



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-FIVE

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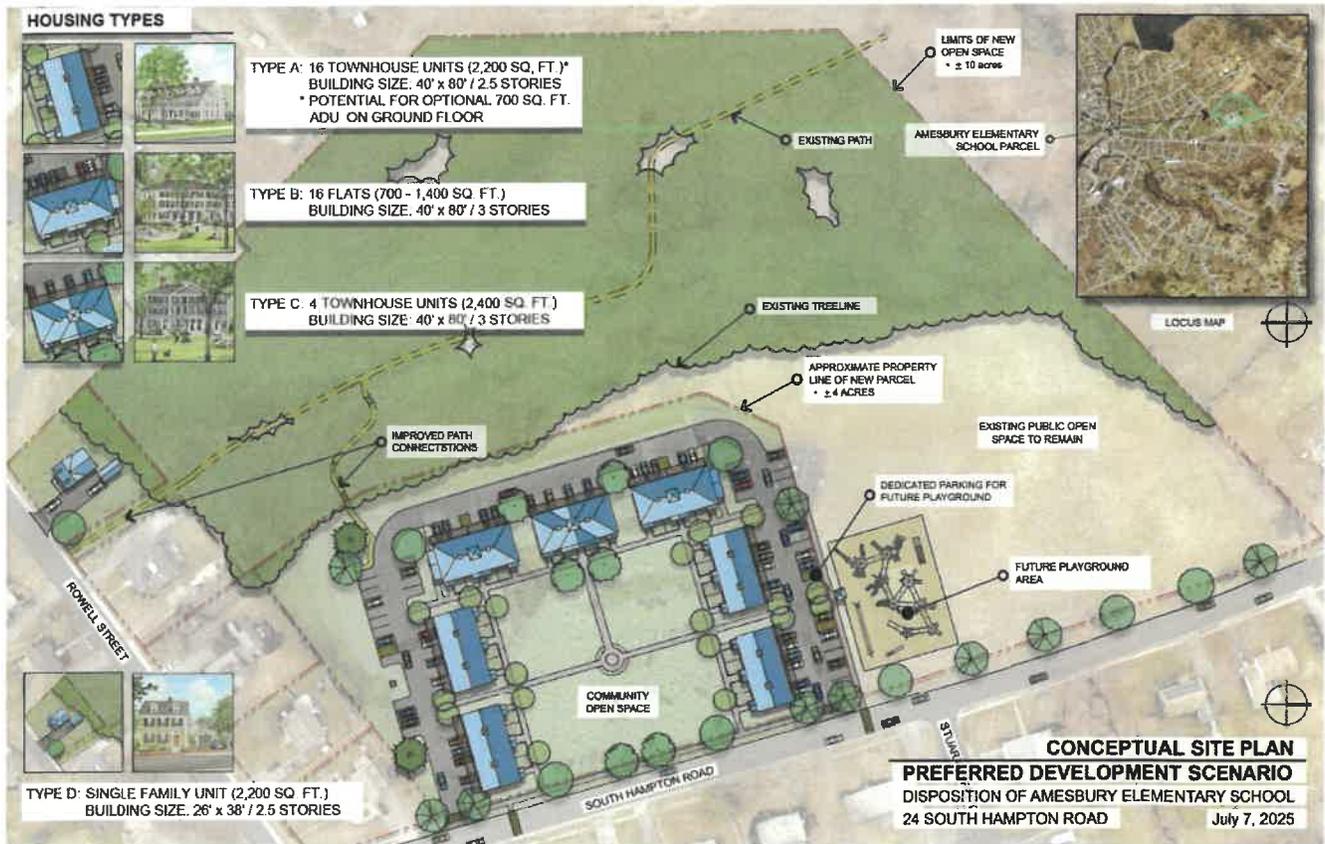
SPONSORED BY: Kassandra Gove **BILL No. 2025-082**
Kassandra Gove, Mayor

An Order authorizing the Mayor to dispose of, by sale or lease, all or a portion or portions of City-owned property and any structures thereon consisting of approximately 4 +/- acres (180,000 SF +/-), which is a portion of the 14 acre +/- City-owned property located at 24 South Hampton Road (Parcel 26-4, formerly the site of the Amesbury Elementary School) as shown on Exhibit 1.

Summary: As part of a land use and redevelopment assessment process administered by the Office of Community and Economic Development, the Mayor is requesting authorization to dispose of a 4-acre +/- portion or portions of the City-owned parcel located at 24 South Hampton Road in accordance with the requirements of G.L. c. 30B, sec. 16, to enable the creation of no more than thirty-six (36) dwelling units on approximately 4 acres +/- of the property and one (1) single-family dwelling unit on approximately 13,000 SF +/- of the property fronting along Rowell Street (as shown on Exhibit 1). The remaining property (10 acres +/-) will be retained by the City for use related but not limited to public park, drainage infrastructure, and/or other general municipal use(s) as needed. The disposition of all or a portion or portions of the 4 +/- acre portion of the property referenced herein will remove the obligation of maintenance and substantial demolition costs, limit liability of the City for that portion of the property, provide needed housing opportunities, place this portion of the property on the tax rolls, and provide the City with direct sale revenue. The selected developer(s) of the portion or portions of the property will be solely responsible for the design, permitting, and subdivision of the property as well as for the demolition, disposal, and redevelopment of the former Amesbury Elementary School facility. The redevelopment project will be subject to permitting by the Amesbury Planning Board under a Planned Unit Development - Special Permit (PUD-SP) and such plans shall be in substantial compliance with the conceptual building and site plan shown as attached in Exhibits 1 and 2. The property is also proposed to be rezoned to "R-8" to match the abutting zoning district. The R-8 zoning district allows for single- and two-family uses as well as multi-family uses under the PUD-SP. Additionally, the selected developer will be required to comply with the affordability requirements of the Zoning Ordinance.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows: Pursuant to the provisions of G.L. c.40, sec. 15A, the care, custody, management, and control of a 4 acre +/- portion or portions of the property described herein is hereby transferred from the board or officer having custody thereof for the purposes for which said property is currently held to the Mayor for the purpose of disposition by sale or lease of all or a portion or portions of said property and any structures thereon for private redevelopment for no more than a total of thirty-seven (37) principal residential dwelling units, said disposition to be undertaken in accordance with the provisions of G.L. c. 30B, sec. 16 upon such terms and conditions as the Mayor determines to be in the best interest of the City; and that the Mayor is hereby authorized to enter into such agreements and execute such instruments as may be necessary to effectuate the purposes of this Order.

Exhibit 1: 36-Unit, Multi-Family Courtyard Development, 24 So. Hampton, Rd. Amesbury, MA*



**Also showing a Single-Family Dwelling on Rowell Street*

Exhibit 2: 36-Unit, Multi-Family Courtyard Development, 24 So. Hampton, Rd. Amesbury, MA

