comprised of six individual lots, each of which, if built upon, would maintain a separate driveway onto Kimball Road. Across from the southerly portion of the site, Ashley Drive intersects Kimball Road. Ashley Drive is a public roadway which serves approximately eight residences. In order to provide the safest access to the development site and balance those needs with the interests of the public travelling along Kimball Road, the Applicant proposes on the Subdivision plan to convey a parcel of land to the City for the future purpose of widening Kimball Road, thereby reducing the severity of the curve in the road and increasing sight distances. This proposal, along with the use of a CAD for the proposed development, would greatly address public safety concerns.

A CAD would further serve to preserve, protect and enhance environmentally sensitive lands located on the site by allowing the development of smaller lots within the Cluster Residential Development, thereby preserving wetlands and open space. The area of land that would otherwise need to be cleared, excavated, filled and/or covered with impervious surface is diminished. Further, the use of a CAD encourages the protection and preservation of significant natural features and vistas located on the development site, which will now be maintained as Common Open Space. The proposed CAD will not serve as a primary means of access to any property which is publicly-controlled or which serves a public purpose. To the extent possible, the CAD has been designed and located so as to minimize soil disturbance, vegetation removal, drainage impacts, and preserve existing trees of over 12" caliper, while minimizing the impact upon other natural features of special significance.

The Applicant does propose that the CAD shall be used to satisfy zoning frontage requirements as a waiver under the Cluster Residential Special Permit as it applies to Lots 6, 7 and 8 on the proposed plan, the remaining Lots all maintaining frontage on Kimball Road. The CAD will have a minimum surface width of sixteen (16) feet, exclusive of two foot shoulders on either side cleared of brush and trees, and shall provide access to the Lots served thereby.

The Applicant proposes that Planning Board allow the CAD to serve three (3) dwelling units for single family detached structures within the Cluster Residential development, while also permitting access to and from the CAD two (2) additional abutting dwelling units located along the intersection of the CAD and Kimball Road. Vital access to Kimball Road is reasonably available to the two (2) additional lots, but in the interests of safety, it is preferable that vehicles enter and exit those lots from the CAD.

The Applicant, upon the sale of any lot within the Cluster Residential development, shall establish within such deed that a grantee shall have rights of access, and ownership in common with the other lot owners, in and to the CAD.

The Applicant shall adopt restrictive covenants affecting the subdivision lots that state that the CAD shall not become a public or private way maintained by the City. Further, it shall be stated that the City of Amesbury shall not be required to provide construction, reconstruction, maintenance, snowplowing, school bus pickup or police patrols along the CAD, unless by contract duly entered into by the City and all landowners served by the CAD. A covenant shall be placed on the property stating that the owners of property served by the CAD shall not petition the City for accepting the way as a public way and that it shall always remain a private way. Each landowner served by the CAD shall be liable and responsible shall be jointly and severally responsible and liable for the repair and maintenance of all portions of the CAD to which more than one landowner holds a right-of-way.

As a condition of the development and construction of the subdivision and CAD, the Applicant shall install mailboxes for all of the units being serviced by the CAD along Kimball Road. The location and height of the mail boxes shall be as per current rules and regulations of the United States Postal Services. A granite post(s) no greater than forty eight (48) inches in height shall be used to support the mailboxes, which shall be uniform in appearance, and the post or box shall indicate the street number address assigned to each lot served by the CAD.

The Applicant proposes that the owners of the dwellings to be constructed shall contract with a private trash disposal service, such that public trash service will not be used. However, in the event public service is utilized, a permanent storage shed shall be constructed and used for the temporary storage of household trash and recycling for all lots being served by the CAD in the style, configuration and location as specified in the Zoning Bylaw.

The proposed CAD is beneficial to the design of the Applicant's development, and as such, furthers the best interests of the City of Amesbury.

Wherefore, the Applicant requests that the Planning Board grant its application for a Common Access Driveway Special Permit upon such reasonable terms and conditions as it deems necessary to further the provisions of the Master Plan and Zoning Bylaw.

# Amesbury

PLANNING BOARD

Town Hall, Amesbury, MA 01913

## FORM H TOWN OF AMESBURY COVENANT

Know all men by these presents that whereas the undersigned has submitted application dated February 15<sup>th</sup>, 20 15, to the Amesbury Planning Board for approval of a definitive plan of a certain subdivision entitled Definitive Subdivision of Land At 47.5 - 57\* and dated January 20, \_\_\_\_\_, 20 15, and has requested the Board to approve such plan without requiring a performance bond.

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Amesbury Planning Board approving said plan without requiring a performance bond, and in consideration of one dollar in hand paid, receipt whereof as hereby acknowledged, the undersigned covenants and agrees with the Town of Amesbury as follows:

1. The undersigned will not sell any lot in the subdivision or erect or place any building on any such lot until the ways and other improvements necessary to serve adequately such lot have been completely constructed and installed in the manner specified in the aforesaid application and in accordance with the covenants, conditions, agreements, terms and provisions thereof, and of the applicable Rules and Regulations of the Amesbury Planning Board which are hereby incorporated by reference.
2. The undersigned represents and covenants that undersigned if the owner in fee simple of all land included in the aforesaid subdivision and that there are no mortgages or encumbrances or record of otherwise on any of said land, except such as are noted below and subordinated to this contract, evidence of which subordination is attached hereto.
3. This agreement shall be binding upon the executors, administrators, heirs, successors, and assigns of the undersigned. It is the intention of the undersigned and it is hereby understood and agreed that this contract shall constitute a covenant running with the land. It is understood and agreed that lots within the subdivision shall, respectively be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of said Planning Board an enumerating the specific lots to be so released.

IN WITNESS WHEREOF the undersigned hereunto set our hands and seals this 15<sup>th</sup> day of February, 20 15.

  
Yvon Cormier Construction Corp.  
By: Yvon Cormier  
Its: President and Treasurer

Majority of the \_\_\_\_\_  
Planning Board of \_\_\_\_\_  
the Town of \_\_\_\_\_  
Amesbury \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

Essex ss \_\_\_\_\_, 20\_\_\_\_

Then personally appeared \_\_\_\_\_, one of the above named members of the Planning Board of the Town of Amesbury, Massachusetts, acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 10<sup>th</sup> day of February, 2015, before me, the undersigned notary public, personally appeared Yvon Cormier, President and Treasurer of Yvon Cormier Construction Corp., proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed to the attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

Diane M Caissie

Notary Public -

My Commission Expires:

3/19/15



FORM C (con't)

This information is to be filled in by the Planning Board, however, the applicant may find the checklist useful for plan preparation

OFFICE USE ONLY

Definitive Plans (Ch. 41 §81U)

Submission Requirements:

- 10 prints of plan
- Copy of Form C to Town Clerk
- locus plan 1" = 1000'
- street plans & Profiles
- cross sections
- closures/ownership info
- drainage calcs / sewage calcs
- environmental & community analysis
- erosion & sedimentation plan
- landscaping plan
- soil survey/test pits
- fee paid (see filing fees)

Plan Contents:

- title/owners/applicant/surveyor
- boundary/area/reference/monuments
- abutters
- zoning classification/boundaries
- FEMA information
- street locations
- detention calculations
- stamp & signature of Land Surveyor
- certification by plan preparer
- major site features/utilities
- Clerk & Planning Board signature area

Referred to	sent	rec'd back	comment?
Board of Appeals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Board of Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Works Dept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Dept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Dept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLAN ACCEPTED

PLAN REJECTED (Circle missing items)

Date Plan Filed: \_\_\_\_\_

+90 Days: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Decision:

PLAN APPROVED

PLAN DENIED (State reasons)

Date of decision

Preliminary Plan Approved

Definitive Plan Submitted

Approval Deadline Date

Hearing Date

Hearing Date

Date of letters to abutters

Newspaper notices (H-14)

Approval or Disapproval

Appeal Deadline (A+20)

Recording date

Book \_\_\_\_\_ Page

COMMENTS:

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# Amesbury

PLANNING BOARD

Town Hall, Amesbury, MA 01913

**FORM J  
TOWN OF AMESBURY  
CONVEYANCE OF EASEMENTS AND UTILITIES**

Yvon Cormier Construction Corp., a Massachusetts corporation with a usual place of business in Andover, ~~County~~ Massachusetts, for good and adequate consideration, grant to the Town of Amesbury, a municipal corporation in Essex County, Massachusetts, the perpetual rights and easements to construct, inspect, repair, renew, replace, operate and forever maintain, water mains with any manholes, pipes, conduits, drainage easements, and other appurtenances thereto, and to do all acts incidental thereto, in through, and under the following described land: Lots 1-9, inclusive and the Proposed Road appearing on a plan entitled Definitive Subdivision of Land At\*. And, for the consideration aforesaid, the said grantor does hereby give, grant, transfer, and deliver unto the Town of Amesbury all water mains, manholes, pies, conduits, drainage easements, and all appurtenances there to that are now or hereafter constructed or installed in, through, or under the above described land by the grantor and the grantor's successors and assigns.

\*47.5 -57 Kimball Road In Amesbury, Massachusetts

The grantor warrants that the aforesaid easements are free and clear of all liens or encumbrances, that he (it) has good title to transfer the same, and that he will defend the same against claims of all persons.

For grantor's title, see deed from Laura P. Warner dated July 15th, 20 1970 and recorded in Essex District Registry of Deeds, Book 5697, Page 435, ~~xxxxxx Certificate xxx~~  
~~Title No xxxxxx registered in xxxxxx District of the Land County, Book xxxxxxxx, Page xxxxxx~~

And (to be completed if a mortgage exists) (name) \_\_\_\_\_  
(address) \_\_\_\_\_

the present holder of a mortgage on the above described land, which mortgage is dated \_\_\_\_\_, 20 \_\_, and recorded in said Deeds, Book \_\_, Page \_\_, for consideration paid, hereby releases unto the Town of Amesbury forever from the operation of said mortgage, the rights and easements hereinabove granted and assents thereto.

\_\_\_\_\_  
Authorized Signature of Mortgagor

*Yvon Cormier*  
\_\_\_\_\_  
Owner  
Yvon Cormier Construction Corp.  
By: Yvon Cormier  
its: President and Treasurer



IN WITNESS WHEREOF I <sup>my</sup> have hereunto set ~~our~~ hands and seals this  
~~xxxx~~ day of ~~xxxxxx~~ 20~~xxx~~ 15<sup>th</sup> day of February, 2015.

COMMONWEALTH OF MASSACHUSETTS

Essex ss February 15<sup>th</sup>, 2015.

Then personally appeared the above named Yvon Cormier, President & Treasurer  
and acknowledged the foregoing to be his free act and deed, before me, on behalf  
of Yvon Cormier Construction Corp.

Diane M Caissie  
Notary Public

My commission expires: 3/19/15



**YVON CORMIER CONSTRUCTION CORP.**

3 Crenshaw Lane  
Andover, Massachusetts 01810

February 7<sup>th</sup>, 2015

Town of Amesbury  
Attn: Planning Board  
62 Friend Street  
Amesbury, MA 01913

**OWNER'S AUTHORIZATION**

I, Yvon Cormier, President and Treasurer of Yvon Cormier Construction Corp., owner of the property located at: 47 ½ - 57 Kimball Road, Amesbury, Massachusetts, do hereby authorize John Cormier and/or Robert O. Cormier, Trustees of the BC Realty Trust, their agents and representatives, to act on behalf of the Yvon Cormier Construction Corp. in all matters relative to any applications submitted to the Amesbury Planning Board, Amesbury Board of Appeals, or Amesbury Conservation Commission. Such applications include, but are not limited to, an Application for Approval of a Definitive Plan, a Cluster Residential Special Permit, a Common Access Driveway Special Permit, any variances, Orders of Conditions, or Requests for Determination.

  
\_\_\_\_\_  
Yvon Cormier  
President and Treasurer

**YVON CORMIER CONSTRUCTION CORP.**

3 Crenshaw Lane  
Andover, Massachusetts 01810

February 7<sup>th</sup>, 2015

Town of Amesbury  
Attn: Planning Board  
62 Friend Street  
Amesbury, MA 01913

**OWNER'S AUTHORIZATION**

I, Yvon Cormier, President and Treasurer of Yvon Cormier Construction Corp., owner of the property located at: 47 ½ - 57 Kimball Road, Amesbury, Massachusetts, do hereby authorize John Cormier and/or Robert O. Cormier, Trustees of the BC Realty Trust, their agents and representatives, to act on behalf of the Yvon Cormier Construction Corp. in all matters relative to any applications submitted to the Amesbury Planning Board, Amesbury Board of Appeals, or Amesbury Conservation Commission. Such applications include, but are not limited to, an Application for Approval of a Definitive Plan, a Cluster Residential Special Permit, a Common Access Driveway Special Permit, any variances, Orders of Conditions, or Requests for Determination.

  
\_\_\_\_\_  
Yvon Cormier  
President and Treasurer



**PARRY & PARRY**  
PROFESSIONAL CORPORATION

4 MERRIMAC SQUARE  
MERRIMAC, MA 01860  
T | 978.346.0005  
F | 978.346.0066

PHILIP A. PARRY | Admitted in MA and NH  
ATTORNEY AT LAW phil@parrylawandtitle.com

44 MERRIMAC STREET  
NEWBURYPORT, MA 01950

DENISE L. PARRY | Admitted in MA  
ATTORNEY AT LAW denise@parrylawandtitle.com

April 15<sup>th</sup>, 2015

Town of Amesbury  
Planning Board  
c/o Community & Economic Development Department  
attn: Joan Baptiste  
62 Friend Street  
Amesbury, MA 01913

RE: Extension for date to conduct public hearing and period to render decisions – BC Realty Trust, Petitioner – Property: 47 ½ - 57 Kimball Road - Definitive Plan Approval and Special Permit Requests for Common Access Driveway, Cluster Residential, and Water Protection Resource District

Dear Ms. Baptiste:

Relative to the above-referenced matters, on Monday, April 13<sup>th</sup>, I requested that the Planning Board continue the hearing until its next available date. One Board member was absent from the meeting, and another member recused himself due to a conflict of interest. In addition, I had been informed earlier that day that the project would require an additional Special Permit for which I had not yet filed.

As I discussed with the Planning Board, please accept this letter as verification that I have agreed that Section X.8 of the Zoning Bylaw requiring the Special Permit Granting Authority to act within ninety (90) days following the date of public hearing is waived, and the period for consideration of all matters pending before the Planning Board is extended to *135 days following the date of the first public hearing*, which is anticipated to be June 8<sup>th</sup>. In addition, my client waives the requirement pursuant to Section X.3 of the Zoning Bylaw that public hearings on Special Permits be held within sixty-five (65) days after filing of an application for same. I agree that the April 13<sup>th</sup> meeting did not constitute the first public hearing. For purposes of compliance with the Board's time periods, I agree that June 8<sup>th</sup> shall also be considered the filing date for all of the applications, including the definitive plan submission.

The reason for this agreement is so that all of the Special Permits may be considered concurrently within the same time period as the definitive plan, which provides the Board a longer review period. Section 6.09 of the Planning Board Rules and Regulations states that, *within 135 days ...* the Board shall approve, approve with modifications, or disapprove the Definitive Subdivision Plan. In addition, my client is filing herewith the request for the additional Special Permit affecting the project, which must be published and noticed in a timely manner. I anticipate that

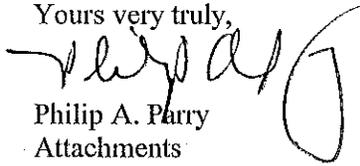
that will occur before June 8<sup>th</sup> so that all matters can be considered simultaneously, with the same applicable review periods. That is a more practical use of the Board's time.

These extensions have been accepted and approved by the Planning Board.

Please schedule these matters for a hearing with the Planning Board On June 8<sup>th</sup>.

Thank you for your consideration.

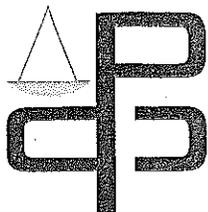
Yours very truly,

A handwritten signature in black ink, appearing to read 'Philip A. Parry', written in a cursive style.

Philip A. Parry

Attachments

cc: John Cormier



P A R R Y  
TITLE COMPANY, P.C.

4 MERRIMAC SQUARE  
MERRIMAC, MA 01860  
T | 978.346.0005  
F | 978.346.0066

PHILIP A. PARRY | Admitted in MA and NH  
ATTORNEY AT LAW phil@parrylawandtitle.com

44 MERRIMAC STREET  
NEWBURYPORT, MA 01950

DENISE L. PARRY | Admitted in MA  
ATTORNEY AT LAW denise@parrylawandtitle.com

April 15<sup>th</sup>, 2015

Town of Amesbury  
Planning Board  
c/o Community & Economic Development Department  
Attn: Joan Baptiste  
62 Friend Street  
Amesbury, MA 01913

RE: Water Resources Protection District Special Permit – BC Realty Trust, Petitioner – Property:  
47 ½ - 57 Kimball Road

Dear Ms. Baptiste:

Please accept the enclosed Application for Water Resources Protection District Special Permit and filing fee check. The accompanying plans, owner's consent, copies of stormwater management reports and data have been previously filed with the definitive plan which is pending.

The affected property is known as 47 ½, 49, 51, 53, 55 and 57 Kimball Road, and is shown on Assessor's Map 60 as Lots 6, 6A, 6B, 6C, 6D, and 6E. The premises is owned by Yvon Cormier Construction Corp.

Please review the application for needed corrections and advise me whether any editing is required.

Please schedule these matters for a hearing with the Planning Board at its next available meeting.

Thank you for your consideration.

Yours very truly,

Philip A. Parry  
Attachments  
cc: John Cormier



# Amesbury

PLANNING BOARD

Town Hall

## APPLICATION FOR SPECIAL PERMIT

Date April 13th, 2015

Name BC Realty Trust, John Cormier and Robert O. Cormier, Trs.

Address 64 School Street, Merrimac, MA 01860

Title Reference - Book 5697 Page 435

Application is hereby made for a special permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on Kimball Road Street, Amesbury, Massachusetts, and on Map # 60, Lot # 6, 6A, 6B, 6C, 6D and 6E of the Assessor's Map.

1. Type of Special Permit Required: Water Resources Protection Special Permit; XIV of the Zoning Bylaw.
2. Zoning District: R40
3. Has there been any previous appeal or permit on this property: No; definitive plan, Cluster Res. and Common Access Driveway Special Permits pending  
If yes, explain: \_\_\_\_\_
4. Lot Size: 19.3350 acres
5. Size of Building(s) existing or proposed: Eight single family residences to be constructed, approximately 28' by 60' in size as shown on the plan. The ninth lot will remain common open space.
6. Occupancy of Use, existing /proposed: Eight single family residential lots and one lot of Common Open Space
7. Is site plan review required: No
8. Is Subdivision Control Law approval required: Yes

9. Other permits required: Wetlands; Definitive Plan; Common Access Driveway & Cluster Special Permit.

10. Description of proposed work/use: Construction of a Cluster development and related infrastructure;

construction of eight single-family residential dwellings on eight lots is proposed, with an additional lot for common open space. More than 15% of each lot and/or 2500 square feet will be rendered impervious by the development.

11. Principal Points upon which application is based: \_\_\_\_\_

This application is made pursuant to Amesbury Zoning Bylaw Section XIV, Table of Use Regulations as a

Specially Permitted use under section XIV. The Petitioner states that the Special Permit may be appropriately granted for the reasons stated in the attached narrative.

John M. Cain To be signed by Atty In Fact  
Signature of Applicant

John Cain by Atty In Fact  
Owner (if not Applicant)

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (multi-family)

Received: \_\_\_\_\_

Distributed: \_\_\_\_\_

Hearing: \_\_\_\_\_

Application must be filed in duplicate, accompanied by five (5) sets of plans, a list of abutters, and a Building Inspector refusal; If site plan approval or subdivision control law approval is necessary, eight (8) sets of plans shall be submitted.

## SPECIAL PERMIT REQUIREMENTS

1. All special permit applications must be presented by individuals, partnerships or corporations being parties of interest in the permit applied for. No application will be acted upon unless accompanied by the name or names of the person having title to the property involved, and the book and page of the recording of the deed to said property. The applicant, their attorney, or representative must be present at the time of the public hearing; otherwise the application may be dismissed.
2. All applications shall be accompanied by a plot plan in ink, drawn to scale, showing the actual dimensions of the lot and the exact location and size of the existing building(s) or structure(s) or of the building(s) or structure(s) to be erected. Included on the plan should be the streets or ways adjacent to the lot. The Planning Board shall keep on file in their office a copy of the application and a copy of the plan.
3. The application must include the names and addresses of all abutters to the property in question, including property across the street or right of way, the owners of land within three hundred (300) feet of the property line; all as they appear on the most recent applicable tax list and certified by the Board of Assessors.
4. Applications requiring a recording of a plan must be accompanied by a recordable linen plan, plus copy, and said plan must contain an engineer's seal. A plan that is to be recorded in the Registry of Deeds must be at least 14 by 9½ inches.
5. All applications must specifically set out the nature of the special permit sought. Only the appeal that is specifically set forth in the application will be considered by the Board unless a change is voted by a majority of the Board.
6. A public hearing will be held by the Planning Board within 65 after filing of an application. Notice of public hearing will be given by publication in the newspaper once in each of two successive weeks, the first publication being not less than fourteen (14) days before the day of the gearing. Cost of the mailing and publication will be paid by the applicant.
7. No application will be accepted or published until the application form, the plan, the list of abutters, review fees and the filing fee have been submitted to the Planning Board or their representative.
8. Complete regulations for special permits are found in Section X, Paragraph J of the Amesbury Zoning Bylaw.

**Application for Special Permit – Water Resources Protection District  
Special Permit – BC Realty Trust, 47.5 – 57 Kimball Road, Amesbury, MA**

Approval of the application of BC Realty Trust for a Water Resources Protection District Special Permit is sought for the following principal reasons.

The subject site contains 19.3350 contiguous acres in area and approximately 860 feet of frontage on Kimball Road. It is located in the R40 zone. The parcel is a wooded, sloped parcel interspersed with wetlands and resource areas. It is a vacant tract of land. Access to the site is via Kimball Road and a 30 foot wide Right of Way extending from Lake Attitash Road. The site currently consists of six approved single family lots, each of which conforms to conventional bulk criteria for lots in the R40 zone. Each lot maintains its road frontage on Kimball Road. The plan dividing the lots into their current configurations was endorsed as Approval Not Required by the Planning Board in the year 1999. The Approval Not Required plan superceded a definitive subdivision plan constructively approved in 1971 which created 14 lots, 10 of which were to be accessed via a proposed roadway stretching from Kimball Road to the 30 foot wide Right of Way extending from Lake Attitash Road.

The Petitioner proposes to create a Cluster Residential development consisting of eight residential lots, with a ninth lot comprising common open space. A Cluster Residential Special Permit is being sought simultaneously herewith pursuant to Section XI.D of the Amesbury Zoning Bylaw. The development is also contingent upon the grant of Definitive Subdivision Plan approval and a Special Permit for a Common Access Driveway pursuant to Section XI.O of the Amesbury Zoning Bylaw. Access to five of the proposed subdivision lots will be via the Common Access Driveway, which as proposed is approximately 255 feet in length extending from Kimball Road. The other three subdivision lots will be accessed via driveways on Kimball Road. The Definitive Plan application has also been filed for consideration previously.

The subject parcel is located within the Water Resource Protection District Zone C. Pursuant to Section XIV.E.8. of the Zoning Bylaw, the following uses are allowed: *“Residential, commercial and industrial development outside of the Zone A and Zone II area and subject to Sections F, G, and H (prohibited uses) and Section I (special permitted uses).”* Sections F, G and H do not apply, as the Petitioner does not propose any prohibited uses.

Section XIV.I.B. states in part that: *“The following uses and activities are allowed within district Zones B and Zone C of the WRPD only upon the issuance of a special permit by the Planning Board under such conditions as the board may require...”*

*7. (a) Any new construction; and (b) any use that will render impervious more than fifteen percent (15 %) or two thousand five hundred (2,500) square feet of any lot, whichever is greater, shall require a system of stormwater management and artificial recharge of precipitation is developed which is designed to prevent untreated discharges to wetland resource areas and surface water; preserve hydrologic conditions that*

*closely resemble pre-development conditions; reduce or prevent flooding by managing peak discharges and volumes of runoff; minimize erosion and sedimentation; not result in significant degradation of ground water; reduce suspended solids and other pollutants to improve water quality and provide increased protection of sensitive natural resources. These standards may be met using the following or similar best management practices:*

*(1) For lots occupied, or proposed to be occupied, by single or two family residences recharge shall be attained through site design that incorporates natural drainage patterns and vegetation in order to maintain pre- development stormwater patterns and water quality to the greatest extent possible. Stormwater runoff from rooftops, driveways and other impervious surfaces shall be routed through grassed water quality swales, as sheet flow over lawn areas or to constructed stormwater wetlands, sand filters, organic filters and/or similar systems capable of removing nitrogen and phosphorus from stormwater...and*

*11. New road construction shall conform to all specifications listed in the Amesbury Subdivision Rules and Regulations as well as any conditions of approval required by the Planning Board relative to the purposes and requirements of this bylaw and the protection of the public drinking water supplies."*

The Petitioner proposes a development of newly constructed single-family homes, and more than 15% of the area of the lots will be rendered impervious, for which stormwater management designs have been proposed.

Prior hereto, with the definitive plan and other special permit applications, the Petitioner has filed all necessary information for review by the SPGA, including the documents and information listed in Section XI.C.5 and the narrative of conditions subject to the special permit request. Such information provides sufficient detail and supporting information for the SPGA to issue a determination that a Special Permit may be granted, and that the proposed development and construction does not adversely affect the existing or potential quality or quantity of water that is available in the Water Resource Protection District, and that it is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed in accordance with the Bylaw.

Wherefore, the Petitioner requests that the Planning Board grant its application for a Water Resources Protection District Special Permit upon such reasonable terms and conditions as it deems necessary to further the provisions of the Master Plan and Zoning Bylaw.

Sean, Aela  
NT, PB



Stantec Consulting Services Inc.  
5 Dartmouth Drive, Suite 101  
Auburn NH 03032  
Tel: (603) 669-8672  
Fax: (603) 669-7636

**MEMORANDUM**

To: Amesbury Planning Board  
Date: September 23, 2015  
Cc: Mr. Nipun Jain – City Planner  
Community & Economic Development  
Re: Definitive-Subdivision Plan  
47.5 -57 Kimball Road  
Amesbury, MA  
Owner: Yvon Cormier Construction  
From: Gerard J. Fortin, P.E.  
Michael E. Leach  
Stantec Consulting Services Inc.  
Applicant: BC Realty Trust  
Project No. 1951-13124

Stantec Consulting Services Inc. has completed a design review of the above referenced project. The following information was provided for review:

1. Definitive Subdivision Plan set of 47.5-57 Kimball Road in Amesbury Massachusetts, dated Jan. 20, 2015, sheets 1-14 of 14 prepared by Atlantic Engineering & Survey Consultants, Inc.
2. Project Narrative, 47.5-57 Kimball Road, Definitive Subdivision under Special Permit Application, Cluster Residential/Common Access Driveway, Amesbury Massachusetts, dated January 20, 2015, prepared by Atlantic Engineering & Survey Consultants, Inc.
3. City of Amesbury Legal Notices for 47 ½ - 57 Kimball Road.
4. Document Take in form dated 4/21/15 with application for Water Resources Protection District Permit including Applicant's letter dated April 15, 2015.
5. Hydraulic Report, Definitive Subdivision under Special Permit Cluster Residential/Common Access Driveway, 47 ½ - 57 Kimball road, Amesbury Massachusetts, dated January 17, 2015, prepared by Atlantic Engineering & Survey Consultants, Inc.

We note the project is a proposed ten lot subdivision with eight proposed residential lots, one open space lot, one undesignated parcel (X), and a common access driveway parcel. The project site is located along Kimball Road and the project plan includes dedication of land along Kimball Road to the City of Amesbury – parcel Y. We note that five of the eight residential lots will utilize a proposed common access driveway.

The definitive subdivision application submission includes three separate special permit requests to the Zoning bylaws. Three special permits being requested are Cluster Residential Special Permit, Section XI.D; Common Access Driveway Special Permit, Section XI.O and Water Resources Protection District Special Permit, Section XI.V.

The Applicant notes several waivers are requested to the Subdivision Regulations and Zoning Bylaws for this project, but written requests to the Planning Board for the waivers were missing from the submittal.

We offer the following comments:

Design with community in mind



**General Comments:**

1. We understand that the project application information has been reviewed by the Board of Health, Conservation Commission, Fire Chief, Police Chief, and Department of Public Works in accordance with section 6.01,3 of the Subdivision Rules and Regulations. We recommend the Applicant update the project information and address the comments and concerns for each Department, as applicable.
  
2. The Applicant indicates seven (7) subdivision waivers on the plan title sheet. However, the Applicant has not provided a written waiver request to the Planning Board for the waivers noted on the plans or provided supporting information for each waiver request to the Amesbury Subdivision Rules and Regulations per Section 1.05 of the regulations. The following waivers are noted on the plan:
  - A. Section 6.02.12 relative to trees over 12". The Applicant has shown trees along the edge of Kimball Road only on the plans.
  - B. Section 7.09.G relative to roadway curbing. No curbing is provided with the design.
  - C. Section 7.09.H relative to sidewalks. No sidewalks are provided with the design.
  - D. Section 7.09.I relative to street tree spacing. Trees are shown along the common driveway only at an interval of 35 feet as noted by the Applicant.
  - E. Section 7.09.K.2 relative to size of the cul-de-sac size and vehicle access. The Applicant notes the design is capable of access with vehicles having a 30 ft. wheel base.
  - F. Section 7.13 relative to street lighting. The Applicant notes private yard lamps are proposed, but none are indicated on the plans.
  - G. Section 8.10 relative to water line size. The Applicant proposes a 6" water line that is less than the 8" minimum.

We recommend the Applicant provide a written request for each waiver with justification for consideration by the Board in accordance with the regulations.

3. The Applicant notes two waivers to the Zoning Bylaws on the plan title sheet. However, the Applicant has not provided a written waiver request to the Planning Board for the waivers noted on the plans or provided supporting information for each waiver request. The following waivers are noted on the plan:
  - A. Section XI.D-3.b.b.8 relative providing building plans prepared by a registered architect.
  - B. Section XI.D-6b.9 relative to minimum yard requirements. Proposed lots 4 and 5 do not comply as proposed. In addition, the Applicant further notes variations to the frontage and width requirement in the Site Zoning Table on the cover sheet that are not specifically associated with a zoning section waiver. These variations should be defined and clarified relative to the Zoning Bylaws for consideration by the Board.

We recommend the Applicant provide a written request for each waiver with justification for consideration by the Board in accordance with the regulations.

4. We recommend the Applicant address/provide the following information relative to cluster residential plan requirements under section XI.D3.b of the Zoning Bylaws:
  - A. Distances between buildings and lot lines as proposed(b.11);



- B. Percent building coverage as proposed(b.12);
  - C. Average Height of each building as proposed(b.13);
  - D. Number of parking spaces as proposed(b.17);
  - E. Total square feet of all landscaped and recreational areas as proposed (b.19);
  - F. Projected traffic flow (b.21).
5. The project design appears to imply that the lots 6, 7 and 8 have frontage on a public way and we note the common driveway right-of-way on sheets 6, 7 and 10 is labeled as "Proposed Road". However, the application information and note 17 on the cover sheet indicate the right-of-way is to be Common Access Drive (CAD), but frontage along the CAD cannot be used to satisfy Zoning requirements per Section XI.O.2.n.1 unless waived by the Board. Thus, we recommend the Applicant properly label the CAD on all plans and submit a written waiver request with justification for the Zoning Bylaws for consideration by the Board as required, if this is the design intent of the project. In addition, the notes on the cover sheet shall be updated to include the statement that "The Common Access Driveway (CAD) shall not become a public or private way maintained by the City" as stipulated in Section XI.O.2.f of the Zoning Bylaws.
  6. The project proposes a Common Access Drive (CAD) design that will serve five lots and the Applicant is requesting a special permit under section XI.O of the Amesbury Zoning Bylaws. We note the proposed CAD is located along the inside portion of a curve along Kimball Road, and there is a concern that proper and safe sight distance may not be provided. We note that the project design information does not include a sight distance plan to clarify proper and safe sight distance is achieved per section 7.09.D.2 or the regulations. We recommend the Applicant provide an intersection sight distance plan with certification from a licensed professional engineer that proper and safe all season sight distance is achieved upon completion of the CAD and site improvements. The plans should specify all work needed to achieve the sight distance for proper construction.
  7. The proposed design indicates the project development will be outside the 100 foot wetlands buffer. We recommend the Applicant confirm the 100-foot buffer location with the Conservation Commission (6.02.13).
  8. The project subdivision design includes "Parcel X", but the plan or the plan notes do not appear to explain the parcel intent or designate that the parcel is non-buildable as it appears. Please provide additional notes and information as to the intent of Parcel X. This should include the ownership and drainage system maintenance responsibilities acceptable to the Planning Board.
  9. The project proposes development in the Water Resources Protection District under a special permit request noting that the development would render more than 15 percent of the lots impervious. We recommend the Applicant provide a summary table that clarifies the percent impervious area that is proposed for each lot for consideration by the Board under the special permit request.
  10. We recommend the Applicant update the project plans to address the following items of the Subdivision Rules and Regulations:



- A. Revise the locus map on the cover sheet to indicate the proposed driveway and the location of the Zoning Districts applicable to the site (6.01.b). In addition, please update the project plans as applicable to indicate the Water Protection Overlay District (6.02.4).
  - B. Revise the title blocks of the plans to include the Owner's name and address (6.02.1)
  - C. The proposed grading/topography associated with proposed lots 1 and 2 is incomplete on sheet 6. Please revise to provide proposed grading for the entire site development area per section 6.02.16 of the regulations.
  - D. Revise the utility plan to label the type of existing sewer pipes, existing water pipes and gas pipes and material, pipe material/type of the proposed sewer service, the size, material and type of water services per 6.02.17 of the regulations. We note the location of the water services for lots 1 and 5 appears incomplete. In addition, the underground utilities (electric telephone, CATV, gas) to the dwellings are missing from the utility plan (6.02.17). Please update the plans to include the pertinent information accordingly. In addition, please provide utility provider letters indicating that the proposed utility service is available to serve the project for the Planning Board's file.
  - E. The need to extend the municipal sewer along Kimball Road to serve lot 3 is unclear since the dwelling can be serviced from the CAD at SMH#1 with less sewer pipe and less impact to Kimball Road. We recommend the sewer utility design be revised accordingly.
11. We recommend the Applicant address the following relative to the CAD:
- A. The profile design indicates grades in excess of 4% within 25 feet of the Kimball Road right of way and does not comply with section 7.09.K.7 of regulations. Please revise the design in compliance with the regulations.
  - B. The profile on sheet 9 does not provide the centerline profile along the driveway center of pavement in the cul-de-sac as anticipated and necessary to clarify the minimum 1% slope is provided section 7.09.K.5 of regulations. We note the grading within the cul-de-sac, especially along the edges shown on sheet 6 does not appear to provide the minimum slope of 1% per section 7.09.K.5 of regulations. Please revise the profile alignment to be along the centerline of the entirety of the driveway to clarify the design is in compliance with the regulations.
  - C. We note the Applicant is requesting a waiver for curbing under 7.09.G for roadways but section 7.09.K of the regulations applies to the CAD. Section 7.09.K.6 requires slope granite curb at the roundings with Kimball Road and section 7.09.K.8 notes different curbing is required based upon the slope of the CAD. Please revise the design accordingly or revised the waiver request to address curbing as related to the CAD for this project. If the Board decides to grant the requested waiver, we recommend a two (2) foot gravel shoulder be provided to support the edge of pavement without curbing.
  - D. The requirements for catch basins and methods of handling stormwater as noted in section 7.09.K.10 and in section 8.04 are not provided. We note the submitted information indicates a Low Impact Design (LID) method is proposed, but a waiver to the above drainage requirements was not provided. The Applicant should review and revise the design to include the required storm drainage structures of the regulations or submit a waiver request for Planning Board consideration.



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Definitive Subdivision Plan  
47.5 - 57 Kimball Road – Amesbury, MA  
Applicant: BC Realty Trust  
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- E. We recommend a paved waterway/swale be provided from the cul-de-sac pavement edge to the riprap apron to prevent erosion of the pavement edge.
  - F. The grading design of the CAD on sheet 6 appears to direct all the stormwater runoff to lot X, but it is unclear how the runoff would be maintained across the unpaved center portion. Please provide sufficient spot elevations for clarity and proper construction. In addition, please clarify how runoff would flow if snow is stored in the center of the cul-de-sac.
  - G. The CAD cross slope design indicates all runoff would be directed toward the swale located along the northerly side of the roadway. We are concerned that driveway icing may occur if snow is stored along the southerly roadway shoulder. We recommend that the Applicant provide additional information on the proposed snow storage method to be utilized for this CAD design.
  - H. We recommend a 20 foot wide easement for suitable access to the open space be provided from the cul-de-sac per section XI.D.8.e of the Zoning Bylaws. In addition please provide appropriate legal documents for the proposed open space area per section XI.D.9 of the Bylaws acceptable to the Board.
  - I. We recommend that the proposed driveways have pavement roundings of a minimum three feet or as acceptable to the DPW.
  - J. We recommend that the proposed location of the mailboxes per section XI.O.2.g of the Zoning Bylaws be shown on the plans.
  - K. We recommend that the Applicant clarify the intent of the trash and recycling storage and if a shed would be utilized per section XI.O.2.h of the Zoning Bylaws.
12. We recommend the Applicant address the following relative to the grading design shown on sheet 6;
- A. Please provide additional spot elevations for the driveway serving lot 4 to clarify the intended drainage design and for proper construction.
  - B. Please provide additional existing contours and proposed spot elevations for the driveways serving lots 1, 2 and 5 to clarify the intended drainage design and for proper construction. Will the driveways drain into Kimball Road?
  - C. Please label the height and type of wall that is proposed at lot 5 and include a detail for proper construction. We recommend the Applicant provide a proper wall design acceptable to the Building Department prior to construction.
  - D. The proposed grading for the drainage swale extends beyond the property line of Parcel X to the northwest onto the open space lot – lot 9. In addition, a riprap weir is shown upon lot 9, but these improvements do not appear to be encumbered within a drainage easement for future maintenance for the benefit of the subdivision on sheet 7. Please review and clarify if an easement is needed as related to parcel X and as acceptable to the Planning Board.
  - E. The grading shown between lots 4 and 5 adjacent to Kimball Road indicate filling, but it is unclear if the proposed runoff is directed toward Kimball Road. Please provide additional spot elevation to clarify the proposed grading intent.
  - F. The grading design implies nearly all of the proposed lot areas outside the 100 foot buffer would be disturbed. Please clarify how the proposed subdivision design has complied with section 7.05 (Protection of Natural Features) of the regulations and is acceptable to the Planning Board.



- G. The proposed chambered infiltration system located on Parcel X has a bottom of chamber elevation of 120.97, as noted in the detail on sheet 11. This implies that the bottom would be located approximately 10-13 feet below the existing ground elevations along the easterly portion of the system. However, test pit #2 at elevation 131.4 was only excavated to a depth of 7 feet. In addition, the westerly portion of the proposed chamber system is indicated to be approximately 6-7 feet below the existing ground, but test pit #3 at elevation 127.2 is only excavated to 6 ½ feet below the existing ground. Based upon the information provided, is unknown if the proposed chamber system could be installed without encountering ledge or the water table and be installed to provide a minimum two foot separation to the water table as required. In addition, it is unknown if the soils at or below the proposed chamber bottom area would be suitable for infiltration. The Applicant shall obtain and provide additional information to clarify and support the proposed chambered infiltration design can be properly installed acceptable to the Planning Board.
- H. The design grading at lots 6 and 7 for the proposed infiltration trenches along the driveways indicates the trenches are placed in fill and not placed in natural soil consistent with the DEP design intent. We note that the plan states perforated pipes are to be placed in the trenches, but it is unclear as to the need for the pipes and how the pipes will be installed since they are not connected to a drainage system. Will they have a clean out? Please review, revise and provide additional information for the proposed infiltration trench design to clarify consistency with DEP practices. In addition, please review and revise the design of the infiltration trench for lot 5 accordingly. We recommend a detail be provided in the plan set for proper construction of the infiltration trenches. In addition, please provide proposed elevations for the trench bottom and pipes for each lot for proper construction.
- I. Driveway drainage trenches are provided for several lots that are associated with the drainage analysis and mitigation for the project development impacts. We note that the trench on lot 8 is adjacent to the lot line and portions of the trenches on lots 6 and 7 are in close proximity to the lot line. However, the plans or supporting project information does not appear to include any mechanism that requires the lot owner to retain and maintain these drainage features. The proposed rain gardens shown on lots 4 and 6 would also fall under this concern. Also, each lot contains two separate infiltration areas for the roof runoff that require maintenance and remain operational. We would anticipate the project legal documents would include these provisions, but the submission did not include information relative to operation and maintenance of the drainage facilities proposed. Please provide additional information that clarifies how these proposed infiltration features will be maintained and retained by the lot owners in the future acceptable to the Planning Board. In addition, we note that the location of the roof infiltration systems may limit future site improvements to the lots by the owners and recommend that the Applicant review and consider their placement prior to final approval of the project by the Board.
- J. The project design indicates grading will occur to the limits of the property and in the open space adjacent to lot 1. Please clarify how this proposed design complies with the 50 foot limit of work to the property line per section XI.D6.b.8 of the Zoning bylaws. Please revise as necessary acceptable to the Board.
- K. The drainage design indicates the 6" stone weir and a portion of the 5.5 foot grass treatment swale embankment are located outside the limits of lot X and within the



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Applicant: BC Realty Trust  
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open space area, but an easement does not appear to be provided. Please update the design to provide provisions for future maintenance of these site facilities acceptable to the Board.

13. We recommend the Applicant address the following relative to the landscaping and erosion control plan:
  - A. We recommend check dams be provide in the roadway swale as an erosion control measure until vegetation is successfully established.
  - B. The plan indicates trees along Kimball Road, but it is unclear how many will remain after the project is constructed. We recommend the plan clearly identify all the trees to be removed by the Applicant as needed to provide safe sight distance for the CAD.
  - C. Please indicate the stone construction entrance on the plan.
  - D. The design indicates plantings will be placed along the proposed CAD swale adjacent to lot 3 and within lot X. In addition, landscaping is indicated within the cul-de-sac center area. Please address how the landscaping will be retained and maintained in these locations acceptable to the Board.
  - E. The plan does not show the proposed retaining wall indicated at lot 5 on sheet 6. Please update the plan to include the proposed wall.
14. We note the project includes easements that are indicated on sheet 7. We recommend the Applicant update this plan sheet as necessary to address the comments within and provide appropriate draft documents of all easements for review by the Board.
15. We recommend the Applicant indicate the water service curb box on the utility plan for each lot and indicate the curb box to be placed at the right of way line for proper construction. Please update the details in the plan set to include a water service detail for proper construction.
16. This project details include a catch basin detail on sheet 12, but the proposed project drainage design does not include any catch basins. Please remove the detail since it is not part of the current design.
17. Please update the hydrant detail to indicate the hydrant is a minimum of three (3) feet from the pavement as typically requested by the Department of Public Works.
18. Please label the material and specification for the pipe bedding in all utility details for proper construction and as acceptable to Department of Public Works.
19. Please revise the site management notes to eliminate all the references to catch basins and drain manholes, since the proposed project design does not include these features. In addition, please carefully review the notes for consistency with the proposed design as presented. Also, please review the cover sheet notes for errors and update as necessary.
20. We recommend the Applicant address the following relative to the project hydraulic report:
  - A. The post development routing diagram indicates eight separate subcatchment areas, with ponds but the post development watershed plan does not include all the



subcatchments or ponds. We recommend the post development watershed plan be revised to indicate all eight of the watersheds and the eight ponds consistent with the analysis diagram to confirm the design and routing diagram represents the proposed condition. Please update the watershed plan to indicate all components used in the analysis. This may require the post development watershed map to be larger to properly display the proposed design features and locations.

- B. The post development analysis implies the entire runoff from subcatchment 4 is directed to the rain garden 1 (Pond 1P) located on lot 4, but the proposed grading indicates only a small portion of the runoff in the subcatchment could flow to the garden. Please review and revise the analysis to properly represent the proposed condition.
- C. The post development analysis implies the entire runoff from subcatchment 5 is directed to the rain garden 2 (Pond 2P) located on lot 6, but the proposed grading indicates only a small portion of the runoff in the subcatchment could flow to the garden. Please review and revise the analysis to properly represent the proposed condition.
- D. The amount of woods in post subcatchments 3, 4 and 5 seem high since the grading plan indicates a significant portion of these post subcatchment areas will be regraded. Please indicate the limits of clearing on the grading plan in the plan set and verify the woods areas in each subcatchment are representative of the post development conditions.
- E. The pre and post development plans represent the limits of the development and are shown to encompass the same total area. However, the post development total area size in the calculations is significantly less than the pre-development size, when they should be the same size. Please review and revise the analysis as necessary to indicate the same total areas for both the pre- and post-development conditions.
- F. The site grading implies the proposed runoff from lot 1 including the driveway would drain westerly and increase runoff to the abutting parcels. However, the post development analysis does not address this issue. Please revise the analysis to include a summary table that identifies the abutting parcels and the impacts, both predevelopment and post development to the parcels that indicates no increase in runoff occurs to the abutters.
- G. The project design indicates decks will be part of the proposed house development area, but the analysis does not appear to address these areas. Please review and clarify how these areas are addressed in the analysis.
- H. The hydraulic report was submitted prior to the latest special permit application for the Water Resources Protection District. We recommend the report be updated to clarify how the proposed design has addressed the requirements of the Water Resources Protection District under this special permit.

**Summary:**

We recommend the Applicant arrange a meeting with the Community & Economic Development Department before addressing the issues noted above. After the meeting, we recommend the Applicant address the comments and issues noted above and resubmit revised drawings and supporting information. We recommend the Applicant provide a summary response letter with the revised drawings and supporting information addressing each comment noted above as required by the regulations.

GJF/ml

*Design with community in mind*

**Barbara Foley**

*c: NJ, PO, Scan*

**From:** Barbara Foley  
**Sent:** Monday, March 16, 2015 1:27 PM  
**To:** Nipun Jain  
**Subject:** FW: Definitive Subdivision Plan- 47 1/2-57 Kimball Rd.

*file  
Applicant*

FYI

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**From:** Jack Morris  
**Sent:** Monday, March 16, 2015 12:57 PM  
**To:** Barbara Foley  
**Subject:** Definitive Subdivision Plan- 47 1/2-57 Kimball Rd.

Barbara, I have reviewed the above referenced plan and have the following comments:

1) The proposed development will be serviced by municipal water and sewer, therefore the plan is acceptable as currently designed. Any changes may require further review and approval and possibly Health Department permits if applicable.

If you have any questions please contact me.

Thanks

**John W. Morris**

Director of Public Health

Amesbury / Salisbury Regional Health Dept.

Tel. Amesbury: 978.388.8134 / Tel. Salisbury: 978.462.3430

**Notice:**

This email is subject to MGL: Chpt.66, Sec.10 Public Records Law.



**Dept. of Public Works**  
Highway, TPC (Tree/Park/Cemetery), Water, Sewer,  
Engineering, Refuse, Recycling & Snow/Ice Divisions

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**Peter A. Manor, City Engineer**  
DPW – 39 South Hunt Road  
Amesbury, MA 01913  
Tel.: (978) 388-8116  
Fax: (978) 388-1769  
manorp@amesburyma.gov

Date: April 9, 2015

Atten: Amesbury Planning Board

Subject: 47.5 – 57 Kimball Road Special Permit Site Plan Review

Dear Board Members,

The Department of Public Works (DPW) has completed a review of the Site Plans for the proposed Definitive Subdivision Plan for 47.5 – 57 Kimball Road. This review was completed to provide comments and recommendations to the Board.

The applicant has indicated that the subdivision will be constructed using Low Impact Development (LID) techniques, in lieu of the traditional drainage methods within the Subdivision Regulations, and have requested waivers from the regulations. The waivers (No. 2 and 3 on the cover of the submitted plan set) relate to drainage matters (i.e. no curbing and sidewalks for the development) and are justified with the LID approach to the development. For waiver No. 7, the reduction of the waterline from 8" diameter to 6" diameter, the DPW does not have an issue with this request as it has been accepted within other Common Access Drive subdivisions in the City. The remaining waivers included on the plan set require acceptance by others within the City. In review of the proposed project as provided by the applicant, the DPW would like to provide the following comments.

1. The applicant should need to apply for a special permit for the Watershed Protection District as the proposed project location falls within the Watershed Protection District Zone C.
2. During the construction of the dwellings and garages care shall be taken by the contractor to provide a positive pitch away from the garage entrances to the extent possible so reduce the possibility of water entering the garages.
3. The applicant shall indicate in an operations and maintenance plan for storm water controls that the homeowners (not the City of Amesbury) are responsible for the maintenance of the LID features on the site.
4. Roadway should be called off on the site plans as a Common Access Driveway (CAD) not proposed road and provide a note on the plans that the CAD is to be maintained by the homeowners and is not the responsibility of the City of Amesbury.
5. The City of Amesbury Water and Sewer Departments shall be notified by the developer/Contractor prior to installation of sewer and water line connections to the City's infrastructure.
6. The DPW would request that the applicant attempt to minimize disturbances, to the extent possible, to existing ground surfaces adjacent to the construction area to reduce the likelihood of runoff into the City storm water management system during possible construction flooding events.
7. Upon Completion of the project, the DPW would request that the applicant provide Final As-built plans showing all utilities and easements as per Definitive Subdivision Site Plan Application requirements.

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**Office Hours:**  
Monday – Friday: 8:30 a.m. – 3:00 p.m.

**Web-Site:**  
[www.amesburyma.gov](http://www.amesburyma.gov)

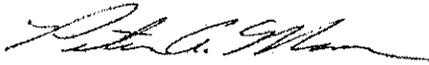
**Dept. of Public Works**  
Highway, TPC (Tree/Park/Cemetery), Water, Sewer,  
Engineering, Refuse, Recycling & Snow/Ice Divisions

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8. Utility layout (water, sewer, and drainage) locations and requirements should be reviewed and accepted by the Amesbury DPW prior to issuance of building permits.
9. It does not appear that the applicant has provided an area for snow storage on the site plan provided with the application or it is very difficult to see if a snow storage area is called out. A snow storage location should be provided somewhere on the common access driveway.
10. Has ownership information of Parcel X on the site plans been provided in the application? Is it going to be commonly owned and maintained by the property owners?

The DPW reserves the right to provide further comment on the proposed subdivision as additional review of the project plans and details may arise. Should additional information be required, please feel free to contact Rob Desmarais, DPW Director, or myself.

Sincerely,



Peter A. Manor  
City Engineer

PB  
✓  
Not Accy  
File ✓

**Memorandum**

To: Barbara Foley, Office of Community and Economic Development  
From: Amesbury Conservation Agent  
Subject: 47.5 – 57 Kimball Road  
Definitive Subdivision Plan, Cluster Residential Special Permit and  
Common Access Driveway Special Permit  
Date: April 13, 2015

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The Amesbury Conservation Commission has reviewed the following:

- 1) Proof Plan for Cluster Residential/Common Access Driveway at 47.5 – 57 Kimball Road in Amesbury, Massachusetts (sheet 1 and 2 of 2) dated 1.20.15.
- 2) Definitive Subdivision of Land at 47.5 – 57 Kimball Road in Amesbury, Massachusetts (sheets 1-14) dated 1.20.15.

A preliminary review of the above referenced plans indicates the presence of jurisdictional and protected resources pursuant to the Massachusetts Wetlands Protection Act (MGL ch. 131, sec. 40) and the Amesbury Wetlands Ordinance and their respective implementing regulations.

As noted on sheet 2 of 14 (existing conditions) of the aforementioned plans, a wetland line as delineated in April of 2013 is not confirmed. A review of the record for the property fails to produce a valid Order of Resource Area Delineation (WPA Form 4B). Therefore, the wetland delineation as denoted on the plans are proposed and should not be considered legally binding. As a result, all associated buffer zones relative to the wetland line is subject to alteration. No wetland delineation is considered final and legally binding until a conservation commission and the Massachusetts Department of Environmental Protection (DEP) have reviewed the proposed wetland delineation and provided a legally valid confirmation.

In addition, the proposed subdivision is subject to the Massachusetts Stormwater Standards pursuant to state and local wetlands laws.

In conclusion, this proposed project is subject to state and local wetlands permitting. To date the property owner is not filed wetland applications with the Amesbury Conservation Commission and DEP. It is advisable for a review of the proposed project take place in close coordination between the Amesbury Planning Board and the Amesbury Conservation Commission. It is recommended that the planning board take no action to approve the project as proposed until a through review as taken place in a manner consistent with state and local wetlands permitting.

On behalf of the Amesbury Conservation Commission we thank you for the opportunity to review and provide initial comments on the proposed subdivision.



OKUG

Scan  
check  
P.B.

**Dept. of Public Works**  
Highway, TPC (Tree/Park/Cemetery), Water, Sewer,  
Engineering, Refuse, Recycling & Snow/Ice Divisions

**Peter A. Manor, City Engineer**  
DPW – 39 South Hunt Road  
Amesbury, MA 01913  
Tel.: (978) 388-8116  
Fax: (978) 388-1769  
manorp@amesburyma.gov

RECEIVED  
5-26-15

Date: May 22, 2015

Atten: Amesbury Planning Board

Subject: 47.5 – 57 Kimball Road Special Permit Site Plan Review – Second Submission

Dear Board Members,

The Department of Public Works (DPW) completed a review of the Site Plans for the proposed Definitive Subdivision Plan for 47.5 – 57 Kimball Road and provided comments to the board in a letter dated 4-9-2015. At this time the DPW has no additional comments for this second submission review other than the comments provided in the aforementioned letter.

The DPW reserves the right to provide further comment on the proposed subdivision as additional review of the project plans and details may arise. Should additional information be required, please feel free to contact Rob Desmarais, DPW Director, or myself.

Sincerely,

Peter A. Manor  
City Engineer



**Dept. of Public Works**  
Highway, TPC (Tree/Park/Cemetery), Water, Sewer,  
Engineering, Refuse, Recycling & Snow/Ice Divisions

**Peter A. Manor, City Engineer**  
DPW – 39 South Hunt Road  
Amesbury, MA 01913  
Tel.: (978) 388-8116  
Fax: (978) 388-1769  
manorp@amesburyma.gov

Date: April 9, 2015

Atten: Amesbury Planning Board

Subject: 47.5 – 57 Kimball Road Special Permit Site Plan Review

Dear Board Members,

The Department of Public Works (DPW) has completed a review of the Site Plans for the proposed Definitive Subdivision Plan for 47.5 – 57 Kimball Road. This review was completed to provide comments and recommendations to the Board.

The applicant has indicated that the subdivision will be constructed using Low Impact Development (LID) techniques, in lieu of the traditional drainage methods within the Subdivision Regulations, and have requested waivers from the regulations. The waivers (No. 2 and 3 on the cover of the submitted plan set) relate to drainage matters (i.e. no curbing and sidewalks for the development) and are justified with the LID approach to the development. For waiver No. 7, the reduction of the waterline from 8" diameter to 6" diameter, the DPW does not have an issue with this request as it has been accepted within other Common Access Drive subdivisions in the City. The remaining waivers included on the plan set require acceptance by others within the City. In review of the proposed project as provided by the applicant, the DPW would like to provide the following comments.

1. The applicant should need to apply for a special permit for the Watershed Protection District as the proposed project location falls within the Watershed Protection District Zone C.
2. During the construction of the dwellings and garages care shall be taken by the contractor to provide a positive pitch away from the garage entrances to the extent possible so reduce the possibility of water entering the garages.
3. The applicant shall indicate in an operations and maintenance plan for storm water controls that the homeowners (not the City of Amesbury) are responsible for the maintenance of the LID features on the site.
4. Roadway should be called off on the site plans as a Common Access Driveway (CAD) not proposed road and provide a note on the plans that the CAD is to be maintained by the homeowners and is not the responsibility of the City of Amesbury.
5. The City of Amesbury Water and Sewer Departments shall be notified by the developer/Contractor prior to installation of sewer and water line connections to the City's infrastructure.
6. The DPW would request that the applicant attempt to minimize disturbances, to the extent possible, to existing ground surfaces adjacent to the construction area to reduce the likelihood of runoff into the City storm water management system during possible construction flooding events.
7. Upon Completion of the project, the DPW would request that the applicant provide Final As-built plans showing all utilities and easements as per Definitive Subdivision Site Plan Application requirements.

**Office Hours:**  
Monday – Friday: 8:30 a.m. – 3:00 p.m.

**Web-Site:**  
[www.amesburyma.gov](http://www.amesburyma.gov)

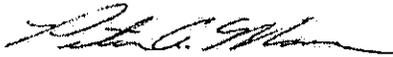
**Dept. of Public Works**  
Highway, TPC (*Tree/Park/Cemetery*), Water, Sewer,  
Engineering, Refuse, Recycling & Snow/Ice Divisions

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8. Utility layout (water, sewer, and drainage) locations and requirements should be reviewed and accepted by the Amesbury DPW prior to issuance of building permits.
9. It does not appear that the applicant has provided an area for snow storage on the site plan provided with the application or it is very difficult to see if a snow storage area is called out. A snow storage location should be provided somewhere on the common access driveway.
10. Has ownership information of Parcel X on the site plans been provided in the application? Is it going to be commonly owned and maintained by the property owners?

The DPW reserves the right to provide further comment on the proposed subdivision as additional review of the project plans and details may arise. Should additional information be required, please feel free to contact Rob Desmarais, DPW Director, or myself.

Sincerely,



Peter A. Manor  
City Engineer

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**Office Hours:**  
Monday - Friday: 8:30 a.m. - 3:00 p.m.

**Web-Site:**  
[www.amesburyma.gov](http://www.amesburyma.gov)

*Health  
Comments, Sean*

**Barbara Foley**

---

**From:** Jack Morris  
**Sent:** Friday, April 24, 2015 9:15 AM  
**To:** Barbara Foley  
**Subject:** 47.5-57 Kimball Rd.

Barbara, I have reviewed the Second Submission Definitive Subdivision Plan for the above referenced property and have the following comments:

The plans have not significantly changed from the original submission concerning the Health Department, therefore I have no concerns with this submission.

If you need any further information or have any questions please feel free to contact me.  
Thanks

**John W. Morris**

Director of Public Health  
Amesbury / Salisbury Regional Health Dept.  
Tel. Amesbury: 978.388.8134 / Tel. Salisbury: 978.462.3430

**Notice:**

This email is subject to MGL: Chpt.66, Sec.10 Public Records Law.

**Barbara Foley**

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**From:** Barbara Foley  
**Sent:** Wednesday, May 20, 2015 9:41 AM  
**To:** Lauren Tirone  
**Subject:** RE: 47 1/2 - 57 Kimball Road - Second Admission

Thank you Lauren.

---

**From:** Lauren Tirone  
**Sent:** Wednesday, May 20, 2015 9:39 AM  
**To:** Barbara Foley  
**Subject:** RE: 47 1/2 - 57 Kimball Road - Second Admission

Barbara,

As far as the Police Department goes, our only concerns for this project are the traffic impact and sight lines. Also if this will be at be a private way or not. Thanks

Lauren

---

**From:** Barbara Foley  
**Sent:** Wednesday, May 20, 2015 9:35 AM  
**To:** Denis Nadeau; Glenn Fournier; John Lopez; Lauren Tirone; Nipun Jain; Peter Manor  
**Subject:** 47 1/2 - 57 Kimball Road - Second Admisslon  
**Importance:** High

RE: 47 1/2 - 57 Kimball Road, Definitive Subdivision Plan, Cluster Residential Special Permit, Common Access Driveway Special Permit, Water Protection Resource District Special Permit.

A reminder that your comments are due on or before noon on Friday, May 22, 2015.  
The Planning Board will hold a public hearing on the plan on Monday, June 8th at 7:00 p.m.

Thank you.  
Barbara

Notice:  
This email is subject to MGL: Chpt.66, Sec.10 Public Records Law.

Notice:  
This email is subject to MGL: Chpt.66, Sec.10 Public Records Law.

*Scan file*

**Barbara Foley**

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**From:** John Lopez  
**Sent:** Tuesday, May 26, 2015 9:16 AM  
**To:** Barbara Foley  
**Subject:** RE: 2nd Submission - 47 1/2 - 57 Kimball Road Def. Subdivision Plan

No comments. Have not had time to review it.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Barbara Foley  
**Date:** 05/26/2015 8:31 AM (GMT-05:00)  
**To:** John Lopez  
**Subject:** 2nd Submission - 47 1/2 - 57 Kimball Road Def. Subdivision Plan

John,  
Will you be submitting any additional comments for the addition of (1) special permit for Water Protection Resource District for 47 1/2 - 57 Kimball Road? If so, please submit your comment(s) or no comment to me asap. Thanks.

Barbara

Notice:  
This email is subject to MGL: Chpt.66, Sec.10 Public Records Law.

Notice:  
This email is subject to MGL: Chpt.66, Sec.10 Public Records Law.



# Amesbury

Community & Economic Development  
Nipun Jain, City Planner  
Planning – Conservation – Appeals  
Tel: (978) 388-8110 Ext. 312  
Fax: (978) 388-6727  
[nipun@amesburyma.gov](mailto:nipun@amesburyma.gov)

62 Friend Street  
Second Floor  
Amesbury, MA 01913

April 25, 2016

Mr. Robert Cormier  
Yvon Cormier Construction Corporation  
BC Realty Trust,  
64 School Street  
Merrimac, MA 01860

**RE: 47 ½ - 57 Kimball Road – Subdivision Plan**

Dear Mr. Cormier:

The Planning Board (the “Board”) is writing to you about your project, Definitive Subdivision at 47 ½ - 57 Kimball Road (the “Project”) located in Amesbury, MA. The Applicant has made the following permit applications:

- a. Definitive Subdivision Plan – (MGL Ch. 41- Sec 81T)
- b. Special Permit – Cluster Residential (Zoning Bylaw - Section XI.D)
- c. Special Permit – Common Access Driveway (Zoning Bylaw - Section XI.O)
- d. Special Permit – Water Resource Protection District (Zoning Bylaw - Section XIV.E.8)

At their regularly posted meeting on March 14<sup>th</sup>, 2016, the Board reviewed the status of your applications before the Board and noted the following:

1. The original application was submitted on March 03<sup>rd</sup>, 2015 and the initial public hearing was scheduled for April 13<sup>th</sup>, 2015.
2. At that time it was determined that the Applicant was also required to file a Special Permit for Water Resource Protection District (Zoning Bylaw - Section XIV.E.8) and by mutual agreement, the initial hearing date for ALL permits was moved to June 8<sup>th</sup>, 2015.
3. The Board also received a letter from the Applicant requesting that the public hearing for the Subdivision Plan and the Special Permit run concurrently and that the Applicant agrees that the Board shall render its decision on the subdivision plan at the same time as the special permit application.

4. The hearing was continued to July 27<sup>th</sup>, 2015 until the Board's peer review consultant completed an initial assessment report. The peer review report was issued on September 23<sup>rd</sup>, 2015. The detailed report had a list of missing information, comments on several performance standards associated with the subdivision rules and regulations and Amesbury Zoning Bylaw.
5. In order to facilitate the review process, the Board's peer review consultant met with the Applicant's engineer, John Paulson from Atlantic Engineering on October 16<sup>th</sup>, 2015 to discuss the peer review report.
6. Since the issuance of initial peer review report, the Applicant has requested the continuation of the public hearing to subsequent Planning Board meetings. The Board received a request to continue the hearing as follows:
  - a. July 27<sup>th</sup>, 2015 - Request to continue to September, 28<sup>th</sup>, 2015
  - b. September, 28<sup>th</sup>, 2015 - No show; continued to October, 26<sup>th</sup>, 2015
  - c. October 27<sup>th</sup> 2015 - Request to continue to November, 9<sup>th</sup>, 2015
  - d. November 20<sup>th</sup> 2015 - Request to continue to November, 23<sup>rd</sup>, 2015
  - e. November 9, 2015 - Request to continue to Dec 14<sup>th</sup>, 2015
  - f. November 30, 2015 - Request to continue to December 28<sup>th</sup>, 2015
  - g. January 6<sup>th</sup>, 2016 - Request to continue to March 14<sup>th</sup>, 2016
7. An email was sent on March 28<sup>th</sup>, 2016 to Atty. Parry requesting an update on the status of responses to the comments. No response to that email was received.

As of date, no supplemental information, documents or responses have been received from the Applicant. The Board is writing to you to provide written responses to the initial peer review report along with all the missing information identified in that report. In the Board's opinion, the Applicant has had sufficient time to prepare and provide the documents as requested in the peer review report. If the Board does not receive the information requested above by its next meeting on May 9<sup>th</sup>, 2016, the Board may render a final decision on this matter at that meeting. You are also advised to attend that meeting to discuss the project status and any responses with the Board.

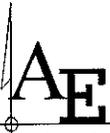
Thank you in advance for your prompt attention.

Regards,



Nipun Jain

CC: Attorney Philip A. Parry, 4 Merrimac Square, Merrimac, MA 01860 ✓



**Atlantic Engineering & Survey Consultants, Inc.**  
97 Tenney Street Georgetown, MA 01833  
978-352-7870 • 978-352-9940 (fax) atlantic84@gmail.com

John B. Paulson, P.L.S. President  
George J. Zambouras, P.E.

May 9, 2016

City of Amesbury  
Planning Board  
62 Friend Street  
Amesbury, MA 01913

Re: Definitive Subdivision at 47.5-57 Kimball Road  
Project No: 1951-13124  
Applicant: BC Realty Trust

Response to Review Letter by Stantec Consulting Services, Inc.  
Dated: September 23, 2015

The responses contained in this document will address the concerns in the referenced review letter and will be done in the same sequence contained in that letter. Please note that one sheet has been added to the plans. It is now a set of 15 sheets. Sheets 1 through 9 are the same numbers as the prior submission.

**General Comments:**

1. Attorney
2. Attorney
  - F. Yard lamp have been added to Sheet 8.
  - G. The DPW has okayed the 6" water line
3. Attorney
4. The review suggests that the following items are required under Section XI.D3.b of the Zoning Bylaws. It is our opinion that all of these items are only applicable to sites where there are multiple buildings on one lot and are not practically applied to single family house lots. Atlantic has addressed these items where appropriate.
  - A. The plans, as submitted show the front, side and rear setback lines for each lot along with the proposed building locations. Each

building complies with the required setbacks if the plan is approved as prepared. Setbacks between buildings serves no purpose.

- B. A table showing this information has been added to Sheet 1.
  - C. A building height note has been added to Sheet 1.
  - D. A parking note has been added to Sheet 1.
  - E. This item cannot be practically addressed.
5. On those plan sheets where to access way is labeled it has been changed to "Common Access Driveway". A note has been added to both Sheet 1 (note 22) and to Sheet 5 that "The Common Access Driveway (CAD) shall not become a public or private way maintained by the City".

6. The Common Access Drive serves 3 lots. The additional 2 driveways are allowed as the lots have frontage on Kimball Road in order to reduce the number of driveways on Kimball Road.

A new Sheet 10 has been added to the plan set. This plan shows a plan view of the site distances and a profile of the right and left sight lines. The sight lines comply with the City regulations for safe sight distance with the removal of the specified trees. The tree removal and grading shown on the plans represent the work required to achieve the required site distances.

7. It is understood that lots 5, 6 and 7 may require some filing with the Conservation Commission as the applicant may wish to perform some work in the buffer zone to enhance these lots. It is our understanding that the commission was going to issue a revised response letter to the Board.

8. Attorney

9. Attorney

A table has been added to Sheet 1 showing the lot areas, building areas, impervious areas and percentages of building to lot and impervious to lot for lots 1 through 8. It also shows the same information for the open space lot (Lot 9) and for the site in total. Section XIV Section I.B.7 of the Zoning Bylaws apparently applies to this site as it is in Zone C of the Water Resource District because the individual lots exceed 15% or 2500 square feet, whichever is greater, of the lot impervious. This is only because the lots being created are under cluster zoning allowances. When the site is considered with the open space only 2.5% of the site is impervious which is well under 15 percent.

10. Subdivision Regulation Comments

- A. The locus map has been revised to show the Common Access Drive and to

indicate the applicable zoning districts. The entire locus is in the R40 zone and Zone "C" of the Watershed Protection District.

- B. The Owner's name and address has been added to the Title Block.
- C. Sheet 6 has been revised to show the entire site grading.
- D. The Utility Plan, Sheet 8, has been revised to show the existing sewer pipe size and type and the existing water pipe size and type. The gas main size has been unavailable to us.

The water service location for Lot 1 is now shown on Sheet 8. The water service location for Lot 5 is shown by note on Sheet 8 and is shown in the plan view on sheet 9.

Underground utility service drops for electric, gas, telephone and CATV are under the control of the individual providers and are determined by them after approval of the plans and at the time of construction. They have not been shown on the proposed plans for this reason.

Attorney                      Letters from the above providers are not generally issued.....

- E. The sewer to service Lot 3 has been approved by the DPW and is the only practical way to service the house. Providing service to SMH1 would require a 12 foot deep service with a slope of 20% or a drop service. Atlantic does not condone either of these options. No redesign has been done.

#### 11. CAD Comments

- A. The profile on Sheet 9 has been revised. The proposed Elev. at BVC = 136.5 and at the mid-point of the VC = 136.302 for a road grade of 1.3%, the Elev. at EVC = 135.708 for a road grade of 3.96%, with the total VC of 30 feet in length. Section 7.09.K.7 is satisfied.
- B. A new cul-de-sac detail has been added on Sheet 10 indicating spot elevations and centerline profile have been incorporated into the drawing insuring a minimum grade of 1% is maintained.
- C. An additional waiver for 7.09 K has been added on Sheet 1 however it is our opinion that the original waiver request under 7.09 G would be sufficient by asking for no curbing.  

We do not concur with the suggestion of adding a 2 foot gravel shoulder along the road. It is not necessary for a low usage road. It adds additional maintenance and cost for the land owners for no justified reason. It presents a poor appearance for what is being considered a driveway.
- D. A waiver request has been added to Sheet 1 under Section 7.09 K(10) and Section 8.04 seeking to waive the requirements of catch basins and traditional handling of stormwater in favor of the low impact design (LID) shown on the plans.
- E. The paved waterway has been added and shows on several of the plan sheets.

- F. The unpaved portion in the center of the cul-de-sac is a landscaped island. It will not be used as a snow storage area. The cul-de-sac spot elevations on Sheet 10 in combination with the profile on Sheet 9 have been clarified to provide for proper construction.
- G. It is not likely that icing will occur anymore that it will on any other paved roadway surface. The main portion of the road has a grade in excess of 4% which allows water to flow freely without icing. Normal plowing and snow removal operations will be done. It is a private area and will be the responsibility of the owners to care for the roadway.
- H. We do not concur with this comment. The site already has 3 access points available to the public if the City takes ownership of the Open Space lot. Two access points are from Kimball Road and the third is from the right of way off of Lake Attitash Road. An additional access point from a PRIVATE common access driveway is not warranted or necessary.
- I. The driveway roundings of a 3 foot radius have been added. They are not shown in the plan view however a note has been inserted on Sheet 6 stating the requirement and a detail has been added on Sheet 13.
- J. The mailbox location has been added and shows on Sheet 6 and Sheet 8. No detail is provided as the construction requirements are defined by the postal service.
- K. A waiver request has been added to Sheet 1 for Section XI.O.2.h to not require a storage shed for trash. The regulation states that the shed cannot face the street. This is an issue for the newer trash trucks which have mechanical pickup devices. It also tends to be a maintenance issue. Since it is a private drive the owners will be expected to bring their trash/recycling containers to Kimball Road.

## 12. Comments relative to Sheet 6

- A. The driveway of Lot 4 is now shown sloping 2%+/- towards the CAD. While some of the driveway may slope onto the grass the grading show that this will also reach the CAD.
- B. Lots 1 and 2 now completely show on Sheet 6 and are clearly indicated as flowing away from Kimball Road and towards the rear of the lots. Lot 5 mostly drains onto the lot. A spot elevation of at 131.0 has been added to help clarify the drainage. A small portion may go towards Kimball Road but fact is that a small portion of the lot heads that direction now. The small amount that drains onto Kimball will drain back onto the site at Lot 9 as it does presently.
- C. The wall for Lot 5 has been defined by note on Sheet 6. The wall is a maximum 3.8 feet high and is therefore not structural. I does not require review or approval by the Building Department. The construction materials of the wall are at the contractor's discretion. It has intentionally not been specified in the plans.

- D. A Drainage Easement has been added to Sheet 7 to address this concern. If both Parcel X and Lot 9 are owned by the City the Easement will be implemented so the homeowners will be able to maintain the drainage. if both Parcel X and Lot 9 are owned by the property owners then no easements are necessary. If Lot 9 is owned by the City and Parcel X is owned by the homeowners the Easement will be implemented so the homeowners will be able to maintain the drainage.
- E. Addressed above in Item B. The intent of the grading is clear on the plans.
- F. One needs to look at the site in context when addressing this item. This site is 19.33 acres in size. While it is true that much the area within the limit of work will be disturbed it amounts to only 2.9 acres. This means that approximately 85% of the total site will be maintained in a natural condition. This clearly complies with the intent of Section 7.05 (Protection of Natural Features).
- G. Additional soil testing was performed at the site in October 2015. Test Pits 6 and 7 were dug in the proposed main infiltration area. They were dug to depths of 12 to 14 feet. The test pit information has been added to the plans on Sheet 2. They also show on Sheet 8. The material was all Class A soils with a bottom elevation at 114.8 feet. There was not water or mottling observed in either test pit. These test pits show that the bottom of the infiltration system 5.67 feet above the bottom of the test pits. This confirms that the drainage system meets of the necessary requirements and regulations.
- H. The infiltration trenches along the driveways of lots 6 and 7 are being built in fill. This construction is not at odds with DEP design intent provided the trenches and receiving soils are suitable. In this situation all of the top and subsoil below the trenches will be removed as part of the normal construction of sites designed using fill. The receiving parent material under the trenches is Class A soil. The Class A material from the site will be used as fill material in the area of these trenches. This construction design is consistent with the Stormwater Management Handbook, Volume 3, Chapter 1 on page 12.
- The horizontal pipes in the trench design are simply to provide additional void space allowing the trench length to be lessened in areas with area limitations. There is no need for cleanouts for these pipes.
- The infiltration trench on Lot 5 has been checked and appropriate as currently shown on the plans.
- A detail depicting a typical cross section of an infiltration trench has been provided on Sheet 13.
- Lengths, widths and depths of the infiltration trenches are shown on the plans instead of elevations. Elevations may vary if the site is constructed slightly differently than shown on the plans. By using depths there can be no confusion as to intent.
- I. It is the intent of the design that drainage/infiltration features in individual

lots will be the responsibility of the individual lot owners. This includes roof infiltration, trenches along driveways and rain gardens. The drainage features which are part of the primary drainage system on and adjacent to Parcel X will be maintained by the home owners. It is anticipated that a detailed Homeowners Association document which includes an Operation and Maintenance Plan for all the site drainage will be created. The appropriate plan information will be provided to the City. A basic O&M plan is included on Sheet 15.

There is no mandate by this design that the roof infiltration units on the individual lots have to be placed in the exact locations shown on the plans. There are not water table issues relative to their location so the locations can be altered if it is prudent to do so. As far as limitation concerns for future improvements by future owners this could be true no matter where the infiltration units are placed. We are not altering the locations at this time.

- J. Section XI.D6.b.8 of the Zoning Bylaw actually states that "Wherever feasible" there will be a minimum width of 50 feet between the development and the adjacent property. the key word is feasible. On this site it is not feasible to maintain the width without the loss of a building lot, without working closer to the wetlands or extending the project further into the site which would reduce the net open space. The benefit of the site as designed is that 33% more open space is being preserved than is required by the regulations. It is not inconsistent with the neighborhood as the adjacent site is a condominium development with an access driveway approximately 10 feet off of the property line in question.
- K. Answered in Item 12.D

13. Comments regarding landscaping and erosion control

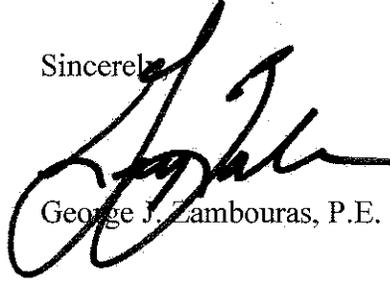
- A. Temporary check dams have been added to Sheet 11.
- B. Sheet 6 and Sheet 8 both show the limit of tree removal along Kimball Road and in Parcel Y. Both sheets also have a note regarding tree removal. Only trees 12 inches and over are shown but all of the trees in this area will be cut and removed. These trees are to be removed to facilitate improved sight lines along this section of Kimball Road. Once cut and Parcel Y is deeded to the City it will be the responsibility of the City to maintain the area as it will become part of Kimball Road.
- C. The stone construction entrance has been added on Sheet 11.
- D. The care and maintenance of all plantings and landscaping will be the responsibility of the homeowners and will be detailed in the document mentioned in Item 12.I.
- E. The wall in question has been added to Sheet 6.

- 14. The easement plan on Sheet 7 has been updated. It now includes a Drainage Easement adjacent to Parcel X.

15. Proposed locations of water service curb boxes have been added to Sheet 8. There was already a detail on Sheet 13 for this item.
16. The catch basin detail has been eliminated.
17. The hydrant detail on Sheet 13 has been updated to indicate the minimum 3 foot distance from the pavement.
18. The details have been reviewed and we believe that all the appropriate information is included.
19. The site management notes on Sheet 15 have been reviewed and updated.
20. Comments relating to the hydraulic report.
  - A. The watershed maps have been revised and are incorporated in the revised hydraulic report.
  - B. The proposed grading has been revised where needed and the location of the rain gardens have been modified. The revised hydraulic analysis reflect the revised site grading and rain garden changes.
  - C. See item 20.B
  - D. The entire pre-development site was modeled as woods, therefore any areas not disturbed under the planned development were also modeled as woods. The areas have been double checked and reflect the correct undisturbed area.

The delineation of the limits of clearing equals the limits of work. This is shown on Sheet 6.
  - E. As noted in the post analysis of Sub-catchment 7S, only the largest house footprint consisting of 1,653 s.f. was modeled for the sizing of the roof infiltration systems and included in the total impervious area. In the revised hydraulic analysis the post condition impervious area total now includes all roof areas for the site.
  - F. There is a small negligible area of the existing site, in the area of Lot 1, which drains towards the abutting lot. The grading on Sheet 6 reduces the grading towards the abutting land. The revised hydraulic analysis identifies these small sub-catchments in the pre and post analysis.
  - G. The decks are elevated wood decks consisting of typical open joints, thereby permitting runoff to reach the underlying soils and grass areas. Decks of this type are never considered as impervious and are never included as impervious areas in the hydraulic analysis.
  - H. The site is in a Zone C of the watershed district. The plans, drainage calculations and stormwater management controls comply with the requirements of this overlay district as currently designed.

Sincerely,

A handwritten signature in black ink, appearing to read "G. J. Zambouras". The signature is fluid and cursive, with the first name "George" and last name "Zambouras" clearly legible.

George J. Zambouras, P.E.

**REQUEST TO CONTINUE PUBLIC HEARING**



Date June 17, 2016

Property Owner Yvon Cormier Construction Corp.

Property Address (Street, City, Zip) 47.5 - 57 Kimball Road

*If not the Property Owner, then state your relation to the Property Owner*

Applicant's Representative

Name Philip A. Parry, Esq.

Name of Firm Parry & Parry PC

Your Address (Street, City, Zip) 4 Merrimac Square, Merrimac, MA 01860

Email Address phil@parrylawandtitle.com

Telephone 978-346-0005 Fax 978-346-0066

City of Amesbury **Board/Committee/Permit Granting Authority - PGA** (Choose That Apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Historical Commission   |
| <input type="checkbox"/> Conservation Commission   | <input type="checkbox"/> Tree Board              |
| <input type="checkbox"/> Zoning Board of Appeals   | <input type="checkbox"/> Design Review Committee |
| <input type="checkbox"/> Other _____               |  |

Project Name: 47.5 - 57 Kimball Road Subdivision

**Request to Continue Public Hearing:** *I hereby request the Public Hearing to be continued for 90 (not less than 30 days) and understand that supplemental/revised information shall be submitted pursuant to the submission deadline of respective PGA and give my consent to be placed on the PGA's Agenda accordingly. I acknowledge that the the deadline for the Board to render a decision shall be extended for the period requested above in addition to any previous extension requested for this hearing.*

Initial Hearing Date June, 2015 Permit Filing Date July 25, 2016

<b>Reason for Continuation</b>	Consider and solicit second peer review comments from Planning Board's consultant
--------------------------------	---

Signature  (Property Owner/Agent/Applicant)

Office Use Only	
<i>Office of Community &amp; Economic Development, 62 Friend Street Amesbury MA 01913</i>	
Received By _____	Date _____
Public Hearing Continued To: _____	