

## 9/23/2025 City Council Meeting

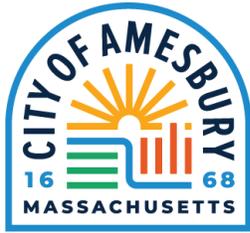
For full text of bills and supporting information, visit:

2024 Bills- <https://www.amesburyma.gov/665/2024-Council-Bills>

2025 Bills - <https://www.amesburyma.gov/691/2025-Council-Bills>

**2025-099** Appointment of Matthew Mohr to the position of member of the Amesbury Conservation Commission for a term to expire February 29, 2028. **Approved**

**2025-082** 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.- Mayor Sponsor 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 "R8" 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. **Motion to accept red-line and add further amendments to summary by striking the language "but not limited" and the language in the following sentence "and/other general municipal uses" In enacting language, amend by adding a sentence: "The remaining property (10**



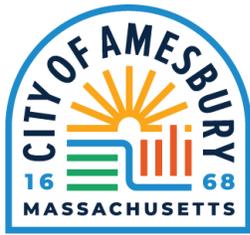
# LEGISLATIVE UPDATE

acres +/-) will be retained by the city for public parks and passive recreation and drainage infrastructure” - Continued to next Council meeting on October 14th.

**2025-083** An Ordinance to Amend the Amesbury Zoning Map to rezone two (2) portions of 24 South Hampton Road (the former Amesbury Elementary School) from the OSC to the R-8 Zoning District-Mayor Sponsor Summary: This zoning amendment seeks to rezone two (2) portions of the city-owned property (formerly the Amesbury Elementary School) located at 24 South Hampton Road (Map 26 - Lot 4), from Open Space Conservancy (OSC) to Residential – 8,000 SF (R-8). As shown on Exhibit 1, the existing property is within the OSC Zoning District. As shown on Exhibit 2, the two portions to be rezoned from OSC to R-8 are as follows: “Portion A” is approximately 4 +/- acres (180,000 SF +/-) with 475 feet of frontage on South Hampton Road and extending approximately 350’ front South Hampton Road. “Portion B” is approximately .3 acres (13,000 SF +/-) with 90 feet of frontage on Rowell Street and extending approximately 125’ from Rowel Street. **Referred to Ordinance & Administration (O&A) – Mon. September 15<sup>th</sup> – positive rec, Planning & Development (P&D)– Wed., September 17<sup>th</sup> – positive rec. and Planning Board- positive rec. with a 2<sup>nd</sup> Reading/Public Hearing on September 23<sup>rd</sup> – Motion to accept red-line and add further amendments by striking “as shown on Exhibit 1” and adding a decimal point to 26 acres to read “.26 acres” Approved as amended**

**2025-089** An Order to place a \$6 million operating override on the November 4, 2025 ballot. Summary: Whereas the City of Amesbury faces increasing costs for municipal and school services that are not fully met by the annual 2.5% increase in the tax levy limit under Proposition 2½; and Whereas, the Amesbury City Council with input from the Mayor’s Financial Advisory Board has determined that an operating override is necessary to fund essential services and avoid significant budget cuts; and Whereas, Massachusetts General Laws Chapter 59, Section 21C(g) allows for the City Council by majority vote, with the approval of the Mayor, to seek voter approval of a levy limit override question Mayor Sponsor **Approved**

**2025-090** An Ordinance to amend the City of Amesbury Traffic and Parking Regulations ARTICLE 1 – DEFINITIONS with the names of the eight parking lots owned and maintained by the City of Amesbury. Summary: This ordinance will update the traffic and Parking Regulations adopted in Bill No. 2015-077 and subsequently amended in Bill No. 2015-081, Bill No. 2019-074, Bill No. 2022-059, Bill No. 2022-181, Bill No. 2023-100, Bill No. 2023-101, Bill No. 2024-140, Bill No. 2024-141, Bill No. 2024-142, Bill No. 2024-143 and Bill No. 2024-148 to amend the Amesbury Municipal Code to revise ARTICLE 1 – DEFINITIONS to include the names of the eight parking lots owned and maintained by the City of Amesbury. The City of Amesbury has recently gone through a reorganization of its municipal parking lots. These include the Upper



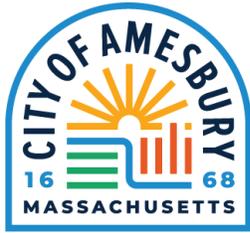
# LEGISLATIVE UPDATE

Millyard Parking Lot, Lower Millyard Parking Lot, Secured Police Lot, School Street Parking Lot, Friend Street Parking Lot, Lake Gardner Parking Lot, Washington Landing Parking Lot and new City Hall Parking Lot at 5 Market St. All these lots have specific geographic locations that should be defined in the City of Amesbury Traffic and Parking Regulations-Mayor Sponsor **Approved**

**2025-091** An Ordinance to update and amend the City of Amesbury Traffic and Parking Regulations SCHEDULE IV (STOP SIGNS) to reflect the addition of two stop signs added to the area of Market Street at Fern Avenue in support of an All-Way stop control (AWSC). Summary: This ordinance will update the traffic and Parking Regulations adopted in Bill No. 2015-077 and subsequently amended in Bill No. 2015-081, Bill No. 2019-074, Bill No. 2022-059, Bill No. 2022-181, Bill No. 2023-100, Bill No. 2023-101, Bill No. 2024-140, Bill No. 2024-141, Bill No. 2024-142, Bill No. 2024-143 and Bill No. 2024-148 to reflect the addition of two stop signs added to the area of Market Street at Fern Avenue in support of an All-Way stop control (AWSC). The city has tentatively been approved to receive materials from DOT in support of a AWSC at Market Street at Fern Ave. Before equipment and materials can be awarded the city must adopt legislation in support of making the intersection a four way stop. In support of this request DOT had contracted Greeman-Pedersen, Inc. (GPI) an engineering firm to conduct a traffic study in the area of Market Street and Fern Ave to see if traffic volume and crash reports supported the addition of an AWSC. GPI concluded that the intersection vicinity is a mix of residential and agricultural. Both Market Street south and Fern Avenue west have large roadside trees. East of the intersection is Cider Hill Farm. The farm is a popular attraction during harvest season leading to high weekend traffic. Market Street at Fern Avenue consists of four (4) approaches, and recent crash statistics indicate seven (7) angle crashes that are susceptible to correction with AWSC, between January 1, 2019, and December 31st, 2021. The crash history meets Manual on Uniform Traffic Control Devices (MUTCD) warrant A (Crash Experience) for an all-way stop control. Based on GPI's findings MASS DOT will support the construction of a AWSC but before the city can move forward with state grant assistance the city must first approve the stop signs needing to be added on Market Street at Fern Ave to complete the four-way stop proposal- Mayor Sponsor **Approved**

**2025-092** An Order to request the City Council to vote to declare as surplus various municipal vehicles and equipment. Summary: This order will authorize the surplus of two vehicles belonging to the Fire Department and the Council on Aging – Mayor Sponsor **Approved**

**2025-093** An Order of the Amesbury City Council to Accept an Easement from Newburyport Homes LLC for the purposes of accessing, operating, maintaining, repairing and replacing drainage infrastructure on the property located at 101-107 Market Street, Amesbury, Massachusetts and to Authorize the Mayor to Execute an Acceptance on Behalf of the City of



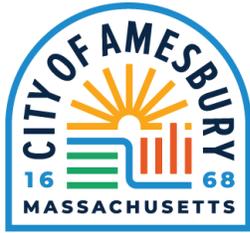
# LEGISLATIVE UPDATE

Amesbury. Summary: The Site Plan Review and Special Permit – Planned Unit Development Decision of the Planning Board dated December 11, 2023 and recorded at the Essex South District Registry of Deeds in Book 41953, Page 353, required Newburyport Homes LLC to grant to the City an access, drainage and utility easement for the existing drainage infrastructure on the Property. The intent of this Order is to obtain the acceptance of the easement by the City Council and to authorize the Mayor to approve and execute the Acceptance of the easement – Mayor Sponsor **Motion to amend bill with new plan emailed by AM Casey- Approved as amended.**

**2025-094** An Order of the Amesbury City Council to Accept an Easement from Newburyport Homes LLC for the purposes of installing, accessing, operating, maintaining, repairing and replacing the water line, curb box and fire hydrant now on, or to be placed on, the property located at 101-107 Market Street, Amesbury, Massachusetts and to Authorize the Mayor to Execute an Acceptance on Behalf of the City of Amesbury. Summary: The City of Amesbury has requested an easement to install, access, operate, maintain, repair and replace the water line, curb box and fire hydrant now on, or to be placed on, the Property, said easement more particularly described as the area labeled as “20’ WIDE UTILITY EASEMENT” on the site plan entitled “Exhibit A ‘Easement Exhibit” prepared by Winter GEC, LLC dated October 28, 2024 . The intent of this Order is to obtain the acceptance of the easement by the City Council and to authorize the Mayor to approve and execute the Acceptance of the easement on behalf of the City of Amesbury- Mayor Sponsor **Approved as amended in red-line.**

**2025-095** An Order to approve payment from the FY26 general fund operating budget for the below listed prior year invoices. Summary: The invoices are for operating expenses related to supplies or services rendered in prior fiscal years but for which funds were not encumbered by the corresponding city department at fiscal year-end. This order requests payment be made to the listed vendors from the corresponding department’s current year (FY25) operating budget in accordance with M.G.L. c. 44 s. 64. This vote requires a two thirds approval of the City Council – Mayor Sponsor **Approved**

**2025-096** An Order to transfer \$21,000 from the Salary Reserve account to the Administration & Finance Salaries & Wages account. Summary: This order requests a transfer in the amount of \$21,000 from the FY26 Salary Reserve account to the Administration & Finance Salaries & Wages account for the purpose of funding a part-time position starting in September – Mayor Sponsor **Approved**



# LEGISLATIVE UPDATE

**2025-098** An Order to accept the provisions of MGL Chapter 138, Section 12D Summary: To allow the Amesbury Liquor License Commission to approve the conversion of an on-premises license to sell wine and malt beverages only to an on-premises license to sell all alcoholic beverages, even if Amesbury does not have any all alcoholic beverages licenses available - Mayor Sponsor **Approved**