

ZBA BOARD OF APPEALS MEETING
MARCH 26, 2015, CITY HALL AUDITORIUM
62 FRIEND STREET, AMESBURY, MA - 7:00 P.M.
Meeting started at 7:05 PM

Attendance: Sharon McDermot, William Lavoie, Matt Vincent, David Haraske

Absent: Donna Collins, Matt Sherrill, Bob Orem

Also present: Denis Nadeau, Building Inspector, Susan Yeames, Recording Secretary

MINUTES:

9-25-14: Motion was made by David Haraske to approve as presented. Motion was seconded by William Lavoie. AIF

12-11-14: Motion was made by David Haraske to approve minutes as presented. Motion was seconded by Matt Vincent. AIF

**ADMINISTRATIVE: Boston north Properties, LLC, 36 Haverhill Road.
Seeking a one year extension to the Comprehensive Permit for Amesbury Heights,
(Connor Nagle, VHB)**

Bruce Kubik, 4 Hoyt Avenue, abutter. Thirty year neighbor states having issue with the limited sight lines due to hills on each of the two sides. Amesbury Heights will be directly across the street from Hoyt Avenue. I submit there should be a continuance until Boston North works with the community photos taken on Sunday morning. PB and DOT will not make any changes that have already been approved. I ask that Boston North work with the neighbors to change any plans. I ask for a continuance until Boston North works with the community.

Sharon McDermot: The board is limited in what it can do this evening. Change the entrance/exit to where the emergency entrance/exit is located on the plan?

Mark Lenneau, Merrill Avenue, abutter: I have the same issues with the entrance/exit to Amesbury Heights.

William Buckley, attorney for Boston north: History: This was an 18 month process and agreement from 2005 to 2006. Potential for multi-family housing and affordable housing. Approved 40B for 240 units that are 1-2 car units. It was agreed to use an old haul road because of wetlands issues. This was agreed upon at time of approval. A traffic impact study was done in 2007 as well as a peer review of the traffic study. The plan was converted from a 40B to a 40R before the Planning Board. Route 110 is under the jurisdiction of Mass DOT. They require a strict process and will not allow an unsafe decision. This is an approved project that will provide Amesbury with its 10% affordability housing and other benefits. We would like a 1 year extension, waiting for 40R. We expect approval at the 4-13-15 meeting.

APPROVED ON MAY 26, 2016

Permit extension 4-7 and will not meet before it expires.

Close and discuss.

David Haraske: I want to listen to the community. I don't want to open up the hearing again.

Matt Vincent: Say the 40 B process is such that to delay the project would possibly be challenged. Cannot mandate stipulations in the extension.

William Lavoie: I agree.

Motion for an extension of one year for Boston North was made by Matt Vincent.

Motion was seconded by David Haraske.

Sharon McDermot: Yes.

William Lavoie: Yes.

David Haraske: Yes.

Matt Vincent: Yes.

Motion for the extension is approved.

Motion to adjourn was made by Matt Vincent.

Motion was seconded by William Lavoie.

Vote was unanimous.

Meeting adjourned at 7:30 P.M.