

CITY OF AMESBURY

# MERRIMACK RIVER DISTRICT PLANNING PROJECT

## Working Group Meeting #5

May 24, 2022 Revised 6/8/22

Website for Merrimack River District:

<https://www.amesburyma.gov/579/Merrimack-River-District>

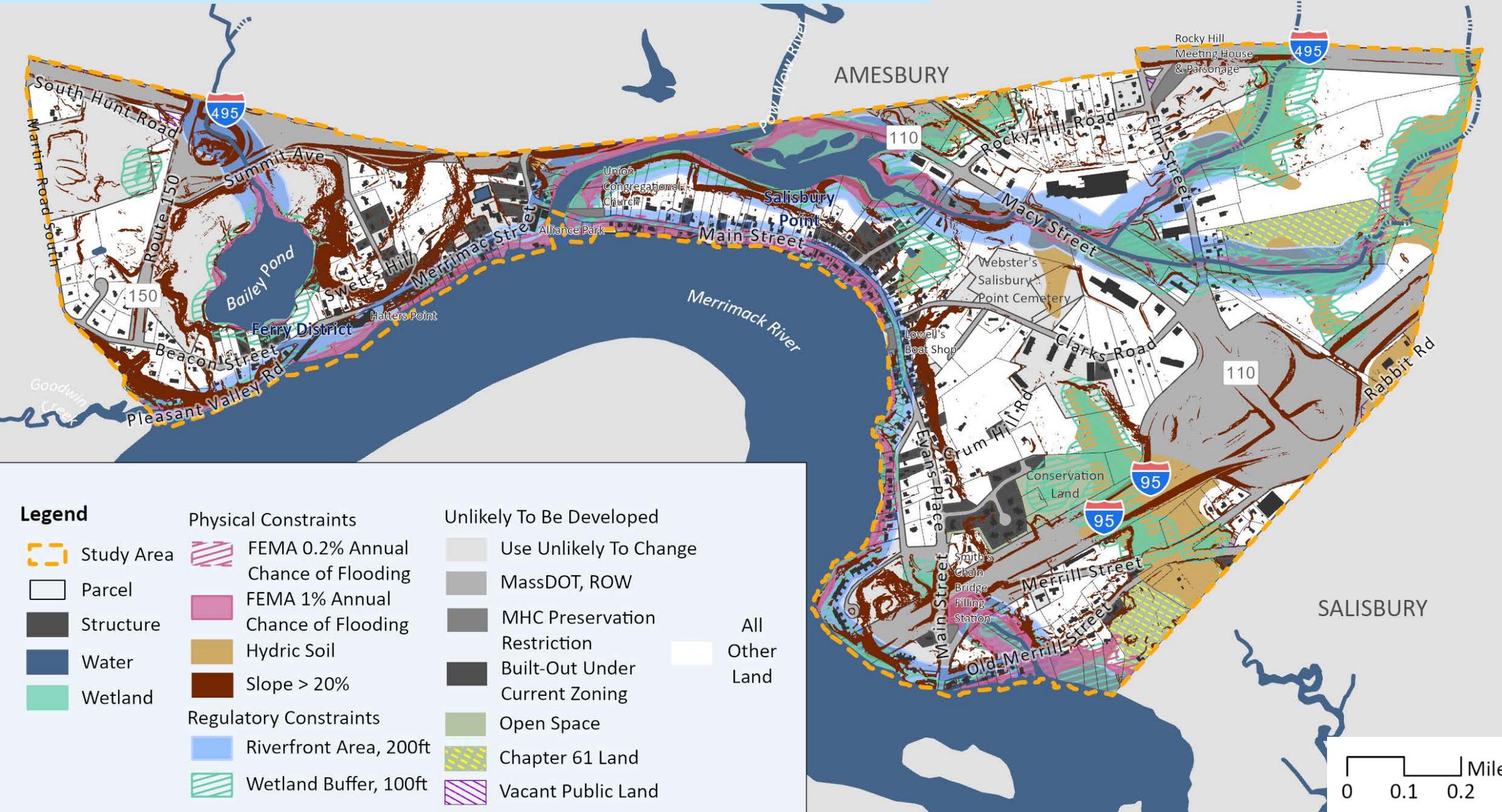


# Agenda

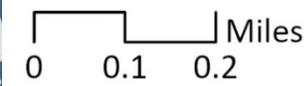
- Share Disposition Committee Survey Results (5 minutes)
- Review Survey Results for Decision Support Tool (10-15 minutes)
- Review work in progress on Decision Support Tool (10-15 minutes)
- Review Land Use Scenarios for Merrimack River District (55 minutes)

# Land Use Scenarios for Merrimack River District

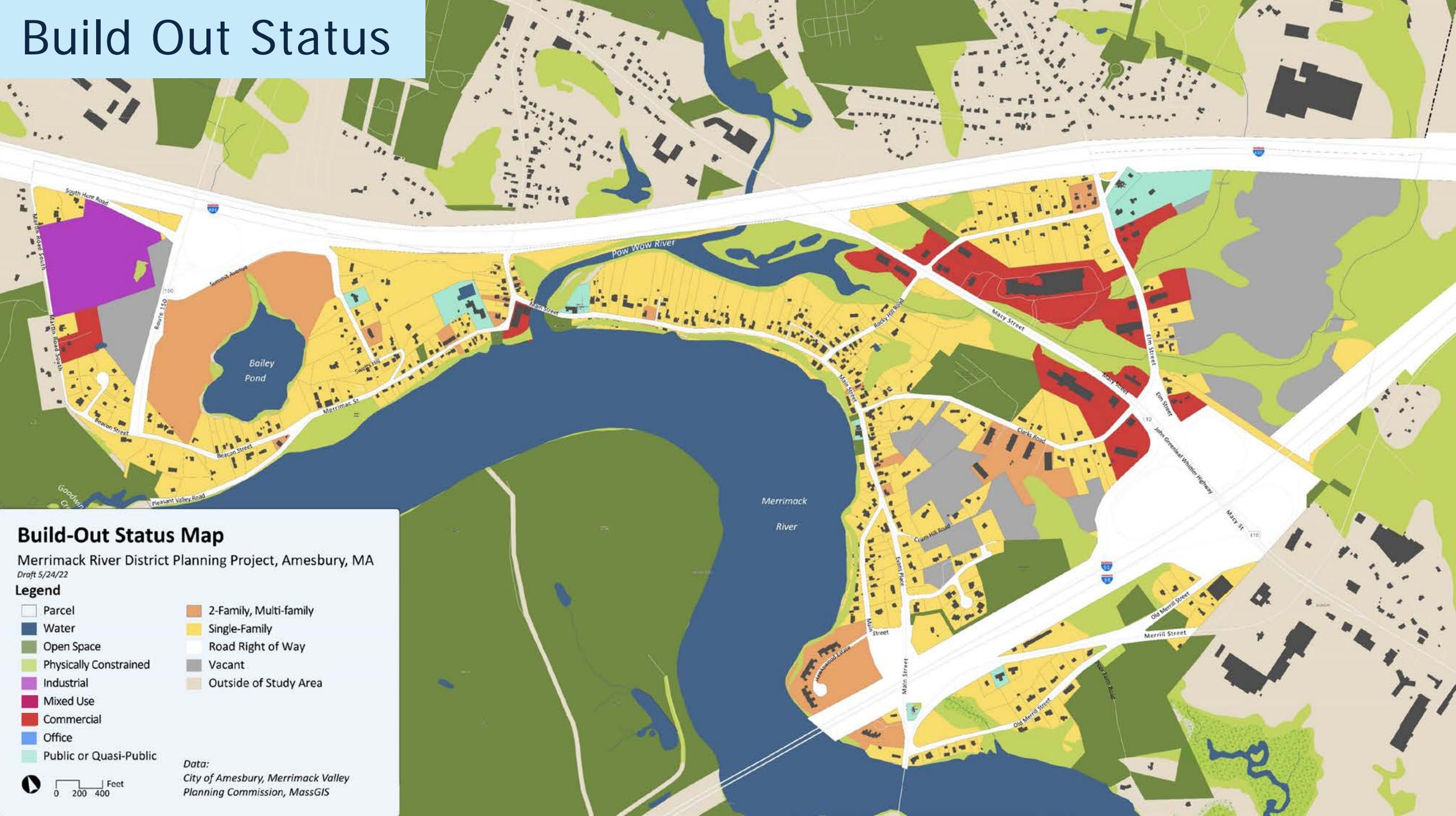
# Combined Development Constraints



Legend		Physical Constraints		Unlikely To Be Developed	
	Study Area		FEMA 0.2% Annual Chance of Flooding		Use Unlikely to Change
	Parcel		FEMA 1% Annual Chance of Flooding		MassDOT, ROW
	Structure		Hydric Soil		MHC Preservation Restriction
	Water		Slope > 20%		Built-Out Under Current Zoning
	Wetland	Regulatory Constraints			Open Space
			Riverfront Area, 200ft		Chapter 61 Land
			Wetland Buffer, 100ft		Vacant Public Land
					All Other Land



# Build Out Status



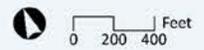
## Build-Out Status Map

Merrimack River District Planning Project, Amesbury, MA  
Draft 5/24/22

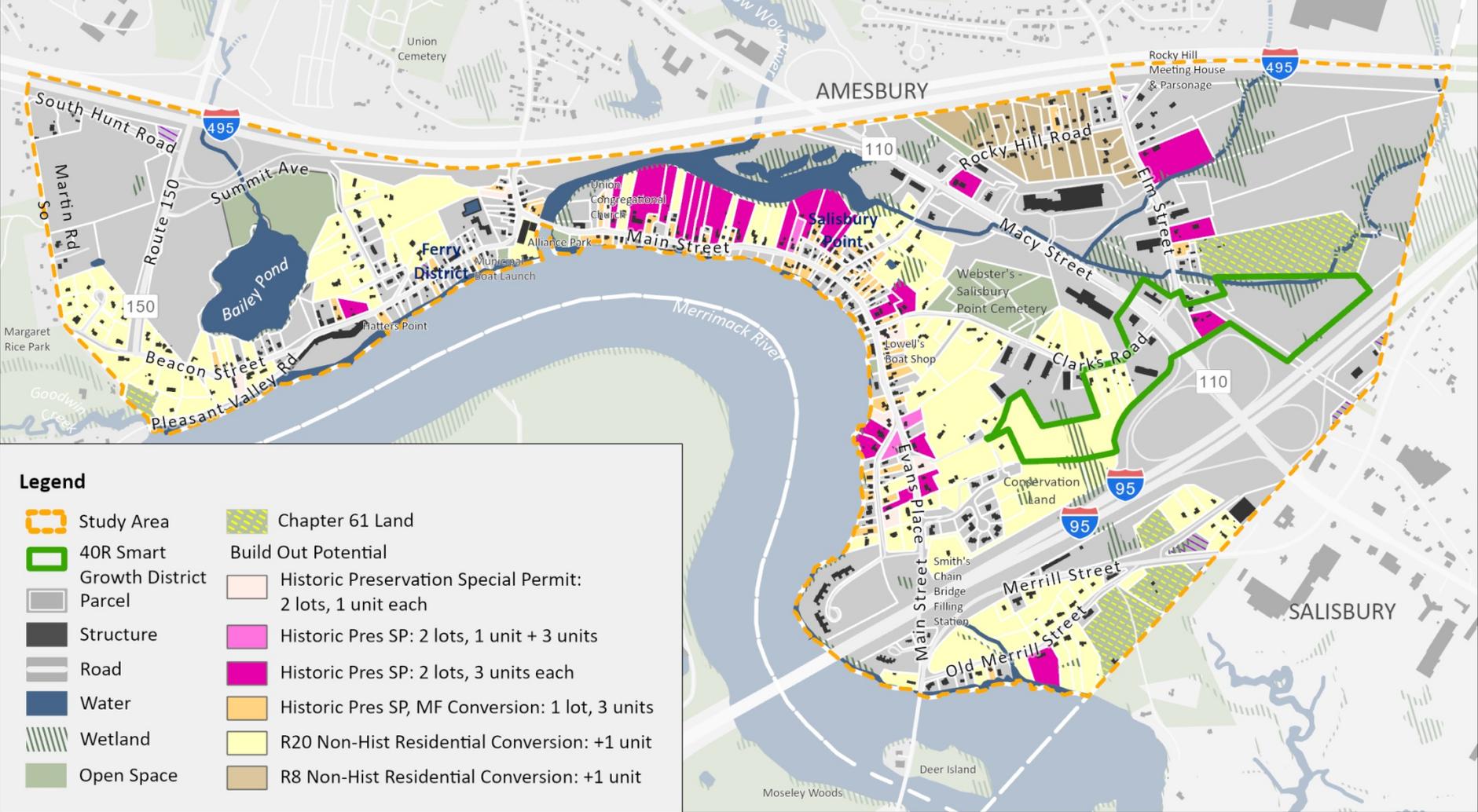
- Legend**
- Parcel
  - Water
  - Open Space
  - Physically Constrained
  - Industrial
  - Mixed Use
  - Commercial
  - Office
  - Public or Quasi-Public

- 2-Family, Multi-family
- Single-Family
- Road Right of Way
- Vacant
- Outside of Study Area

Data:  
City of Amesbury, Merrimack Valley  
Planning Commission, MassGIS



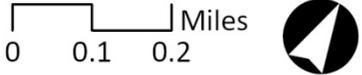
# Build Out Potential of Developed Residential Lots



**Build Out Potential**  
 Merrimack River District Planning Project  
 Amesbury, MA  
 Draft: 5/24/22

Prepared by:  
**DODSON & FLINKER**  
 Landscape Architecture and Planning

Data Sources:  
 City of Amesbury, Merrimack Valley Planning Commission, MassGIS

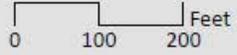


# I-495 Gateway



# I-495 Gateway

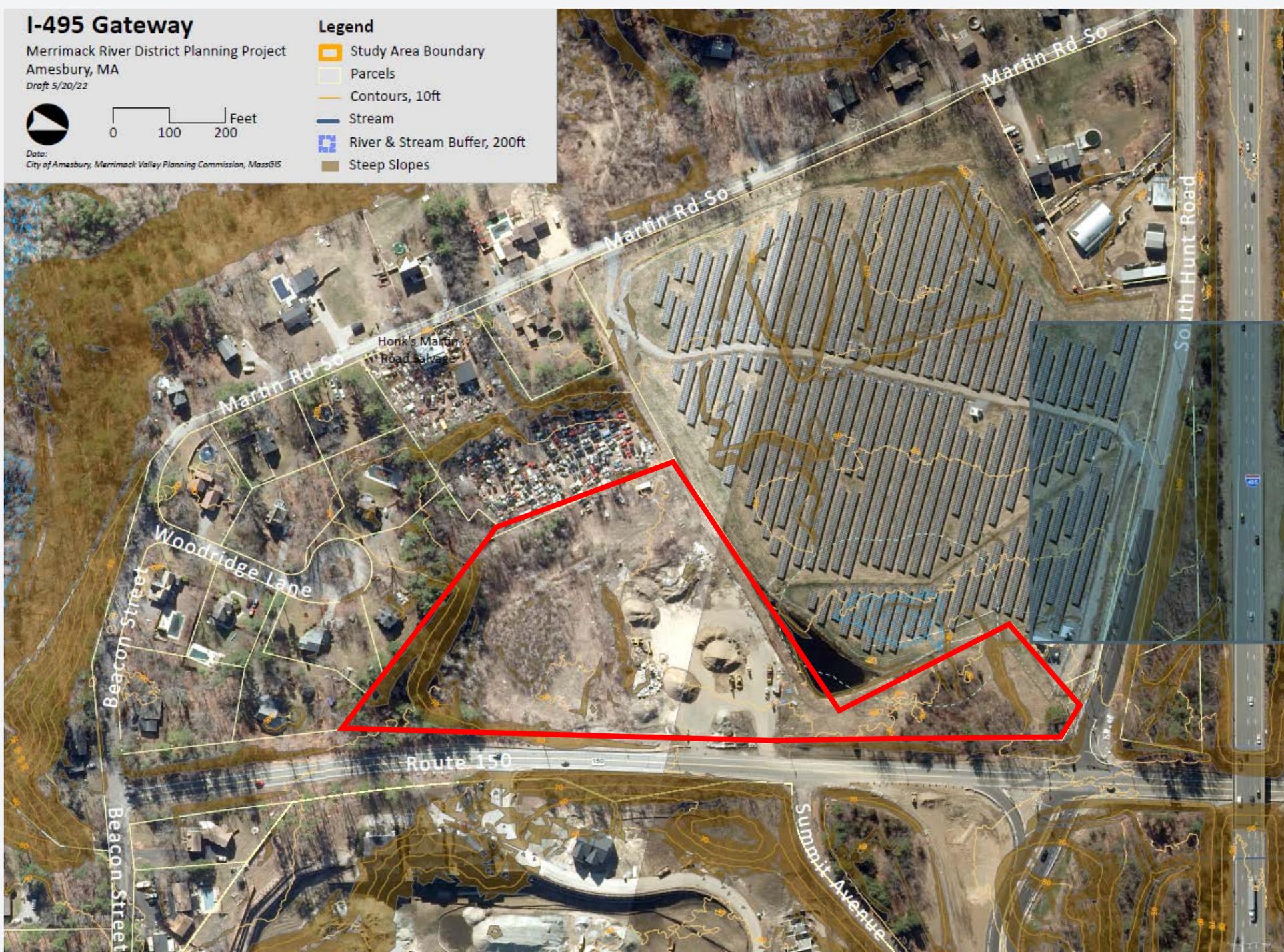
Merrimack River District Planning Project  
Amesbury, MA  
Draft 5/20/22

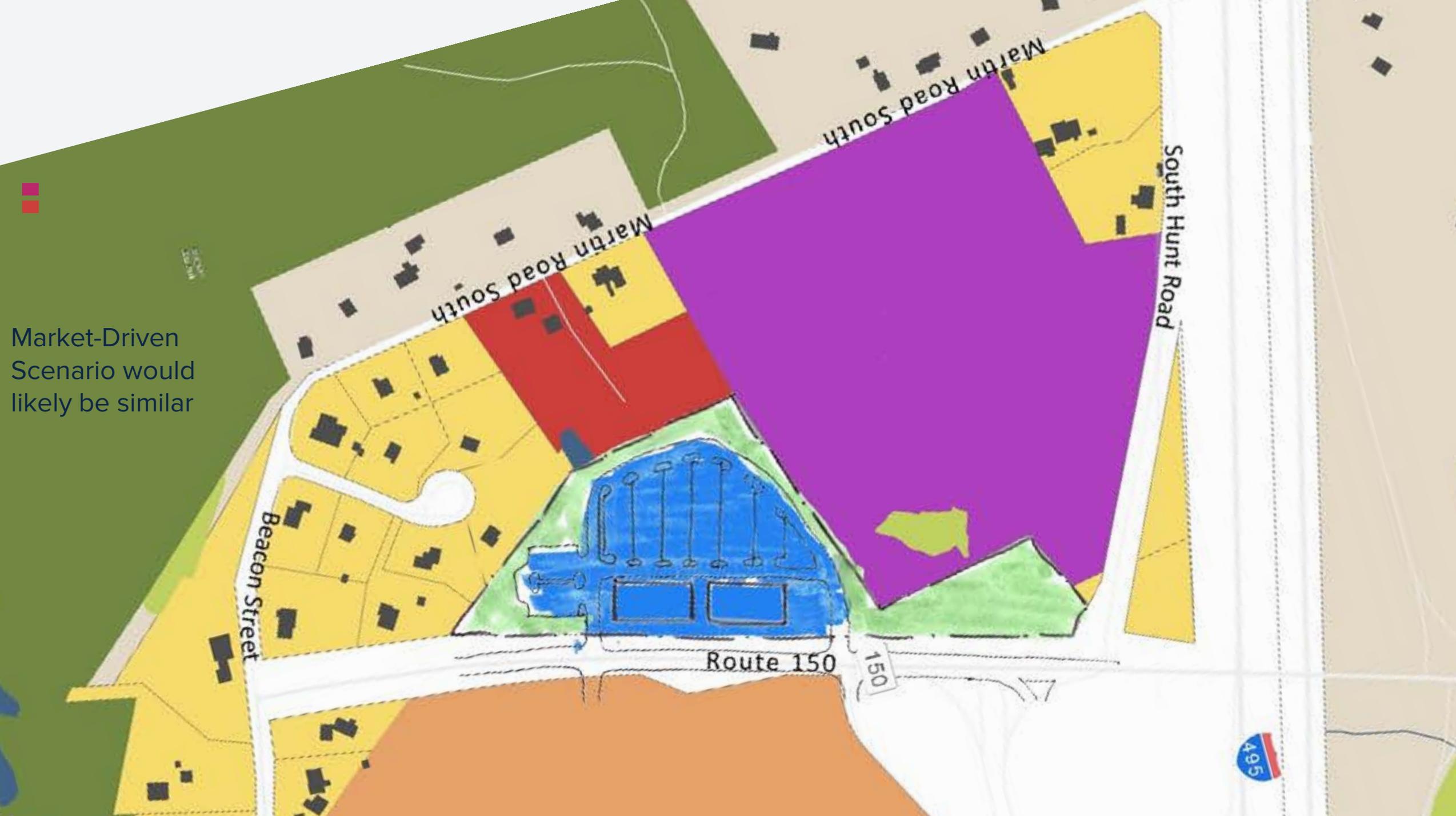


Data:  
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## Legend

- Study Area Boundary
- Parcels
- Contours, 10ft
- Stream
- River & Stream Buffer, 200ft
- Steep Slopes

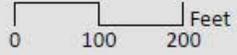




Market-Driven Scenario would likely be similar

# I-495 Gateway

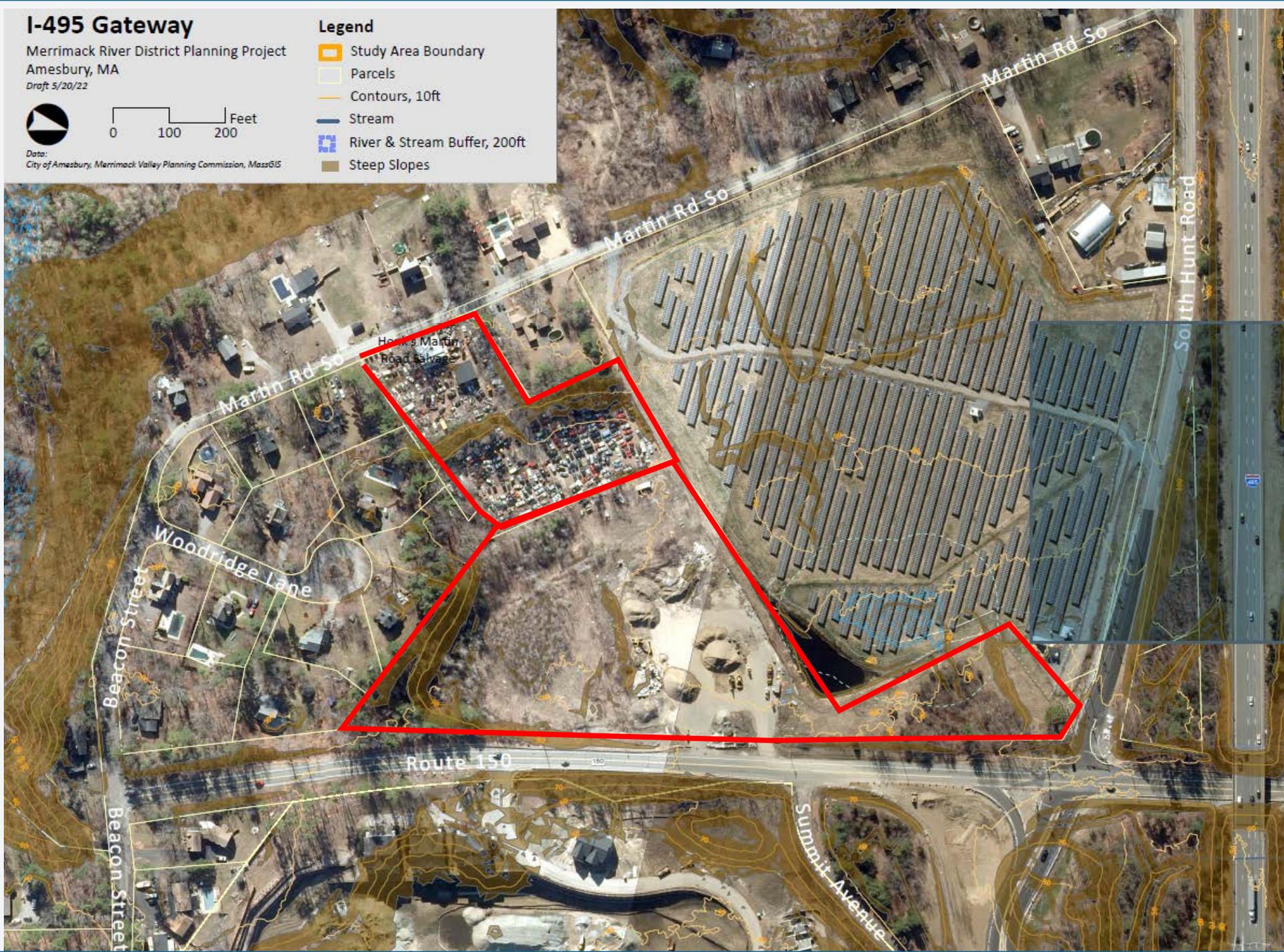
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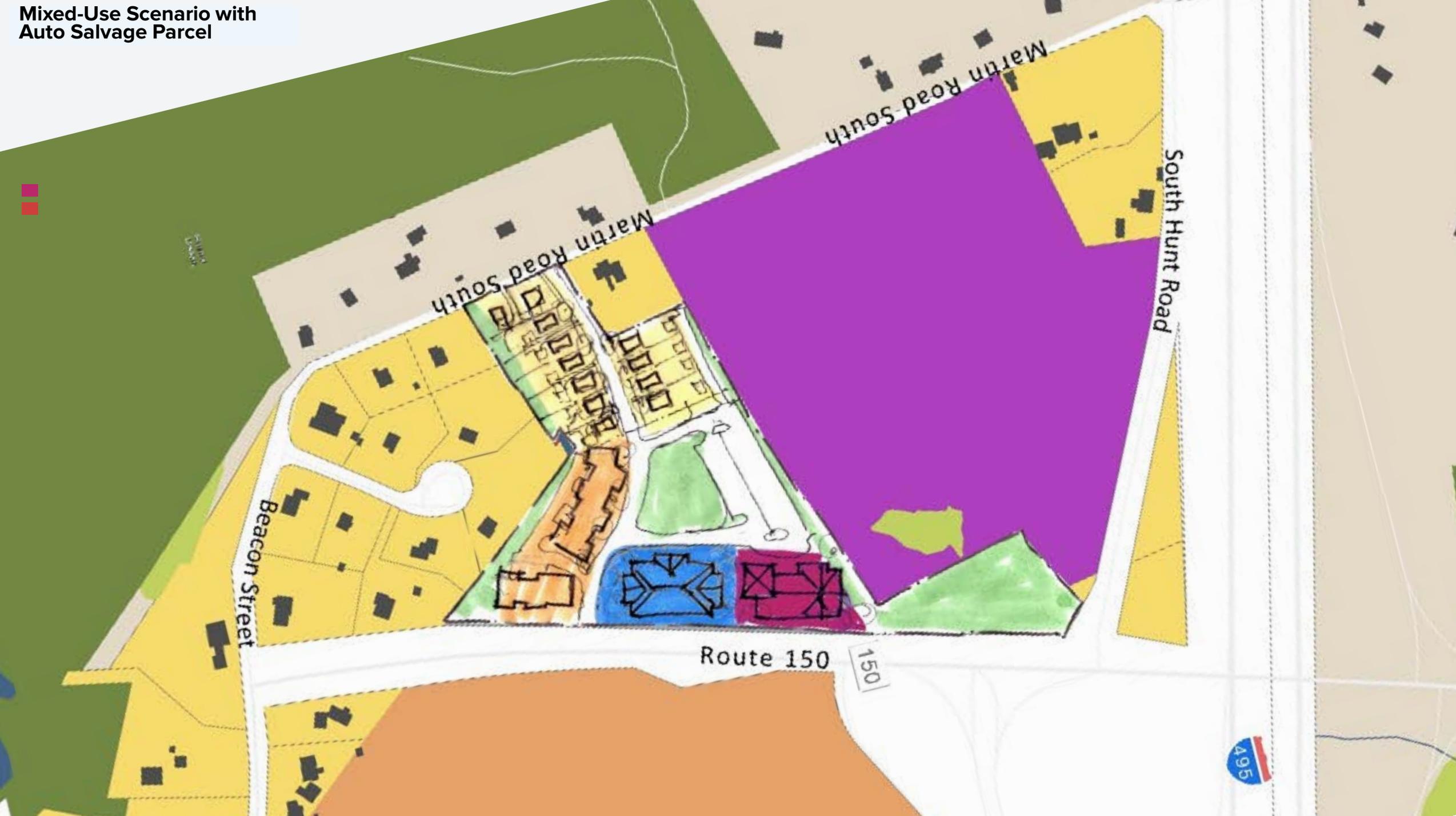
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Mixed-Use Scenario with Auto Salvage Parcel



Marth Road South

Marth Road South

South Hunt Road

Beacon Street

Route 150

150

495

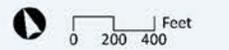
# Build Out Status



## Build-Out Status Map

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Draft 5/24/22

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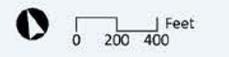
# Build-out under zoning



## Build-Out Under Existing Zoning

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Draft 5/24/22

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# Build-out under zoning



# Market-Driven Scenario



# Mixed-Use Scenario



# Discussion

