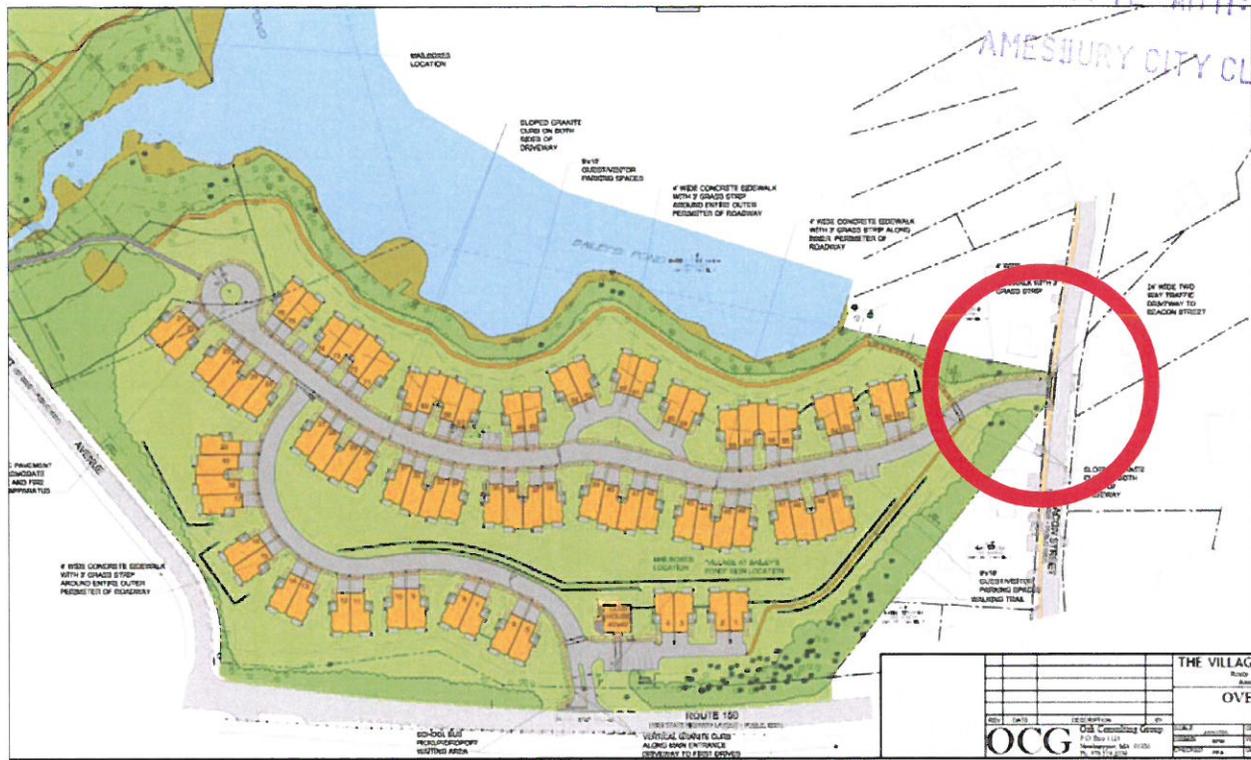


# BAILEY'S POND – BEACON STREET ACCESS DETAILS/FIGURES

October 12, 2016



For traffic data/analysis, see the traffic reports prepared by TEPP, LLC (as submitted to the Planning Board):

- April 15, 2010 Traffic Impact and Access Study (TIAS)
- November 9, 2012 Memorandum Response to Traffic Comments of Board's Peer Review Consultant
- January 18, 2016 Memorandum Traffic Supplement
- July 11, 2016 Traffic Supplement, focused on the Beacon Street access point and concluding that:
  - the TIAS findings are still valid
  - the proposed development will have no significant impact on overall area traffic safety or operations
  - the proposed site driveways will be appropriate for traffic safety and operations
  - the proposed Beacon Street driveway would be appropriate for traffic safety and operations even if its utilization were double the estimates (or even triple, as Dr. Hazarvartian explained at the Board's September 26, 2016 hearing)
  - as stated in the November 9, 2012 Memorandum, available sight distances at Beacon Street/proposed driveway are adequate for Beacon Street speeds in excess of the speed limit

## **BAILEY'S POND PROPERTY**

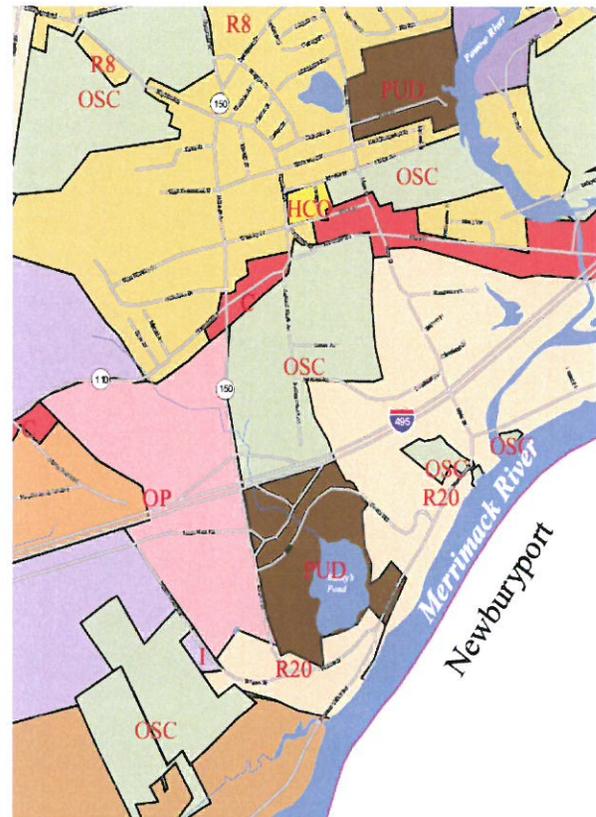
The Bailey's Pond property consists of approximately 26 acres bounded to the south and east by Bailey's Pond and residential areas, to the west by Route 150, the former truck stop and parcels zoned for office park and industrial uses, and to the north by Summit Avenue and I-495. The 40R Gateway Village Smart Growth Overlay District is immediately north of I-495 on the west side of Route 150.

The property was historically used for gravel mining and zoned industrial. It currently lies within one of two "Planned Unit Development" (PUD) zoning districts in Amesbury, identified in Amesbury's Master Plan and Housing Action Plan as uniquely situated for high density residential development. Multifamily developments are allowed by right in this PUD zone under Amesbury's zoning bylaw, subject to Site Plan Approval from the Amesbury Planning Board.

### **Property Boundaries**



### **Zoning Map**



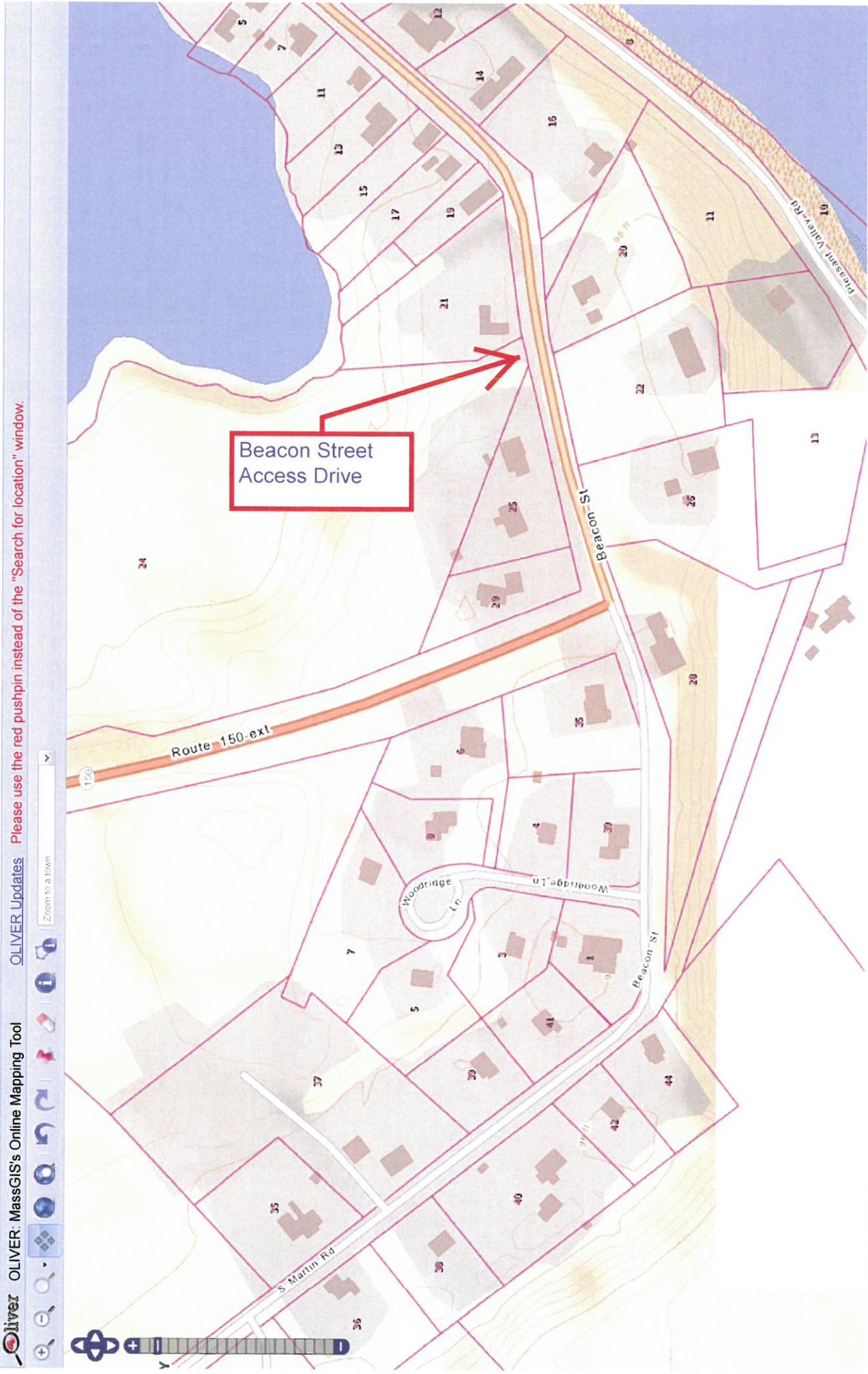
Zoom to a town



Beacon Street  
Access Drive

Scale = 1:4.51  
245,833.44m 954,152.00

0 m



OLIVER Updates Please use the red pushpin instead of the "Search for location" window.

Bailey's Pond – Beacon Street Figures from Google Earth (annotated by Applicant's counsel)  
October 4, 2016

**Heading West on Beacon Street:**





# Heading East on Beacon Street:

