



MEMORANDUM

DATE: June 13th, 2023
TO: President, City Council
FROM: Nipun Jain, Planning Director, OCED
SUBJECT: Council Referral 2022-005

At their duly posted meeting on 02/27/2023 the Planning Board held a public hearing on the proposed amendments to the Amesbury Zoning Ordinance as laid out in Bill No. 2022-005. The public hearing was continued and heard again on 03/20/2023 and 05/22/2023. The public hearing was finally continued to and closed on 06/12/2023. Based on input and discussion during the public hearing, revisions were made to the East End Smart Growth Overlay District Map and the proposed zoning language. These revisions were discussed by the Board.

The Board voted to send Bill No. 2022-005 back to the City Council with a positive recommendation with the revisions indicated below.

1. **East End Smart Growth Overlay District Map EE-SGODMAP001 (Exhibit EE2022-005), page 34 to be revised as follows:**
 - a. Add dimensions to subdistricts where the district boundaries do not overlap property boundaries,
 - b. Include a small portion of the parcel- Map 80, Lot 9 along Elm Street into the district boundaries,
 - c. Change/add sub-districts MF-1 and MF-2 north of Rte. 110 as shown, and
 - d. Revise boundaries of FOS-1 and FOS-2 as shown on the revised overlay map

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The revisions from #2 through # 12 are to the language in section XI.Q

(See document titled Amendment – Zoning Ordinance 2022-005, East End Smart Growth Overlay District; revised on 6-11-2023)

2. Strike SGOD in the section title (page 1)
3. Add definition for Affirmative Fair Housing Marketing Plan (AFHMP) (page 2)
4. Edit definition of Project by replacing AGVSGOD with SGOD (page 3)
5. Add definition of SGOD (page 3)
6. XI.Q.6.3.4 – Strike “on” after limited to, (page 7)
7. XI.Q.7.1.1 – Revise AGV to AGV-SGOD (page 10)
8. XI.Q.7.2.1 - Revise Table of Dimensional Requirements as shown below:

Table of Dimensional Regulations:

Sub-District	Min Lot Size	Minimum Lot Frontage (feet)	Min. Front Yard Setback (feet)	Min. Side (feet)	Min Rear (feet)	Maximum Height (feet)	Maximum Height (# stories)	Maximum Building Area (% of lot)	Minimum Open Space (% of lot)
2-3FAM	10,000	80	20	10	25	35	2.5	50	30
MF-1 & MF-2	400,000	100	20	20	30	40	3.5	30	50
	200,000					55	4.0		
MF-2	60,000	100	20	20	30	55	4.0	50	30
SDA-1	40,000	125	20	10	50	40	3.0	70	20
FOS-1	40,000	-	-	-	-	-	-	-	100
FOS-2	100,000	-	-	-	-	-	-	-	100
	20,000								

9. XI.Q.9.7 Infrastructure Improvements -
Strike the first sentence and revise the second sentence as follows:
~~At the Applicant’s expense and if applicable, the Project shall be required to address the sewer hookup offset fees as required in the state imposed sewer hook up moratorium administered by the City. In lieu of the moratorium, projects can pay into the mitigation~~

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fund which then is used by the City to reduce infiltration and inflow into the sewers as a means to increase the capacity of the sewer for additional sewer hook-ups. ***In no event shall the City of Amesbury be responsible for any expenses related to*** At the Applicant's expense, all other off-site infrastructure improvements (including but not limited to roads, pedestrian walkways, drainage, flood control, sewer, water, gas, and electric) ***due to the impact from the proposed development and the Applicant shall be required to address these improvements*** addressed as a condition of approval. (page 13)

10. XI.Q.10.3 – Strike the word “mylar” (page 14)
11. XI.Q.10.5.d.4 – Add ***or similar responsible entity*** after Resident’s Association (page 20).
12. XI.Q.10.5.e – Strike the first para. This is revised in attachment EE2022-004 (page 20)

The major revisions to attachment EE2022-004 are summarized in # 13 below. Refer to attached document titled EE-SGOD building design for all the revisions (revised on 06-11-2023)

13. XI.Q.10.5.e – Building Design
 - a. Amend 1.c – *Any portions of new buildings within 200 feet of existing residential buildings 3 stories or less, shall not exceed 3 stories. The PAA may waive the 200 feet to no less than 75 feet provided a landscape buffer is provided along the abutting property line(s) consisting of a combination of solid wooden fencing at least 6 feet high and a 20 feet wide vegetative buffer consisting of evergreen trees no less than 4” in caliper and other evergreen flowering shrubs as approved by the PAA. See Style Guide.* (p1)
 - b. Amend 3.l – “New ***mixed-use*** buildings (facing public ways) should provide outdoor gathering areas. See Style Guide.” (p2)
 - c. Other minor amendments to attachment EE2022-004 as shown in document titled EE-SGOD – XI.Q.10 - Building Design revised on 06-11-2023

The Board also discussed during the public hearing deliberations the need to establish a separate stabilization fund to receive incentive payments from the Commonwealth pursuant to Chapter 40R. It acknowledged that a stabilization fund currently exists to receive such funds but were unsure how those funds have been employed to further the stated purpose of the stabilization fund. It re-iterated that the incentive payments expected upon the establishment of the proposed East End Smart Growth District should be appropriated to this fund or to a new stabilization fund.

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Additionally, the purpose of the existing stabilization fund should be revisited and refined more narrowly than its current form to be able to better use it towards revitalization and redevelopment of City real property holdings for housing, to evaluate, design and implement smart growth housing opportunities and to offset technical and professional costs associated with such comprehensive planning tasks.

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