



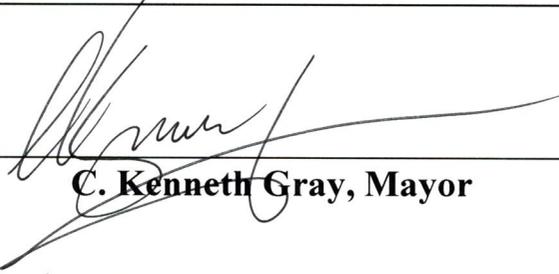
CITY OF AMESBURY  
IN THE YEAR TWO THOUSAND SEVENTEEN

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AMESBURY CITY CLERK

SPONSORED BY: \_\_\_\_\_

  
C. Kenneth Gray, Mayor

BILL No. 2017-089

**An Order** to authorize the Mayor to accept and expend a grant in the amount of \$400,000 from Amesbury Heights Investor, LLC for infrastructure improvements pursuant to 2017-025 and the Planning Board decision issued on July 25, 2016.

**Summary:** This bill would authorize the Mayor to accept and expend a grant in the amount of \$400,000 from Amesbury Heights Investor, LLC for infrastructure improvements pursuant to 2017-025 and the Planning Board decision issued on July 25, 2016.

**Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same, as follows:**

That the Mayor is hereby authorized to accept and expend a grant in the amount of \$400,000 from Amesbury Heights Investor, LLC for infrastructure improvements.





CITY OF AMESBURY  
IN THE YEAR TWO THOUSAND SEVENTEEN

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SPONSORED BY:

C. Kenneth Gray, Mayor

**BILL No. 2017-025**

**An Order** to Authorize the Mayor to Accept and Expend a Grant in the Amount of \$1,107,812 from the Executive Office of Housing and Economic Development.

**Summary:** This order seeks authorization to accept and expend a grant from the EOHD through the MassWorks Infrastructure Program for infrastructure improvements at the intersection of Route 110 and Route 150.

**Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:**

That the City Council hereby authorizes the Mayor to accept and expend a grant in the amount of \$1,107,812 from the Executive Office of Housing and Economic Development.



INVITATION TO BID

CITY OF AMESBURY, MASSACHUSETTS

SAFETY IMPROVEMENT PROJECT HAVERHILL ROAD (ROUTE 110)

Sealed Bids for construction of the Safety Improvement Project Haverhill Road (Route 110) for the City of Amesbury, Massachusetts will be received at the Department of Public Works (DPW), 39 South Hunt Road, Amesbury, MA 01913 until **2:00 PM** local time on **Wednesday March 15, 2017** at which time said Bids will be publicly opened and read aloud in the DPW Conference Room.

The work under this Contract consists of improvements to approximately 1,100 linear feet of Haverhill Road (Route 110) including improvements to the intersection of Haverhill Road (Route 110) and Hillside Avenue (Route 150) in Amesbury, Massachusetts. The proposed improvements include reconstruction of the traffic signal system at the intersection and milling and overlay of a section of Haverhill Road (Route 110).

The work includes unclassified excavation, milling, hot mix asphalt overlay, granite curb, hot mix asphalt walk, pavement markings, signs, reconstruction of the traffic signal system, landscaping and other incidental work.

Work associated with the proposed sidewalk between Station 102+40 and Station 111+50 is specifically excluded from this Contract as it will be completed by others.

The work includes one (1) Add Alternate, as described below:

Add Alternate No. 1 – Left Turn Lane

The work under this Contract consists of improvements to approximately 1,000 linear feet of Haverhill Road (Route 110). The proposed improvements include widening of Haverhill Road (Route 110), installation of granite curb and reconstruction of an existing sidewalk along Haverhill Road (Route 110).

The work includes unclassified excavation, milling, hot mix asphalt overlay, granite curb, hot mix asphalt walk, pavement markings, signs, landscaping and other incidental work.

**The Project includes two sets of plans: plans dated August 22, 2016 and plans dated September 30, 2016. The set of plans dated August 22, 2016 contains the Base Bid; work associated with the proposed sidewalk shown on these plans between stations 102+40 and 111+50 is specifically excluded from this Contract as this work is being completed by others. The set of plans dated September 30, 2016 contains Add Alternate No. 1; see Information for Bidders, Section 1.23 for more information.**

Bidders shall be pre-qualified through the Prequalification Department of the Massachusetts Department of Transportation (MassDOT), 10 Park Plaza, Boston, Massachusetts. Official forms for Prequalification can be obtained at <http://www.massdot.state.ma.us/highway/Departments/PrequalificationofHorizontalConstructionFirms.aspx>

Electronic Contract Documents may be obtained on or after February 22, 2017 at 12:00 PM from <http://www.accentblueprints.com/>.

Each Bid shall be accompanied by a bid security in the form of a certified, treasurer's or cashier's check, bid bond, or cash in the amount of 5 percent of the value of the Bid.

Successful bidder must furnish 100 percent Construction Performance Bond and 100 percent Construction Payment Bond with a surety company acceptable to the Owner.

Minimum Wage Rates as determined by the Commissioner of Department of Labor and Industries under the provision of the Massachusetts General Laws, Chapter 149, Sections 26 to 27D, as amended, apply to this project. It is the responsibility of the contractor, before bid opening, to request if necessary, any additional information on Minimum Wage Rates for those trades people who may be employed for the proposed work under this contract.

The project includes liquidated damages for failure to meet substantial completion.



No Bidder may withdraw his/her Bid for a period of thirty (30) calendar days, after the actual date of the opening of the Bids.

This project is being financed by a MassWorks grant. The City of Amesbury will issue the Contract and Notice to Proceed (NTP) to the selected Bidder within 4-6 weeks of the Notice of Award.

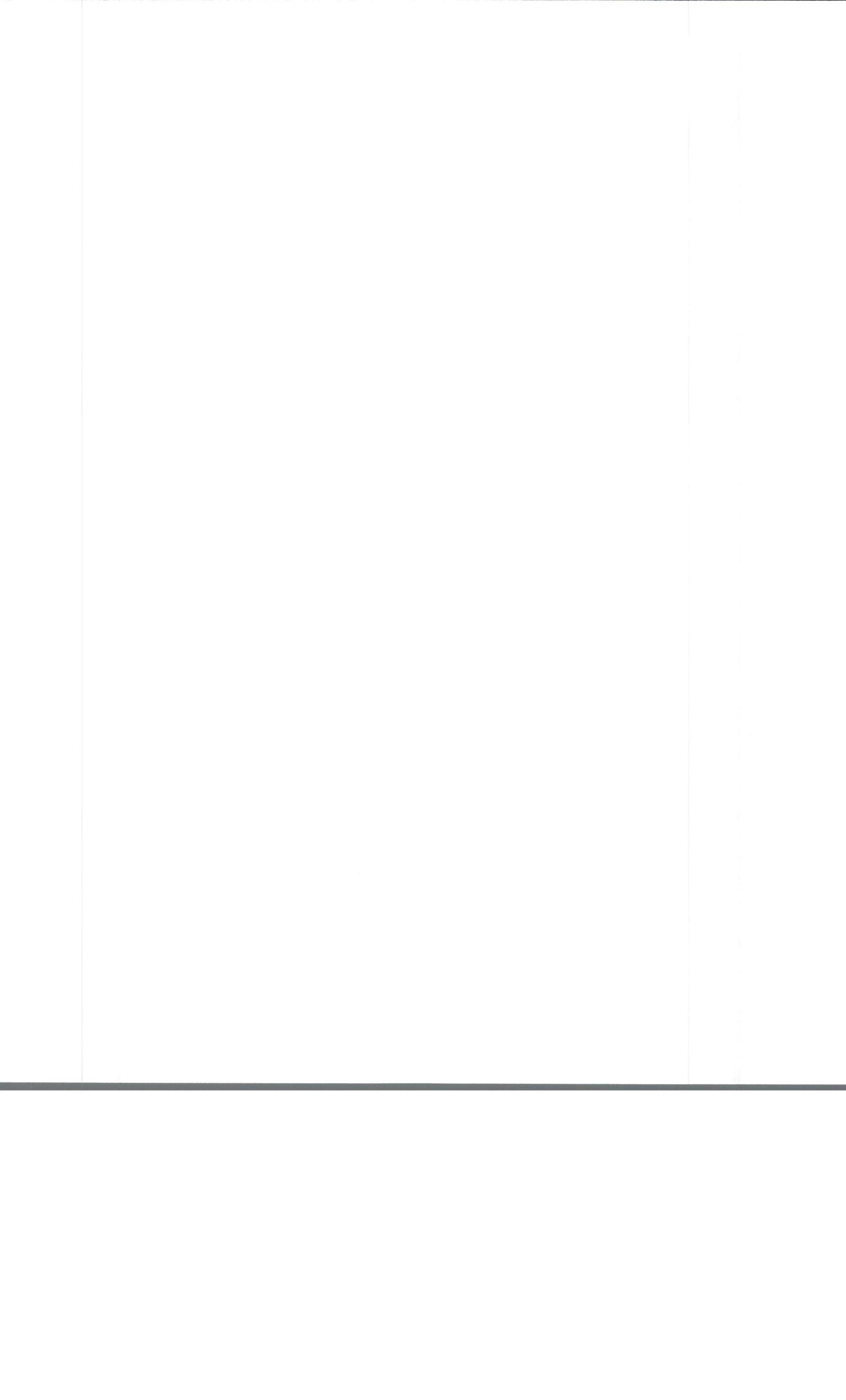
Complete instructions for filing Bids are included in the Instructions to Bidders.

The bidding and award of the Contract shall be in full compliance with Section 39M inclusive of Chapter 30 of the General Laws of the Commonwealth of Massachusetts as last revised.

The City of Amesbury fully complies with federal, state and local laws and directives governing equal opportunity, affirmative action and non-discrimination in all City activities and actively solicits bids/ proposals from MBE/WBE businesses in accordance with the goals set forth within the contract documents.

The City of Amesbury reserves the right to award or not award the project in whole or in part, or to accept the proposal that the City determines to be in the best interest of the City.

CITY OF AMESBURY, MASSACHUSETTS





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## PLANNING BOARD DECISION

*Property Ownership:* **Amesbury Heights, LLC**  
**150 Mount Vernon Street, Suite 500 Boston, MA 02125**

*Applicant:* **Amesbury Heights, LLC**  
**150 Mount Vernon Street, Suite 500 Boston, MA 02125**

*Application Type:* **SITE PLAN REVIEW**

*Project:* **Amesbury Heights – 240 Multi-family Residential Apartments**

*Location:* **36 Haverhill Road, Amesbury, MA 01913**

*Date:* **July 25, 2016**

### **A. BACKGROUND**

Amesbury Heights LLC, a Massachusetts limited liability company (the "Applicant") as successor in interest to Corcoran Jennison Associates, LLC, has submitted an application (the "Application") requesting that certain minor changes under Section XI.Q.12 of the Amesbury Zoning Bylaw be made to the Amesbury Planning Board's Decision dated April 13, 2015 and recorded at the Southern Essex Registry of Deeds, Book 34386, Page 250 (the "Decision"). The Amesbury Planning Board (the "Board") granted Site Plan Approval to the Applicant's predecessor, Corcoran Jennison Associates, LLC to build 240 Multi-family Residential Apartments at 36 Haverhill Road, Amesbury MA (the "Project") , subject to conditions as stated

Site Plan Approval - Modification  
36 Haverhill Road, Amesbury, MA 01913





in the Decision. The Decision approved a Site Plan set drawn by Vanasse Hangen Brustlin, Inc. (VHB), Watertown MA 02471 on October 28, 2014 and last revised on March 15, 2015.

## **B. FACTS & FINDINGS**

The Planning Board reviewed the request from the Applicant, communication received from the Mayor's Office and comments from City staff and Police Department. The Board finds that:

1. The proposed changes are minor changes consistent with the Approval and do not constitute a major change in the Project that affect Section XI.Q.12 of the Amesbury Zoning Bylaw;
2. The Traffic Improvement Plans proposed by the Applicant are currently under review by MassDOT and final permits have yet to be issued;
3. The Applicant is currently responsible for completing all work associated with off-site improvements approved under various permits from local and state agencies. Any work that may be performed by parties other than the Applicant requires the Applicant to assign all documents including but not limited to, plans, permits and approved engineering documents to said parties. Further, these permits will have to be modified by respective permitting agencies to the extent that the obligations of each party are clearly indicated in said permits;
4. The City has been awarded a MassWorks Grant for intersection improvements at Rte. 110 and Rte. 150 for the purpose of constructing roadway and other infrastructure improvements in the vicinity of the Project. Provided the Applicant assigns all documents, including but not limited to, final approved engineering and other improvement plans and permits associated with the Off Site Improvements proposed by the Applicant, the City is willing to complete those improvements in accordance with the MassWorks Grant. The Applicant would then not be obligated to complete such off-work as required by the Board's Decision to the extent that it is done under the MassWorks Grant; and

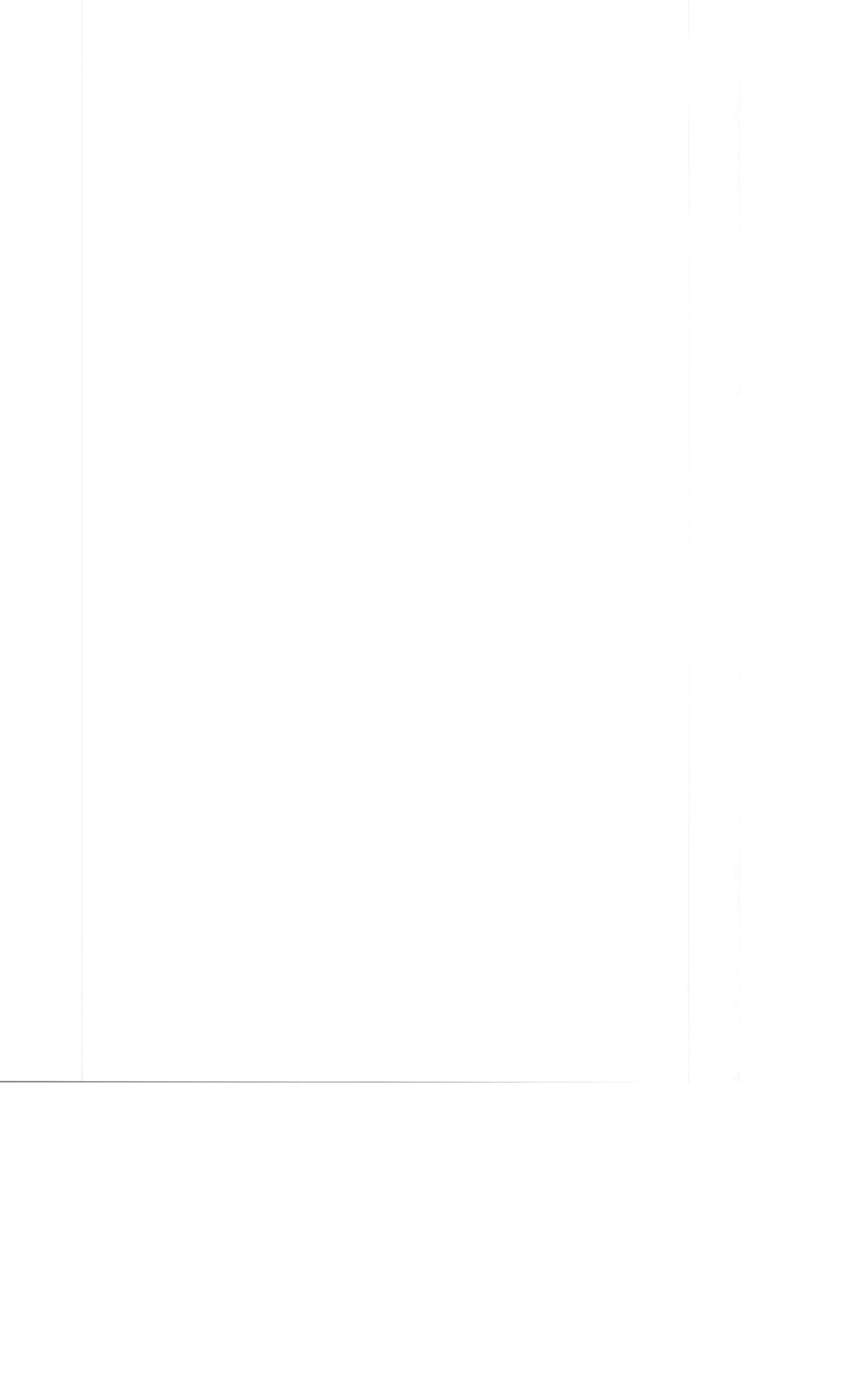
5. The Amesbury Police Department has recommended that a left turning lane be added along Rte. 110 at the entrance driveway to the Project. Conceptual traffic improvement plans have been prepared by the Applicant. However, these plans still need to be fully engineered and approved by MassDOT. The Applicant has indicated that they will assist the City in preparing final plans and approvals as long as the City will undertake the improvements for left turning lane improvements along Rte. 110.

### C. MINOR MODIFICATION – PLANNING BOARD APPROVAL

Upon review of the information presented by the Applicant and City officials and the findings noted above, the Board voted at its meeting on 07/25/2016 to amend the recorded Decision. The Board hereby amends said Decision by modifying specific conditions and adding new conditions, as specified below, which amendment shall become final upon the recording of such amendment to the Decision at the South Essex Registry of Deeds. **All other conditions in the recorded Decision remain in force and effect as stated in the Decision, except as noted below:**

I. The Applicant shall take action and provide documents or information in accordance with the commitments made to the Board as follows:

1. The Applicant shall build the sidewalk along Rte. 110 from the approved entrance driveway as shown on the approved Site Plan to the Rte. 110 and Rte. 150 intersection (Station 102+90 to Station 111+50) substantially as shown on the plan titled “Fig.1, Safety Improvement Project Haverhill Road” dated July 13, 2016 prepared by VHB, attached to this Amendment as Exhibit A;
2. The Applicant shall start the off-site construction work for aforementioned sidewalk and associated improvements within two weeks of the issuance of the Massachusetts Department of Transportation (MassDOT) permit approval for Off Site Work and shall be completed no later than June 30, 2017;
3. The Applicant shall assign the rights to the 100% complete and MassDOT approved plans and permits for the Off Site Work to the City at no cost to the City and as soon as approval is received from MassDOT, but no later than September 12, 2016;



4. The Applicant shall deposit a non-refundable security for Four Hundred Thousand Dollars (\$400,000) with the City within five (5) business days after expiration of the appeal period, if any, for this amendment without any appeal having been filed to cover any costs incurred by the City beyond the funds secured by grant;
5. The Applicant shall provide an updated project schedule with anticipated completion of individual buildings and a project schedule for Off Site Work to be completed by the Applicant; and
6. The Applicant shall provide 100% design plans for the left turning lane substantially consistent with the 25% design plans approved by the City, plan titled "Traffic Plan – Option 2, Sheet 1 of 1," attached hereto as Exhibit B and use commercially reasonable efforts to assist the City in obtaining MassDOT's approval of the same. The City shall be solely responsible for obtaining any other local permits and approvals required for the left turn lane.

II. The following condition of the Board's Decision dated April 13, 2015 is modified and replaced with the condition noted below:

***II. General and Perpetuity Conditions***

13. **Certificate of Occupancy Permits:** Occupancy Permits may be requested only upon completion of all units located within one building/structure and provided the project is in compliance with all applicable conditions stated in the Decision. Partially completed buildings shall not be eligible for any occupancy permits. Temporary certificates of occupancy will not be permitted. The Fire Department will not accept requests for the occupancy permit until all required fire prevention and detection systems are installed and operating, carbon monoxide detectors are installed and operating, street signs and house numbers are in place and all required inspections have been completed by the Amesbury Building Inspections and Fire Departments.









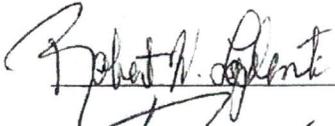
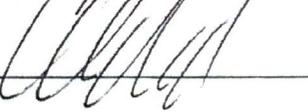


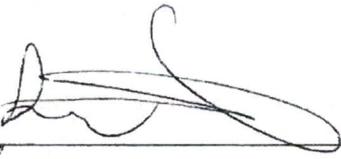
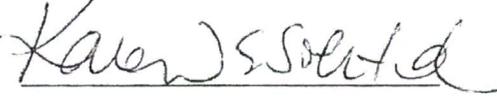
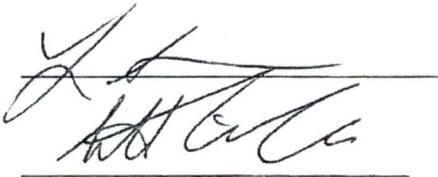
To:

Amesbury Heights, LLC  
150 Mount Vernon Street, Suite 500  
Boston, MA 02125

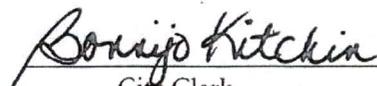
PLANNING BOARD VOTE:

On July 25, 2016, the Amesbury Planning Board voted 7 in favor of the Minor Modification to its Decision as stated here in subject to the findings, waivers and conditions noted in this Decision.

  
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Filed with the City Clerk on  
September 20, 2016

  
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City Clerk

