



December 1, 2025

To: Michael Busby, Relationship Manager, MassHousing
Re: Site Approval for MP Properties IV, 27 Kimball Road, Amesbury, MA

Dear Mr. Busby,

First, let me personally thank you in advance for convening the site visit on November 12th. I know it was informative for the local officials in attendance to better understand the scope, design, and affordability aspects of the project. Although many local officials could not attend the meeting, we have subsequently received a wide variety of public comments on the project (see attached).

Realizing there are a wide array of ecological, transportation, infrastructure, and economic challenges to the design and programming of the proposed project, we have fielded many calls from staff, local elected officials, and members of the public regarding the so-called *appropriateness* of the proposed density and design. In particular, this feedback relates to the relatively low volume one- and two-family structures and the corresponding large limit-of-work or level of disturbance on the property.

Additional preliminary concerns range from the availability and proximity of city water distribution and wastewater collection systems to addressing known pedestrian and vehicular safety concerns along Kimball Road. To date, other concerns relate to the proposed high number of off-street parking spaces within the project (resulting in a very large ecological footprint) and the general lack of truly 'usable' open space (both active and passive) within the project.

Although this feedback is preliminary - and received prior to additional input from the developer, city staff, or members the public - staff at the Office of Community and Economic Development would suggest to both MassHousing and MP Properties IV, that the preliminary design of the project, as currently proposed, is not yet appropriate or in balance with the site opportunities and constraints. Based on our current review of the project application, we continue to believe that the project would benefit from a reduction in the limit of work/disturbance associated with the submitted 95-unit proposal. To that end, we maintain that the proposed amenities and open space areas are insufficient in both area and are

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inadequately designed to afford residents minimum reasonable outdoor recreational opportunities.

Moreover, without further review and feedback from the Department of Public Works, it remains unclear as to the availability and the capacity of the city's water and sewer facilities to adequately service this project as currently proposed.

Given the property is also located within the city's Water Resource Protection District (WRPD), we believe a reduction in the limit of work would also benefit the retention of more of the existing mature vegetation on the property (as virtually all the existing vegetation is proposed to be removed from the site) and it would offer needed additional area for stormwater management facilities. Reduced parking would also support this goal and reduce costs to the developer.

From a land use perspective, the concept of smaller, single- and two-family structures is worthy of further review and exploration. Clearly, little (if any) inventory of these smaller new structures exists within the lower Merrimack Valley, and we recognize the market appeal of this type of housing. However, the strong rural context of this property - with its wetland resources, large areas of mature vegetation, and its location within the WRPD, call into question the appropriateness of the proposed density, parking, overall layout, and limit-of-work associated with this application.

All that said, given the high level of public interest and the challenges of having city staff and the public adequately review the application submitted to Mass Housing, the Planning Board, the Zoning Board of Appeals, Conservation Commission, and the Technical Review Committee (TRC) have reviewed your request letter and together respectfully request that the TRC hold a public meeting in early December to allow city staff the opportunity to more fully discuss the project directly with the applicant as well as offer members of the public the chance to better understand the project and the subsequent formal review process. It should be noted that we did experience significant technical challenges in downloading and reviewing the 231-page application and just last week received two (2) hard copies of the plans from the applicant which are being reviewed by city staff across five departments.

To reiterate, given the myriad of concerns, issues, and opportunities presented with this project as well as the technical challenges in reviewing the digital application, all four land use

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boards, committees, and commissions, requested the TRC (which consists entirely of city staff) convene a public meeting where the applicant could informally present the current proposal and answer any questions from city staff. Please note that the public would be welcome to attend the meeting, but public comment is not normally provided.

In closing, we can see the affordability merits of this project, and we respectfully request that you extend the comment period for 15 days so we can hold an informal public meeting on **December 17th at 9:30 a.m.** from which we will provide MassHousing and the applicant with more useful and informative comments on the preliminary design and Site Approval Application.

Please let us know if you have any questions on this matter. We thank you in advance for your consideration of this request.

Respectfully,


Cassandra Gove
Mayor

Cc: Nicholas J. Cracknell, Director - Office of Community and Economic Development
Jessica Redfern, City Council – District 5
Scott Mandeville, City Council President
Andrew Mackin, Markus Partners

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Exhibit 1 – MassHousing Correspondence

- October 29, 2025, Letter regarding MH ID #1301 from Mr. Busby



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com

October 29, 2025

The Honorable Cassandra Gove
Mayor
City of Amesbury
62 Friend Street
Amesbury, MA 01913

**Re: Proposed 40B – 27 Kimball Road
Amesbury, MA
MH ID # 1301**

Dear Mayor Gove:

MassHousing is currently reviewing an application for Site Approval submitted by MP Properties IV, LLC (the Applicant). The proposed development will consist of 95 rental units on approximately 9.15 acres of land located at 27 Kimball Road in Amesbury, MA.

The Site Approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other boards, city officials or other interested parties. Pursuant to the Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the city has received a copy of the application and plans. Please inform us of any issues that have been raised or are anticipated in the city's review of the application. We request that you submit your comments to this office by December 2, 2025, so we may process the application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for 27 Kimball Road has been tentatively scheduled for Wednesday, November 12th at 11:00 a.m. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the city's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, <https://www.mhp.net/community/technical-support> or e-mail Emma McGurren (emcgurren@mhp.net).

If you have any questions, please do not hesitate to contact me at (617) 854-1219.

Thank you for your assistance.

Sincerely,
Michael Busby
Relationship Manager

Exhibit 2 – Site Design Concept, 27 Kimball Road

- Proposed Site Layout

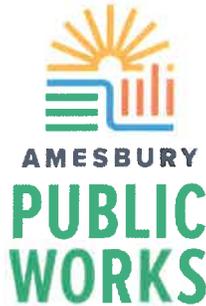


- 1BR - One Story
- 1BR - Carriage Unit
- 1BR - Two Story
- 2BR - One Story
- 2BR - Two Story
- 3BR - Two Story

27 Kimball Road, Amesbury, MA
 Concept Plan

Exhibit 3 – Department Head Comments

- Lisa DeMeo, Assistant Director, Department of Public Works
- Criag Bailey, Chief of Police, Police Department



August 7, 2025

Becky Frey
Community Development

Re: 27 Kimball Road Project Application

Becky,

Public Works has reviewed the document submitted as a Comprehensive Permit Site Approval Application- Rental for 27 Kimball Road.

General

- The number of units proposed is given (95). However, the number of bedrooms is not specified. This number is required to determine the amount of domestic water needed.
- No details were provided for any site element. Public Works retains the right to review after this information is provided.

Wastewater

- On Page 7 of 20, the list of existing utilities is wrong. There is no existing public wastewater system for 27 Kimball Road. The sewer main in Kimball Road services from Haverhill Road to 15 Kimball Road.
- This project will need to extend the sewer main to #27, and provide a stub for each parcel they pass by, per City of Amesbury Wastewater Regulations.
- Every UNIT MUST have a separate sewer service connection.
- No pipe materials and sizes are shown.

Water

- There is a 12" main on the other side of Kimball Road.
- Each unit must have a separate service connection. (Since these are to be rentals, one service per building may be negotiated).
- No pipe materials and sizes are shown.

Highway

- Kimball Road was paved on Wednesday, October 29, 2025, between Haverhill

Lisa E. DeMeo, P.E., Assistant Director, Public Works and City Engineer
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Road and Lion's Mouth Road. As such, it is now under a moratorium for a period of 5 years and cannot be excavated until October 30, 2030.

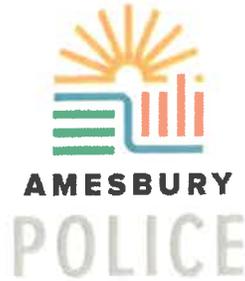
Stormwater

- Only one stormwater feature is shown, with no calculations to back it up.
- On Page 7 of 20, the list of existing utilities is wrong. There is not a full stormwater system there. There is a short run of country drainage that outfalls across the street. These few pipes probably don't have capacity for any additional flow. The applicant's engineer will need to provide calculations showing that this will work.
- A NPDES Permit is required from the EPA. This is a Federal permit and cannot be waived by the City or Commonwealth.

These comments are based on information provided at this time. As additional information is submitted, Public Works retains the right for further review.

Sincerely,

Lisa E. DeMeo, P.E.
Assistant Director, City Engineer



November 20, 2025

Becky Frey, Community Development Coordinator
MDC Building
39 South Hunt Rd
Amesbury Ma.

RE: 27 Kimball Road Project Application

Good morning Mrs. Frey

The Police Department has reviewed the document submitted as a Comprehensive Permit Site Approval Application – Rental for 27 Kimball Rd. *I will say the sight was hard to navigate and I was unable to see a lot of the details due to not being able to download the plans. Once a better packet for viewing is available, I may have additional comments.*

TRAFFIC CONCERNS

Kimball Road is a narrow, heavily traveled road used as a corridor to and from southern New Hampshire. Kimball Road residents, specifically around 27 Kimball Road, complain about the high traffic and continued traffic violations because of the congestion and volume. The PD is currently understaffed and cannot support additional traffic needs should they arise. My specific concerns with the project are.

1. The additional traffic that will be added to the already congested street which is not designed for the traffic flow along with the violations that will come with added traffic.
2. The lack of sidewalks on Kimball Rd. to support the additional pedestrian traffic (both walking and biking) the additional 95 units will bring.
3. The location of the entrance in relation to the blind curve which is approximately 150' to the South. (Traffic coming from Rte. 110 will not see cars leaving 27 Kimball, and those leaving 27 Kimball will not see those approaching from Rte. 110)

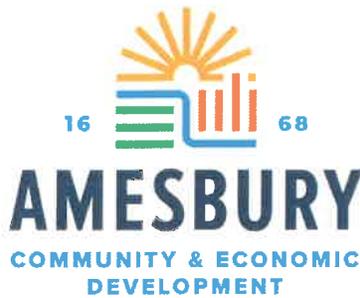
I have not seen a traffic study done in the area. If one has been done, I would recommend the city review this plan with a traffic engineer of our choosing. If one has not been done, I recommend the City be given the opportunity to pick the traffic engineer for this project.

Craig J. Bailey
Chief of Police

Amesbury Police • 19 School Street • Amesbury, MA 01913
(978) 388-1212 • police@amesburyma.gov

Exhibit 4 – Land Use Boards, Commissions & Committees

- Planning Board
- Zoning Board of Appeals
- Conservation Commission
- Technical Review Committee



MEMORANDUM

DATE: December 2, 2025

TO: Nicholas Cracknell

FROM: Nipun Jain, City Planner, on behalf of the Planning Board

SUBJECT: 27 Kimball Road – 30-Day Comment Period for MassHousing

At the November 24, 2025, Planning Board meeting, the Board reviewed the application submittal for 27 Kimball Road. The Board raised concerns about the site location and specifically, the proposed level of disturbance given that it is in the Water Resource Protection District. Best design practices for protection of the city's drinking water supply present significant concerns for the size and layout of this development. Accordingly, the local zoning associated with the WRPD would not render this a suitable location for a development of this scale and configuration.

Importantly, the Board also raised concerns about traffic safety along Kimball Road (including but not limited to the absence of sidewalks), sewer and water capacity (and availability), and concerns for stormwater management given the proposed design.

The Board was also concerned about the overall appropriateness of this intensity of development on this site. Finally, the Board acknowledged the high degree of public concern for the availability and access to the digital files for this project. As a result, the Board voted to request a 15-day extension to the comment period to provide time for City Officials, Boards, and Departments to more fully evaluate the application and compile a comprehensive set of comments for MassHousing as part of their due diligence for issuance of a Site Approval letter. This extension will allow for the Technical Review Committee to hold a public meeting at City Hall on **December 17, 2025, at 9:30 a.m.** to collectively discuss the project.

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P (978) 388-8110 • oced@amesburyma.gov

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MEMORANDUM

DATE: December 2, 2025

TO: Nicholas Cracknell

FROM: Becky Frey, Community Development Coordinator, on behalf of the Zoning Board of Appeals *BF*

SUBJECT: 27 Kimball Road 40B Project – 30-day Comment Period

At the November 20, 2025, Zoning Board of Appeals Meeting, the Board reviewed the preliminary application and correspondence from MassHousing regarding the pending Comprehensive Permit application for the property located at 27 Kimball Road.

The Board raised concerns about the limit of work, density, traffic safety, ecological impact, and had concerns regarding the capacity of sewer service at the site given the history of wastewater issues along Lake Attitash. The Board was also concerned about the overall appropriateness of this intensity of development on this site given the rural setting of the property.

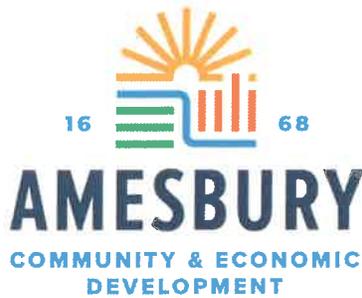
The Board is also aware that there is significant citizen concern about this proposal as well. As such it was difficult to fully understand the nature of this project given the challenges related to downloading the large data file provided by MassHousing and the applicant.

The allotted 30-day comment period also fell within a holiday time where city staff was out of the office more than usual and the city departments had not fully responded to the technical aspects of this proposed project. Thus, the Board voted to request a 15-day extension to the comment period from MassHousing to provide time for City Officials, Boards, and Departments to fully evaluate the application and compile all of their comments to send to the State.

If granted by MassHousing, this extension will allow for the Technical Review Committee to hold a public meeting on **December 17, 2025, at 9:30 am** to review this project more adequately and provide MassHousing with more informative comments on the proposed 40B project for 27 Kimball Road.

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MEMORANDUM

DATE: 12/2/2025

TO:

FROM: Amanda Armington (Sustainability and Conservation Planner)

SUBJECT: Comment Period Extension for 27.5 Kimball Road 40B Application

At its regularly scheduled meeting on December 1st, 2025, the Amesbury Conservation Commission discussed its concerns regarding the proposed development at 27.5 Kimball Road. In an effort to allow for a more comprehensive and meaningful collection of comments and concerns, the Commission is recommending a fifteen (15) day extension of the public comment period.

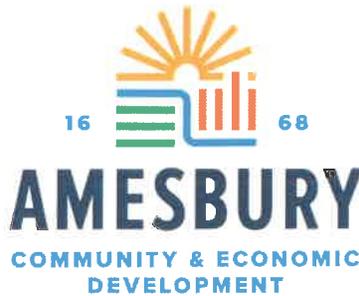
The Conservation Commission also intends to utilize this additional time to attend a Technical Review Committee (TRC) meeting to be held by various City Departments in early December. The Commission believes that the combination of the extended comment period and participation in the TRC meeting will be beneficial in more thoroughly addressing both public concerns and City Departmental feedback to the fullest extent possible.

Please feel free to contact this office should you have any questions regarding this recommendation.

Amanda Armington, Sustainability and Conservation Planner
Office of Community and Economic Development

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MEMORANDUM

DATE: December 2, 2025

TO: Michael Busby, Relationship Manager, MassHousing

FROM: Nicholas Cracknell, OCED Director, on behalf of the Technical Review Committee

SUBJECT: 27 Kimball Road – 40B Comprehensive Permit

At the November 19, 2025, Technical Review Committee meeting, the preliminary 40B application submittal to MassHousing for 27 Kimball Road was reviewed. Although the committee had technological issues gaining full access to the digital application, the Committee reviewed the proposed site plan showing the 95, 1- and 2-unit structures. Based on the limited information, the Committee expressed concerns regarding traffic impacts, utilities, open space and recreational amenities, off-street parking, and stormwater management. Additionally, the Board also questioned the implications of opening Kimball Road, as Kimball Road was recently repaved.

The Committee was concerned about the overall appropriateness of this level of development on this site. Particularly, the limit of work or level of disturbance associated with this many structures and off-street parking spaces.

Given the fact that many members missed the scheduled site walk, had trouble accessing the digital application, and needed additional information from the respective Department Heads, the Committee voted to request a 15-day extension to the comment period to provide sufficient time for City Officials, Boards, and Departments to fully evaluate the application and compile all their comments to send to MassHousing. If approved by MassHousing, this extension will allow for the Technical Review Committee to hold a meeting on **December 17, 2025 at 9:30 a.m.** to discuss this project further and offer the applicant and the public an opportunity to attend the meeting and provide further input.

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Exhibit 5 – Public Comment Letters

- Matthew Armano, 4 Brielle Way, Amesbury, MA
- Peggy and Armand Bisson, 14 Kimball Road Amesbury, MA
- Alex Callas, 15 Kimball Road, Amesbury, MA
- Nicole Callas, 15 Kimball Road Amesbury, MA
- Michelle Calvert, Kimball Road, Amesbury, MA
- Melinda Cashman, 123 Pleasant Valley Road, Amesbury, MA
- Karen Conley, 225 Lions Mouth Road, Amesbury, MA
- Erin Conners, 18 Claire Road, Amesbury, MA
- Rebecca DelMonico, 39 Kimball Road, Amesbury, MA
- Gabrielle Desimone, 20 Kimball Road, Amesbury, MA
- Ann Francis, 40 Kimball Road, Amesbury, MA
- Kirby Francis, 40 Kimball Road, Amesbury, MA
- Alan and Ana Gannon, 37 Kimball Road, Amesbury, MA
- Pedro Gomes, 23 Kimball Road, Amesbury, MA
- Mike Gwynn, 9 Ashley Drive, Amesbury, MA
- Linda Hanson, 4 Kimball Road, Amesbury, MA
- Tara Hanson, 4 Kimball Road, Amesbury, MA
- Taylor Harper, 77 Kimball Road, Amesbury, MA
- Jennifer Hawrylcw, 5 Lancewood Drive, Amesbury, MA
- Nicole Hillis, 55 Kimball Road, Amesbury, MA
- Ira Kirby, 111 Haverhill Road, Amesbury, MA
- Charles and Charlene Johnson, 16 Tallowood Lane, Amesbury, MA
- Lindsey & Myles Johnston, 34 Kimball Road, Amesbury, MA
- Marilyn and Colby Johnston, 36 Haverhill Road Apt 5101, Amesbury, MA
- Ashley and Kevin Jones. 39R Kimball Road, Amesbury, MA
- Mark Kieras, 33 Kimball Road, Amesbury, MA
- Chuck Launsby, 7 Lake Attitash Way, Amesbury, MA
- Stephanie Lee, 12 Claire Road, Amesbury, MA
- Victoria Lunetta, 5 Brielle Way, Amesbury, MA
- Lauren Lutz, 52 Kimball Road, Amesbury, MA
- Fran Mahoney, Amesbury, MA
- Bill McGowen, Claire Road, Amesbury, MA

- Jacqueline Morrill-Faucher 16 Kimball Road, Amesbury, MA
- Gillian Murphy, 10 Currier Ave, Amesbury, MA
- John and Judith Romano, 6 Ashley Drive, Amesbury, MA
- Paul Richard, 8 Ashley Drive, Amesbury, MA
- Kaelan Stewart, 17 Claire Road, Amesbury, MA
- Pete Sykes, 14 Tallowood Lane, Amesbury, MA
- Phil Terzis, 22 Kimball Road, Amesbury, MA
- Stephen Thibodeau, 1 Brielle Way, Amesbury, MA
- Melissa Trimmer, 8 Kimball Road, Amesbury, MA
- Don and Jan Vautour, 41 Kimball Road, Amesbury, MA

Nicholas Cracknell

From: Matthew Armano <mdarmano8593@gmail.com>
Sent: Monday, December 1, 2025 10:06 PM
To: Rebecca Frey; Nicholas Cracknell; Amanda Arrington
Subject: 40B project 27 Kimball Rd

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Dear Ms. Frey, Mr. Cracknell, and Ms. Arrington,

I hope you are doing well. I am writing to share my concerns regarding the proposed 40B development at 27 Kimball Road. After reviewing the information provided, I believe this project raises several significant issues that merit careful reconsideration.

Kimball Road is a narrow, winding roadway with no sidewalks. Introducing a large influx of vehicles from a 95-unit development would substantially increase risks for pedestrians, cyclists, and drivers. The road's current layout simply does not appear equipped to handle the additional volume safely.

A development of this scale would place considerable pressure on public safety and school resources such as Fire, Police, and DPW departments. I worry that these impacts could compromise service levels for existing residents. Especially after the override failure.

Adding hundreds of new residents in an area without direct access to downtown, and doing so through a zoning bypass, may result in long-term municipal challenges. The scale of this project seems out of alignment with the character and capacity of the surrounding neighborhood.

I respectfully ask that these concerns be seriously considered during the review process. I appreciate the work you do for our community and your willingness to hear resident feedback.

Thank you for your time and attention.

Best,

Matthew, Sarah, Joanne, and Michael Armano

4 Brielle Way

Amesbury, MA

01913

From: [Armand Bisson](#)
To: [Rebecca Frey](#)
Cc: [Nicholas Cracknell](#); [Amanda Armington](#)
Subject: 40B Proposed Development for 27 Kimball Road
Date: Sunday, November 30, 2025 8:25:03 PM

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To Whom it May Concern,

My wife and I have lived at 14 Kimball Road for 51+ Years, my wife being a life long resident of Amesbury. We both loathe the idea of the proposed 40B Project at 27 Kimball Road. We have grave concerns with the following items which will be a direct result of the project:

Traffic & Safety - There is currently far too much traffic on Kimball Road. It is a very curvy road and naturally people are driving way over the speed limit. For anyone that is walking, it is challenging as to whether or not you will make it safely to your destination. Don't take my word for any of this. I invite you to park in my driveway, take a stroll and let me know about your experience. Just pulling in and out of the driveway on any week day morning during work travel time is a good indicator.

Wet Lands & Environmental Protection - As anyone that lives in this neighborhood knows, there is a far greater animal and plant population than the downtown area. This has been realized by folks involved with conservation as there is an Amesbury Town Forest on Kimball Road. Wetlands, plants, trees, and animals are an important part of the ecobalance. We should be thinking more about how to maintain that balance rather than totally disturbing it.

Infrastructure Capacity - With this project coming to conception, we will be putting stress on the infrastructure system as there will be a need for more electrical power, sewer treatment and water. The big question will be what can be done about the road. What could be done to safely increase the amount of added traffic. As it was stated earlier, it is not really safe right now in real time.

Zoning Integrity - All of us living here have had to follow all of the zoning bylaws and have had your dream to build something collapsed because your property lines were off by a foot. Project developers come in with a large budget and are able to cast all that to the wind.

Municipal Services Strain - Every time we increase the population of the city, there is a bigger strain put on the system. These are critical services that people rely on to live properly and therefore they must be provided. The only way to pay for these services is to increase taxes which is something we do not need right now. People are struggling.

As you can see, we have stated our concerns. There are many other neighbors and friends that share our views. We hope that everyone involved in the project give this careful and thoughtful consideration before forging forward.

Sincerely,

Peggy and Armand Bisson

From: [alex callas](#)
To: [Rebecca Frey](#)
Subject: 27 Kimball RD Development- Concerned Resident at 15 Kimball Rd
Date: Saturday, November 22, 2025 4:34:54 PM

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Good Afternoon

I m Alex Callas current resident of Amesbury for the last 8 years at 15 Kimball rd. I am writing to express my deep concern for the newly proposed housing project that will come literally within inches of my property as we have been in observing the surveyors for days now and as they have marked off the proposed property. For many years we have enjoyed our property which is nestled in the woods, engulfed in mother nature. I moved out of the city for this exact way of life and I do not want an entire neighborhood literally IN MY BACKYARD. I understand housing is a at premium every where and I support measures to try to combat the housing crisis but some concession has to be made here, 95 units is simply to large and will not only create many issues with traffic, let alone the water and sewer will be a nightmare, likely will be a septic system, an additional 95 septic systems all dumping into the ground in a highly congested area is not a great idea and possible health and safety concern FYI.

A smaller complex if any should be the alternative, and this should not be at the phase that its already at with out the proper notification to its citizens.

From a guy with 15 years in construction and facilities management, you don't start zoning out a site unless you have something to zone and build, way too far into the construction process already for this to be a secret. Highly disappointing that I had to find out from another concerned citizen and not a clear communication from the city.

An explanation of how all the additional burden is to be handled is owed to the current residents

Thank you- a concerned citizen

From: [Nicole Gaito](#)
To: [Rebecca Frey](#)
Cc: [Nicholas Cracknell](#)
Subject: 40b project kimball rd
Date: Tuesday, December 2, 2025 12:16:11 PM

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Hi

I live at 15 kimball Rd and am writing about my concerns in regards to the 40b project at 27 kimball Rd. First off the traffic and safety is a big deal to my household. I have young children and with kimball not having a sidewalk it's already dangerous enough. If you add 95 more houses that only enter and exit from Kimball that will not be safe. I'm very concerned about the amount of housing Amesbury is making because I work in the school system and can't imagine how this great family community can take on more. The teachers are already stretched thin there can't be more housing. In regards to environmental concerns, my property has a family of turkeys that walk through all the time, there's tons of deer and lots of animals, where will they go? When I bought my house 7 years ago we were so excited to live in a beautiful safe woodsy community. This area is not designed for large group homes. The plan that you have will be putting houses directly behind the beautiful woods in my yard. Please reconsider and help keep our area a quaint beautiful spot in a gorgeous town not a big industrial over populated city.

Thank you for hearing my words,

Kind regards,
Nicole Callas 15 kimball rd

From: [Michelle Calvert](#)
To: [Rebecca Frey](#)
Subject: Formal Objection to Proposed Development at 27 Kimball Rd
Date: Tuesday, November 25, 2025 12:39:35 PM

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Dear Ms. Frey,

I am writing to formally express my sincere disappointment and strong opposition to the proposed development planned at 27 Kimball Road. This project raises serious concerns regarding its impact on our community, environment, and quality of life.

The development threatens local wildlife habitats, displacing native species and disrupting the natural ecosystem that our community values. The repercussions of construction and housing will extend to the Lake Attitash watershed area, creating unknown consequences for the lake and our drinking water. Stormwater management represents a huge concern with this development, especially given the context of increased flooding events due to climate change. Additionally, increased construction and ongoing activity pose clear safety risks, including higher traffic volume and potential hazards for nearby families and pedestrians.

Loss of green space, potential drainage and runoff issues, and long-term degradation of air and soil quality are only scraping the surface of my concerns. The inevitable rise in noise pollution from construction will significantly diminish the peaceful character of our neighborhood. This peace and quiet is a hallmark of the community, and one of the reasons most of us have moved to Kimball Road and the surrounding area in the first place.

Furthermore, this development will negatively affect surrounding property values, unfairly impacting homeowners who have invested in this community under the expectation of stability and responsible planning. There are no opportunities for affordable home ownership with this development, impacting community building in the area. I see no current benefit to the community from the built aspect of this project. The "park" is tiny and could barely support the current projected resident population, let alone others from Kimball Road. There are no other spots that enable community in the proposed plans.

I also question to what extent this project actually provides affordable housing. The proposed rent schedule is not affordable for Amesbury, and as there is no sidewalk access, every resident would need a car, further reducing affordability.

I urge you to reconsider or do what is in your power to halt this proposal to preserve safety, environmental integrity, and neighborhood livability. I understand that with this being a 40B application, there is very little the city has control over. I am simply looking to make sure my voice is heard as a community member who lives on Kimball Road.

Thank you for your time and consideration. I respectfully request that my concerns be entered into the public record and addressed in your decision-making process.

Sincerely,

Michelle Calvert

Nicholas Cracknell

From: Melinda Cashman <mcashman618@yahoo.com>
Sent: Tuesday, December 2, 2025 1:24 AM
To: Rebecca Frey; Nicholas Cracknell; armingtona@amesburyma.gov
Subject: 40B project-27 Kimball Rd

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To whom it may concern

I am not sure why this city seems to be letting these major projects continue to be considered without proper assessments. Including bypassing of local laws and conservation commission rules..I for one did not move to this city only to have it deplete the very nature that attracted us to this town to begin with.

There have already been major projects that have been snuck and bypassed existing ordinances.

Nature is a resource we can not replenish once it is gone pushing the limits of the smaller ever shrinking areas that are left... subsequently these environmental laws exist to ensure what is left is protected, especially the wetlands. I for one was privy to the conservations efforts and the swift rulings for violations which I have also witnessed this town throw those very protections out the window if the entity in question has enough money to entice those in power to do exactly what is happening here

These new proposals for these large housing areas have already resulted in vast sell-offs within the city from residents who feel that they can not be stopped

I have also seen towns reject these MBTA requirements in order to preserve the integrity of their cities /towns and uphold protected area.

This town already taxes it's residents far beyond every other town in the state. There is no excuse to bring these large projects in because of fiscal irresponsibility. While management of these funds I am sure is difficult with all of the rising costs due to numerous factors there are many other towns that do more with a lot less.

These projects should be required to be properly vetted...wetlands should under no circumstances be anywhere near these projects. I am for one appalled at the nonchalant attitude this entire administration and planning boards have shown towards these local impacts

Having just lost the proposed budget and tax overhaul I would think it would give great pause to this very thing. Clearly the people in this town want accountability, clarity and our leaders to have a sense of propriety. Currently severely lacking.

This as well as the other larger project proposed in other areas of the city under no circumstances should move forward. This is a town ...quickly being turned into a city which many of us moved to escape.

Sincerely

From: [Karen Conley](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Cc: [Karen Conley](#)
Subject: Concerns Regarding the Proposed Development at 27 Kimball Road December 2 2025
Date: Tuesday, December 2, 2025 1:14:13 PM

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Concerns Regarding the Proposed Development at 27 Kimball Road

Attention:

freyr@amesburyma.gov

cracknelln@amesburyma.gov

armingtona@amesburyma.gov

1. Traffic and Road Safety Impairment

The addition of traffic from 95 new residential units will significantly compromise the safety and functionality of Kimball Road. The road's existing geometry—characterized by limited width, numerous blind curves, and steep grades—is already substandard for current traffic volumes.

- **Pedestrian and Bicycle Safety:** Due to the existing lack of shoulders and the inability to incorporate sidewalks, the road is currently unsafe for non-vehicular use. Increased vehicle traffic will exacerbate this existing hazard.
- **Intersection and Access Concerns:** The intersection of Kimball Road and Haverhill Road (Route 110) is an existing safety concern, evidenced by the high volume of traffic currently diverting to alternate routes. This diversion routes traffic onto Lions Mouth Road / Friends Street, which already experiences severe and recurrent congestion due to the proximity of two elementary schools and frequent athletic events, rendering the route impassable during peak times. This indicates the proposed development's traffic would be funneled into an already overwhelmed neighborhood street network.

2. Cumulative Environmental Impact and Habitat Loss

The City of Amesbury has already experienced significant environmental and habitat degradation from recent and concurrently proposed development projects. This cumulative impact must be considered as part of the review process.

- The proposed project will result in additional loss of protected wetlands and critical habitat, contributing to habitat fragmentation. This displacement will strain the capacity of remaining open spaces and increase human-wildlife conflicts in surrounding residential areas.
- **Evidence of Strain:** Existing overpopulation of species, such as the local deer population, as frequently observed on Kimball and Lions Mouth Roads, indicates that the carrying capacity of the current habitat is already maximized.

3. Unplanned Infrastructure and Traffic Generation (Dog Park Proposal)

The proposed inclusion of a public dog park, which would serve residents beyond the new development, represents an additional, unstudied source of vehicle traffic drawn from Amesbury and surrounding towns, further impacting the critical traffic and safety concerns cited above.

- Furthermore, the long-term infrastructure and financial liability for this public amenity remain undefined. The proposal fails to specify a responsible entity for routine maintenance, liability insurance, or capital repair costs.

4. Premature Approval and Exceeding 40B Compliance Thresholds

The concurrent 40R proposal for Clarks Road is designed to return the City to compliance with the state minimum for affordable housing. The approval of that project alone would achieve the necessary threshold.

- **Consequence of Dual Approval:** If both the Clarks Road project and the 28 Kimball Road project are approved, the City will exceed the state's 10% affordable housing minimum. This loss of protective status allows the City to lose its local control over unsolicited 40B projects, leading to uncontrolled zoning circumvention and resulting in further negative impacts to infrastructure and the environment without the benefit of state compliance urgency.
- **Requested Action:** We formally request that the City ask the State to place the 27 Kimball Road project on hold until a final decision has been rendered on all other substantial concurrent development proposals, ensuring that the approval process is not based on temporary compliance needs and preventing unnecessary approvals that circumvent established zoning requirements.

Respectfully

Karen Conley

225 Lions Mouth Rd Amesbury

Karenconley288@gmail.com

From: [Erin Connors](#)
To: [Rebecca Frey](#)
Date: Thursday, November 20, 2025 4:33:44 PM
Attachments: [icon.png](#)

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Erin Connors <econnors9@gmail.com>

3:55 PM (35 minutes ago)

to freyr



Dear Ms Frey,

I am completely shocked, blind sided, angry, and devastated to hear about a 40b plan for 27 Kimball rd consisting of 95 rental properties. I have lived on 18 Claire Rd for close to 30 years. My husband and I built our house on this location because of its family friendly environment. When we built this house we faced many obstacles regarding the wetlands near our property which we adhered to every guideline, so I am confused how now this is not an issue. We raised our family here and maintained and took pride in our property. My husband and I both dedicated our lives to public service; clearly not a very lucrative occupation. This home is our only asset. This project will pull the rug out from our financial future. We both recognize the importance of affordable housing, but we can not fathom how this narrow strip of property, most of it abutting our property and consisting of wetlands is the optimum location for this development(95 units) If this is permitted our entire financial retirement security is gone. I am trying to have faith and trust that this project does not move forward as proposed. In closing, I find it interesting that the many developments that have occurred through out the city were not a better location for affordable housing especially since they did not effect anyone prperty value.

Erin Connors



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

3:55 PM (35 minutes ago)

to me



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Rebecca Frey

From: Delmonico, Rebecca <rdelmonico@masconomet.org>
Sent: Sunday, November 30, 2025 2:45 PM
To: Rebecca Frey
Subject: Concerns about construction at 27 Kimball

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Dear Ms. Frey, Community Development Coordinator,

How many landlords and property developers are going to profit at Amesbury residents' and the environment's expense? My name is Rebecca DelMonico, ten-year resident at 39 Kimball Road, and I am disgusted to learn that a plan to build a 95-unit housing complex at 27 Kimball Road is underway.

Massachusetts is facing a housing crisis but this won't help. 71 of the developer's 95 units are projected to rent starting at \$2500 for a 1BR and \$4300 for a 3BR! The other 24 "affordable" units are no act of humanity – they are a money grab. The two-story design is considerate of the architects, but 95 units means a cramped world for new residents. This number MUST be negotiated down.

This Kimball project is yet another gargantuan housing complex to devalue Amesbury's character – the very thing that drew long-time home buyers like me here and which keeps property owners paying the high taxes. With this complex being for renters, it will NOT reduce bloated property taxes – instead, more people mean more strain on our already strained budgets for schools, roads, police, fire, etc. Earlier this month an override to fund the schools did NOT pass. With even more cuts to school staff due next year, how will we support new students if we cannot even serve current ones?

I wonder why Amesbury even bothers having a Conservation Commission if a 40B application negates its efforts altogether. Surrounded nearly 360-degrees by a settled neighborhood zoned for single-family residences, 27 Kimball's hill-top property is home to a nine-acre forested ecosystem which feeds wetlands protected by Essex County Greenbelt. Stripping trees from this hillside will increase run-off into this area as well as into neighbors' properties.

Furthermore, this destruction would exacerbate existing flooding problems on my property which resulted from the Spindle Tree development in the late 1990s. The flooding was not always so bad according to our neighbors at 41 Kimball, the Vautours, who have resided here for 40+ years. They recall when the Spindle Tree development took down tens of acres of woodland, killing root systems that absorbed water and creating run-off. The run-off that the proposed housing complex will cause will inundate my property.

My husband and I live at 39 Kimball Road which sits at 38 meters above sea level, right at the water table. We know this because the septic system installers had to build a steeply-pitched mound to lay the leech field so as not to contaminate ground water. Our sump pump runs year-round to keep up with the ever-present water level. We really feel the water level because running through our property and alongside our pebble driveway is a stream which the floods during heavy rains and remains saturated during the spring melting season. According to this topographical map<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fen-gb.topographic-map.com%2Fmap-3hg3l%2FAmesbury%2F%3Fcenter%3D42.84472%252C-70.96776%26zoom%3D19%26popup%3D42.84757%252C-70.96361&data=05%7C02%7Cfreyr%40amesburyma.gov%7C7dc68335791b40b2e44108de3049007c%7Cb671b6fcf4154>>

6efbadf7cc4661c04d6%7C0%7C0%7C639001287267148898%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWU5IlYiOilwLjAuMDAwMClslAIoiJXaW4zMilslkFOljoiTWFpbClldUjjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=8iV9ThOwi42SMJt0tXZBXUL6kb1DHIYyVOsu06z9xVU%3D&reserved=0>, this stream originates on the lot at 27 Kimball which sits at 51+ meters above sea level.

In our ten years here, the land sloping down to this stream from our driveway has eroded and our driving surface sunk. In the winter, the driveway turns to a 2-inch sheet of solid ice. And, one year, during a heavy rain, the culvert pipe through which this stream flows under the road got clogged, resulting in a river taking over the driveway, stripping shrubs out by their roots. The town had to send out a team of men with equipment to blast air through the pipe to release the blockage (since then, my husband takes it upon himself to clear the leaves from this streambed to prevent another blockage). Plus, the road is disintegrating precisely where this pipe runs under it (even though the town recently paved over it).

And there's another rub for us at 39 Kimball: in 2016 the Amesbury Conservation Commission rejected our request to pave our driveway because we are in a wetland buffer zone and, according to one commission member, the "baby salamanders" would suffer from automobile oil drippings. How absurd it is that another property owner can build a 95-unit housing complex that will destroy nine acres of animal habitat!

What do we want Amesbury to be twenty years from now – a city of apartment complexes inhabited by renters paying out to real estate conglomerates with no stakes in the town's interests?

I urge the town to advocate for Amesbury and not one greedy landlord and development company.

Rebecca DelMonico
(978) 518-5809
39 Kimball Road
Rebeccadelmonico8@gmail.com<mailto:Rebeccadelmonico8@gmail.com>

Rebecca DelMonico
(she/her)
English Teacher
Masconomet Regional High School
(978) 887-2323 x13250

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Nicholas Cracknell

From: Gabrielle Desimone <gabrielledesimone@yahoo.com>
Sent: Monday, December 1, 2025 1:54 PM
To: Rebecca Frey; Nicholas Cracknell; Amanda Armington
Subject: 40B Project - 27 Kimball Rd

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Hi - I am writing you in regards to the proposed project at 27 Kimball Rd. I live at 20 Kimball rd. and I have many concerns about a project of that size coming to my neighborhood. Kimball rd. is a narrower street that is also winding road with no sidewalks. Having 98 units with an average of 2 cars per household will add almost 200 vehicles to an already unsafe road. If even half of those vehicles left for a typical 9-5 job, that would give about 100 vehicles heading, most likely towards rt 110 at the same time. Kimball rd. is not made for that kind of traffic.

That area of Amesbury is VERY high with the wildlife having the town forest and conservation land, the deer and many other animals cross that road and would be a danger to both the animals and vehicles if such an increase in traffic is allowed. Never mind the effect on the wetlands that is behind 27 Kimball Rd.

I cannot even imagine the stress on the infrastructure in that area.... the amount of people that would suddenly flood an area that it was never built for.

I cant imagine anyone who knows Kimball road would actually think that adding that large of a housing development would ever be a good idea.

I as you to please take a few rides down my street and see for yourself how AWFUL of an idea this project is.

Thank you,
Gabrielle DeSimmone

From: [Annie Francis](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Arrington](#)
Subject: 40B at 27 Kimball Rd
Date: Tuesday, December 2, 2025 11:16:42 AM

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Hi Rebecca, Nicolas, and Amanda,

My understanding is that you are collecting community comments on the proposed 40b application for 27 Kimball Rd. This is for a development that would consist of 95 units. I live just down the road, and I have been looking at number 27 as I drive past for several days now. I have serious concerns about the addition of 95 units worth of traffic to this section of road. The driveway area for #27 is between two blind curves, making it extremely hazardous for traffic turning into or out of #27 at the volume this development would create. Any vehicle paused in the road to turn left into the driveway would be unseen by vehicles coming up from behind until they were quite close. In addition, this would create quite a bit of additional traffic where Kimball Rd lets out onto Rt 110. The "Y" shaped design of that intersection has unclear navigation (particularly for vehicles that are turning left out of Kimball and vehicles turning left from 110 onto Kimball - they cross lanes in a way that is not well defined for safe traffic flow). At the very least, the Kimball/110 intersection should be redesigned if this much extra traffic were to be added to the road, but this still would not help the main driveway being between two blind curves. I cannot see how adding this large development to this area of Kimball Rd is in any way safe or appropriate.

I live on a curve of Kimball just a few numbers down from #27 that is at a high probability for traffic accidents. Many nights (particularly in the winter when the road is icy), I will hear cars coming, and all my attention shifts to listening to hear if the car has passed safely, or if I need to bundle up and go outside to help the newest victims of Kimball Rd. I can only expect that will increase with the addition of however many new vehicles are added with this large new development.

My next door neighbors built an addition on to their house, and had to mail neighbors for a fairly decent radius (which the new development has not done), and had to satisfy all kind of factors because there were wetlands behind the house. The fact that this development can sidestep all that is reprehensible. The neighbors were merely expanding the footprint of their house, not even in the direction of the wetlands. This new development would take over a wetlands area with a severe impact with absolutely no remediation.

There are other places in Amesbury that don't have wetlands, have better traffic sightlines, and won't shoehorn in nearly 100 households into an already cramped community. Please find a better place.

~Ann Francis
40 Kimball Rd

From: [Kirby Francis](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Subject: Proposed Development at 27 Kimball Rd
Date: Monday, December 1, 2025 4:58:20 PM

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I am writing to express my concerns about the proposed development of 95 new housing units at 27 Kimball Rd. I have owned my home at 40 Kimball Rd since 2011.

I have seen sites for many proposed new developments around town, and it's exciting for many reasons. It's nice to think that we have something here in Amesbury that new residents desire in a community. It's certainly nice to see a positive trajectory in growing the tax base, and in making homes more affordable for a broader swath of our current and future citizens. Perhaps my own children will want to own in Amesbury one day, and I'd love to see more opportunities for them to do so.

I don't oppose the development for its own sake, but mainly out of concerns of safety. I have pulled children out of smoking vehicles on the turn in front of my house. I've seen my property, and the property of my neighbors destroyed because of the poor design, size, maintenance, and traffic handling on Kimball Rd. There are simply too many cars on this street already, given its poor design. I checked the sight lines on the proposed development's egress to Kimball Rd. It is a blind turn (just ask the Amesbury PD about the turn in front of my house) on one side, and a blind knoll on the other. There are many mornings that I have crested that hill to see a school bus with its lights flashing within 50 feet of the top. Even buses with lights are completely invisible to traffic coming up that hill from the opposite direction.

Perhaps the new development could egress directly onto 110, maybe with a set of lights? I don't know all of the property lines and other variables involved. I am writing to oppose the development as planned, because this road is already a danger to those of us who live on it, and others who travel it. Putting 100 more units of housing into the mix is irresponsible and dangerous.

I hope the city is able to keep positive momentum going with reasonable proposals to grow our housing and population, in ways that are safe, and truly "upgrade" our community. All the best to your committee as they make these difficult determinations.

Respectfully,

~Kirby Francis
40 Kimball Rd,
Amesbury

Subject: 40B Project – 27 Kimball Road, Amesbury, MA

From: Alan and Ana Gannon, 37 Kimball Road.

To: Zoning Board of Appeals

We would like to speak in opposition to the proposed 40B Project at 27 Kimball Road. We understand that the purpose of the 40B law is to provide a pathway to develop affordable housing but this proposal at 27 Kimball Road is too dense, will hurt property values of the abutters, harm the environment and habitat for the wildlife in the area and in general will cause more harm than good. In terms of affordable housing, the goal for the city is 10%. The latest data shows that affordable housing is now at 9.76% not including the Golden Triangle project, making the scope of this project much too aggressive and unnecessary.

Specific Concerns:

1. 95 units on 9.2 acres, (>10 units per acre), is much too dense and is overkill considering the status of affordable housing in Amesbury, which is within .25% of the stated goal for the city.
2. Quality of life in a neighborhood this dense will not be desirable and will result in poor occupancy continuity.
3. With this density, the loss of trees and vegetation, stormwater management is a major concern, even now heavy rain can cause a torrent of water down Kimball Road from the driveway at 27 Kimball Rd which overwhelms catch basins and floods lawns. **This waiver cannot be granted.**
4. Wetlands: the wetlands on and around this property provide habitat for wildlife in the area and must be protected, therefore the **Wetlands protection Ordinance must be maintained.**
5. The plans show a set-back of only 15 feet from property abutters, this is unacceptable for these properties as it would be too intrusive and erode backyard privacy. The project must adhere to the same set-back requirements for all homes on Kimball Road, which is 25 feet.
6. Traffic: Kimball Road is narrow without sidewalks, and 95 units will increase daily traffic to an unacceptable and unsafe level.
7. Ownership: Will this development remain under one owner in perpetuity? Or will units be made available to individual owners / investors? This is a major concern when considering the long-term maintenance of each of the units and the development in its entirety. What guarantees does the city have to make sure the buildings and grounds are maintained at the highest possible levels to preserve property values of the homes surrounding this development? It would be

unacceptable to allow this development to degrade into a depressed and blighted neighborhood over time further lowering property values along Kimball Road

The size and scope of this project is not in the best interest of anyone other than the developer and therefore, we urge the Zoning Board of Appeals to deny the development at 27 Kimball Road as presently designed.

Sincerely,

Alan and Ana Gannon

Nicholas Cracknell

From: Pedro Gomes <pg7218194@gmail.com>
Sent: Monday, December 1, 2025 10:09 PM
To: Rebecca Frey; Nicholas Cracknell; Amanda Armington
Subject: Re: Formal Opposition to Proposed Rental/40B Development – Concerns from Residents of 23 Kimball Rd

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On Mon, Dec 1, 2025 at 10:02 PM Pedro Gomes <pg7218194@gmail.com> wrote:

To whom it may concern,

We hope this message finds you well.

My name is Marcelo, and I am writing on behalf of myself, my wife Zelinda, and my son Pedro, as residents of 23 Kimball Road. We are reaching out with deep concern, disappointment, and sincere worry regarding the proposed Rental/40B development planned for the Kimball Road area. We feel compelled to express our strong opposition, not out of resistance to progress, but out of a profound desire to protect the safety, integrity, and livability of the community we call home.

We have chosen to live on Kimball Road because of its peaceful nature, the sense of safety it provides, and the close connection to the natural environment that surrounds us. Over the years, we have built

routines, relationships, and a sense of belonging here. For us, this is not just a street or a neighborhood—it is where we have created our lives. The prospect of a large development suddenly altering the entire landscape brings us a great deal of emotional stress and uncertainty.

Traffic & Safety Concerns

One of our greatest fears is the impact on traffic and safety. Kimball Road is narrow, winding, and without sidewalks—something that already requires caution from residents. Adding a major development of this scale would dramatically increase the volume of vehicles, delivery trucks, and daily travel. As parents, thinking walking, biking, or getting on the school bus on a road suddenly filled with far more traffic is deeply unsettling.

We worry not only about inconvenience, but about the very real possibility of accidents, injuries, or worse. The physical structure of the road simply cannot handle such a dramatic increase without putting residents at risk.

Environmental Impact & Wetlands Protection

We are also profoundly concerned about the environmental consequences, especially regarding the wetlands. The natural areas around Kimball Road are more than scenery—they support wildlife, help manage water flow, and protect the town from flooding. These ecosystems cannot be replaced once they are disturbed.

Construction near wetlands threatens long-term ecological damage: habitat loss, water contamination, and irreversible disruption to an already fragile area. The reduced oversight associated with 40B developments only heightens our alarm. It feels as though environmental safeguards—normally so important to our town—are being pushed aside.

Infrastructure Burden & Municipal Strain

We also understand that this development would put considerable strain on the infrastructure and municipal services our community relies on. Water, sewer, stormwater systems, fire and police services, schools, public works—all of these are already operating within limited capacity. Adding hundreds of residents all at once is not responsible growth; it is a heavy burden that current systems may not be able to accommodate without significant cost increases or reduced service quality.

As residents who deeply respect the work of our city's departments, we worry how they will manage this sudden pressure.

Community Character & Emotional Impact

Perhaps what troubles us most on a personal level is the effect this project will have on the character of our community. Kimball Road is not designed for high-density development. The quiet, close-knit nature of our neighborhood is one of the reasons we chose this area to raise our family.

The idea that zoning can be bypassed so easily under 40B leaves us feeling unheard and overlooked. It is discouraging to think that the voices of families who live here—who walk these roads daily, who cherish the environment here, who want safe and sustainable planning—could be overshadowed by developers prioritizing speed and profit.

For us, this is not simply about infrastructure or traffic models—it is about our home, our security, our emotional connection to where we live, and our hope that our community will be protected, not overwhelmed.

Our Request to City Officials

We respectfully ask that you carefully consider the long-term consequences this development would bring. We urge city officials to prioritize safety, environmental stewardship, and the well-being of current residents. Growth should be thoughtful, sustainable, and respectful of the people who already live here—not rushed at the expense of our environment and community stability.

We sincerely hope that our concerns, and those of our neighbors, will be given the attention they deserve. Our family, like many others, simply wants to preserve the safety, natural beauty, and integrity of the place we call home.

Thank you very much for your time, consideration, and dedication to our community.

With respect,
Marcelo, Zelinda, and Pedro
Residents of 23 Kimball Road

Nicholas Cracknell

From: Mike Gwynn <mikegwynn25@gmail.com>
Sent: Tuesday, December 2, 2025 8:42 AM
To: Rebecca Frey; Nicholas Cracknell; armington@amesburyma.gov
Subject: 40H project 27 kimball rd

You don't often get email from mikegwynn25@gmail.com. [Learn why this is important](#)

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Good morning to all,

I just wanted to take a minute this morning to express my concern and opposition to this project as there is a long list of issues that will ripple through this area if approved. I have lived down the street on Ashley dr for 21 years now and have put 3 kids through this school system and love living here even with the unfortunately high taxes. Seeing a possible project like this makes me realize it may be time to sell before it happens as I see a negative effect on the market in this area and many more problems arising in my experience. I truly hope this will be denied as I was hoping to invest in other business in town and retire here. This decision will have a huge impact on whether it's time to move on. I appreciate all your hard work in our town and all you do.

Thank you

MIKE GWYNN | Transportation Coordinator
Apple Studios LLC
978.376.5672 | mikegwynn25@gmail.com

From: [Linda Hanson](#)
To: [Rebecca Frey](#)
Subject: 40B Project-27Kimball Road,Amesbury, Ma.
Date: Monday, December 1, 2025 8:07:11 PM

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To Rebecca Frey:

I am writing this email to state my opposition to this project. Kimball Road already has much traffic at times and to add more traffic from this many rental apartments would increase it. This would cause a safety issue as the road is narrow and there are no sidewalks for pedestrians. Also, there is a rise in the road at this location causing a possible visibility issue.

Sincerely,
Linda Hanson
4 Kimball Road
Amesbury, Ma. 01913

From: [Tara Hanson](#)
To: [Rebecca Frey](#); Cracknelin@amesburyma.gov; [Amanda Armington](#)
Subject: re: 40 B Project-27 kimball rd. Amesbury, Ma. 01913
Date: Sunday, November 30, 2025 3:39:15 PM

You don't often get email from thtaraann384@gmail.com. [Learn why this is important](#)

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To All the above concerned,

I am very concerned about the proposed 40B for this area. The fact that it would bypass or have no regard for zoning laws and regulations that were put in place for a reason. The traffic that would be generated in such a small condensed area would cause a major safety concern. There are already no sidewalks and the visibility on this road from many driveways, especially the proposed site is very poor, and this proposition would also highly likely cause municipal service strain. There are also other areas in Amesbury that could be used for such a large population that would not have the same level of impact as kimball road.

Thank you,

Tara Hanson
4 kimball Rd.
Amesbury, Ma. 01913

--

Tara Hanson LICSW
28 Green St.
Newbury, Ma. 01951
THTaraann384@gmail.com
772-579-9052

From: [Taylor](#)
To: [Rebecca Frey](#)
Subject: Development concerns on 27 kimball rd
Date: Monday, December 1, 2025 11:31:50 PM

[You don't often get email from har07024@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Rebecca,

I live at 77 kimball rd and have some concerns with the proposed development at 27 kimball Rd. To add that many units to an already heavily trafficked back road without sidewalks on the narrow winding road that is kimball rd seems like a disaster waiting to happen. For anyone who wants to run or bike on the road it will be a huge safety concern and nearly impossible with that many extra vehicle it would introduce to the road. People already drive to fast on the road and if you add in over 100 houses and all the vehicles that come with that, it will destroy the nice back road feel that the individuals who bought property on kimball road sought for when buying houses their. Having the units being all rentals will not give a sense of community or permanence to the area, an area which is loved by those who live on kimball road. I feel this development will do more harm than good for the surrounding homes and area. Thanks for your consideration.

-Taylor

Rebecca Frey

From: Jennifer Hawryciw <jenniferhawryciw@comcast.net>
Sent: Sunday, November 30, 2025 3:24 PM
To: Rebecca Frey; Nicholas Cracknell; Amanda Armington
Subject: 40B on Kimball Road

You don't often get email from jenniferhawryciw@comcast.net. [Learn why this is important](#)

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Dear Amesbury Officials,

We are writing in opposition to the proposed 40B Project at 27 Kimball Road.

My primary concerns are as follows:

1. The negative impact on the environment, habitats and wetlands.
2. The impact on our already overwhelmed schools and other municipal services.
3. The increase in traffic on an already busy and narrow street without sidewalks.

The last thing Amesbury needs is more apartments.

Thank you for your time and consideration.

Jennifer and Sean Hawryciw
5 Lancewood Drive

Nicholas Cracknell

From: Nicole Hillis <nikinic10@gmail.com>
Sent: Monday, December 1, 2025 9:18 PM
To: Rebecca Frey; armingtona@amesbury.gov; Nicholas Cracknell
Subject: Resident Opposition and concerns to 40B Project-27 Kimball Rd

You don't often get email from nikinic10@gmail.com. [Learn why this is important](#)

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Dear Members of the Community & Economic Development,

I am writing as a resident of Kimball Road to state my strong and urgent opposition to the proposed 40B development at 27 Kimball Road. The scale and structure of this proposal pose significant risks to public safety and to the integrity of an already overburdened roadway.

This development is requesting numerous waivers, including those for lot size, parking, sidewalks, water resource protection, wetlands protections, and stormwater management. These waivers are not minor. They directly impact environmental safety, pedestrian protections, roadway functionality, and long-term sustainability. Allowing a developer to bypass these critical standards—especially on a road as vulnerable as Kimball Road—puts existing residents at unacceptable risk.

Kimball Road already experiences daily issues that the City is well aware of:

- Excessive speeding and unsafe cut-through traffic
- Lack of sidewalks and no safe space for pedestrians, children, or pets
- Poor visibility due to road design and landscaping challenges
- Aging and insufficient infrastructure, not designed for high-density use
- Ongoing safety complaints from residents that remain unresolved

To propose adding 95 rental units—with the accompanying increase in vehicles, congestion, and environmental impact—without first addressing these longstanding infrastructure failures is deeply concerning. Granting waivers that eliminate key protections only amplifies these risks.

It is not responsible planning to bypass essential zoning, environmental safeguards, and safety requirements in order to force a high-density project into an area that is simply not equipped to handle it. Growth in Amesbury should be thoughtful, equitable, and aligned with the capacity of our roads and public services—not achieved by circumventing the very regulations designed to protect residents.

I strongly urge the Planning Committee and all reviewing bodies to reject this proposal in its current form. At minimum, no consideration should be given until comprehensive infrastructure improvements, traffic-calming strategies, and pedestrian safety measures are fully implemented on Kimball Road.

Thank you for taking these concerns seriously. The safety of the families who live here must come before developer convenience.

Sincerely,

Nicole and Mark Hillis

From: [ira kirby](#)
To: [Rebecca Frey](#)
Cc: [cracknelin@amesburyma.gov](#); [armingtona@amesbury.gov](#); [Levi Reilly](#); [Mayor Gove](#)
Subject: 40b 27 Kimball rd concerns
Date: Tuesday, December 2, 2025 12:12:58 PM

Some people who received this message don't often get email from irakirby@outlook.com. [Learn why this is important](#)

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Good morning Rebecca,

I am Ira Kirby. Property owner of 111 Haverhill rd. in Amesbury. I am writing to you this morning with some concerns of the proposed 40B development project submitted for 27 Kimball rd. Mbtu 73-19. My concerns below, will impact my family, our quality of life and the value of my property. I am not one to stand in the way of "progress". People need a place to live and we have a nice little community here, so I am sure they will enjoy.

My Concerns:

1. My initial concern is development comments are due today, but detailed development documentation has not been published to City's web site yet. When details are provided, we should have reasonable opportunity to review plans and then comment.
<https://www.amesburyma.gov/419/Planning-Board-Projects>
2. Developer entering my property without permission. The developer, without notifying me or gaining permission has entered my property install stakes and flagging. This is unacceptable trash on my property and needs to be removed immediately. Within a week of this email, I will remove any items place on my property by developer.
3. 95 units on 9 acres. This one development looks to increase the density of this area by 10 fold. The density should be reduced to something with less impactful on the neighborhood, say 20 units.
4. Lack of home ownership and increases in crime. Why all Rentals? The 'Pride Of Ownership' should not be overlooked. We would love to have new neighbors with just as much vested in their property as we have. I'm afraid adding 90 rental units will just turn it into the "Amesbury Projects." This should be revised with a minimum of 60%, primary residents, ownership.
5. Excessive runoff from new development. As seen on the City's GIS Viewer there are no streams, ditches or wetlands on my property. There was a spring feed pond on the development site, and the spring occasionally breaks ground and flows across my property only because of previous owner's man-made diversion. But, I want to make sure the excessive amount (flow and quantity) of water, created by this development, is

not sent to my property. The developer needs to create a plan to move this water to a stream without my property being involved.

I have reached out to the developer for a copy of their water mitigation plan and was told that they would share it with me upon its completion sometime in January of next year.

6. Increased noise and lack of privacy in my yard. It is important to us that the impact of this development or mitigate with a tall, solid, and aesthetically pleasing fence to block noise, eliminate trespassing and turning our property into trash dump and dog park. Fence should extend the entire length of our property lines.
7. Light Pollution. Steps need to be taken to protect the vast wildlife that use my property as habitat and our sense of space. Lighting needs to be design and adjusted so it does not illuminate our property or back yard.

These are the initial concerns I have with the limited information provided on Facebook. I appreciate your time and consideration fo this concerns.

Sincerely,

Ira Kirby

111 Haverhill Rd.

Amesbury, MA

CC: ireilly@marcuspartners.com / cracknelin@amesburyma.gov / mayorgove@amesburyma.gov / ireilly@marcuspartners.com

From: [Chuck Johnson](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Cc: [Chaz](#)
Subject: Comments Opposing Site Approval – 40B Project at 27 Kimball Road
Date: Sunday, November 30, 2025 3:14:28 PM

You don't often get email from cdjohns@gmail.com. [Learn why this is important](#)

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Dear Ms. Frey, Mr. Cracknell, and City Officials,

I am writing to oppose Site Approval for the proposed 95-unit 40B development at 27 Kimball Road. This project is far too large for a narrow, winding road with no sidewalks and would significantly worsen traffic and safety risks for walkers, cyclists, school buses, and emergency vehicles.

I am also deeply concerned about building at this scale on a 9.15-acre site that includes two wetlands. Granting waivers from Water Resource Protection, Wetlands Protection, and stormwater standards for a dense project in this location would create long-term environmental and infrastructure risks for the City. On top of that, the strain on water, sewer, schools, Fire, Police, and DPW has not been credibly addressed.

Finally, this proposal appears inconsistent with the intent of the 40R zoning in this area and relies on 40B to bypass local planning and density limits. I respectfully urge you to deny Site Approval for this project or, at minimum, require a substantially smaller, safer, and more environmentally responsible proposal that aligns with Amesbury's zoning and infrastructure capacity.

Thank you for your consideration.

Charles and Charlene Johnson
16 Tallowood Lane
Amesbury MA 01913
978-729-6248

From: [Lindsey Johnston](#)
To: [Rebecca Frey](#)
Subject: Re: Concerns Regarding Proposed 40B "Built-to-Rent" Development at 27 Kimball Road
Date: Friday, November 21, 2025 10:49:33 AM

You don't often get email from lindseyjohnston19@gmail.com. [Learn why this is important](#)

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Lindsey Johnston
34 Kimball Road
Amesbury, MA 10193

November 21, 2025

Amesbury Zoning Board of Appeals
City Hall
62 Friend Street
Amesbury, MA 01913

Re: Concerns Regarding Proposed 40B "Built-to-Rent" Development at 27 Kimball Road

Dear Members of the Amesbury Zoning Board,

I am writing to express my deep concern regarding the proposed 40B affordable housing development at **27 Kimball Road**, which includes approximately **95 built-to-rent units**. While I support the principle of expanding affordable housing opportunities in our community, the scale and location of this project present significant safety, environmental, and infrastructure challenges that must be thoroughly evaluated.

1. Serious Roadway Safety Issues on Kimball Road

Kimball Road is already an unsafe and problematic area for drivers, pedestrians, and cyclists. The road has **no sidewalks, narrow lanes, and longstanding speeding concerns**. With limited visibility in several stretches and no safe pedestrian routes, the road is not equipped to handle current traffic—let alone the substantial increase that 95 new rental units would generate.

This development would introduce hundreds of additional daily vehicle trips onto a road that already struggles to support existing residents. The risks of accidents, congestion, and emergency response delays would all increase significantly.

2. Insufficient Infrastructure to Support Large-Scale Development

The infrastructure along Kimball Road is rural in scale. The existing utilities, traffic patterns,

and road capacity were never designed to accommodate dense, multi-unit housing. Forcing a high-density project into an area with such limited supporting infrastructure raises legitimate concerns about long-term sustainability, strain on city services, and the overall safety and well-being of the neighborhood.

3. Environmental and Wildlife Impacts

The area surrounding 27 Kimball Road is home to diverse wildlife and contributes to the rural character that residents value. Large-scale construction threatens to disrupt natural habitats, increase runoff, reduce tree cover, and alter the ecological balance. Once these rural characteristics are lost, they cannot be recaptured.

4. Incompatible Density for the Neighborhood

A nearly 100-unit rental complex is dramatically out of scale with the surrounding area. Kimball Road is defined by its rural, low-density character; inserting a project of this magnitude would irreversibly change the neighborhood's landscape, traffic flow, and community identity.

5. Need for Responsible, Context-Sensitive Planning

Affordable housing is important, but it must be introduced thoughtfully and in locations that can safely and sustainably support it. I urge the Board to require comprehensive traffic studies, environmental impact reviews, school capacity assessments, and infrastructure analyses before considering approval of this project. A reduction in density or the identification of a more suitable location should also be explored.

Thank you for your time and for your commitment to responsible development in Amesbury. I respectfully ask that you consider the long-term implications of this project and the concerns of residents who will be directly impacted by the proposed changes to 27 Kimball Road.

Sincerely,
Lindsey Johnston

Nicholas Cracknell

From: Lindsey Johnston <lindseyjohnston19@gmail.com>
Sent: Tuesday, December 2, 2025 8:28 AM
To: Rebecca Frey; armingtona@amesbury.gov; Nicholas Cracknell
Subject: Resident Opposition and concerns to 40B Project-27 Kimball Rd

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Dear Members of the Community & Economic Development,

I am writing as a resident of Kimball Road to state my strong and urgent opposition to the proposed 40B development at 27 Kimball Road. The scale and structure of this proposal pose significant risks to public safety and to the integrity of an already overburdened roadway.

This development is requesting numerous waivers, including those for lot size, parking, sidewalks, water resource protection, wetlands protections, and stormwater management. These waivers are not minor. They directly impact environmental safety, pedestrian protections, roadway functionality, and long-term sustainability. Allowing a developer to bypass these critical standards—especially on a road as vulnerable as Kimball Road—puts existing residents at unacceptable risk.

Kimball Road already experiences daily issues that the City is well aware of:

- Excessive speeding and unsafe cut-through traffic
- Lack of sidewalks and no safe space for pedestrians, children, or pets
- Poor visibility due to road design and landscaping challenges
- Aging and insufficient infrastructure, not designed for high-density use
- Ongoing safety complaints from residents that remain unresolved

To propose adding 90+ rental units—with the accompanying increase in vehicles, congestion, and environmental impact—without first addressing these longstanding infrastructure failures is deeply concerning. Granting waivers that eliminate key protections only amplifies these risks.

It is not responsible planning to bypass essential zoning, environmental safeguards, and safety requirements in order to force a high-density project into an area that is simply not equipped to handle it. Growth in Amesbury should be thoughtful, equitable, and aligned with the capacity of our roads and public services—not achieved by circumventing the very regulations designed to protect residents.

I strongly urge the Planning Committee and all reviewing bodies to reject this proposal in its current form. At minimum, no consideration should be given until comprehensive infrastructure improvements, traffic-calming strategies, and pedestrian safety measures are fully implemented on Kimball Road.

Thank you for taking these concerns seriously. The safety of the families who live here must come before developer convenience.

Sincerely,

Lindsey and Myles Johnston

34 Kimball Road, Amesbury Ma 01913

Marilyn and Colby Johnston

36 Haverhill Rd. Apt. 5101

Amesbury, MA 01913

marilynjohnston5400@gmail.com

November 21, 2025

Amesbury Zoning Board of Appeals

City Hall

62 Friend Street

Amesbury, MA 01913

Re: Concerns Regarding Proposed 40B “Built-to-Rent” Development at 27 Kimball Road

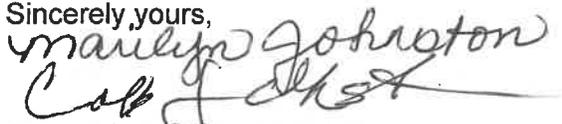
Dear Members of the Amesbury Zoning Board,

My husband and I live at 36 Haverhill Road, at The Heights Amesbury. Today we became aware of a proposed development at 27 Kimball Road. And because we are residents of The Heights, we know how much traffic an apartment complex can generate. I am against adding this complex to Kimball Road, a road where drivers routinely drive too fast, take curves at unsafe speeds, and endanger the lives of the people and pets who live in all the homes along its path. My son’s family, including two small boys and a puppy, live diagonally from 27 Kimball Road and I must speak out against it. They already lost a puppy this past summer to a hit-and-run driver. I hate to think of what else may happen.

Unless and until the City of Amesbury can stop the speeding that takes place along Kimball Road, and install sidewalks on at least one side of the road, I don’t believe the City should be allowing any entity to build an apartment building or complex there. Kimball Road is already perilous; please don’t make things worse.

I can be reached at any time at (978) 270-7726. Thank you for your consideration.

Sincerely, yours,

Handwritten signatures of Marilyn and Colby Johnston in black ink. The signature for Marilyn is written above the signature for Colby.

Marilyn and Colby Johnston

From: [Ashley Wallace Jones](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Cc: [Kevin Jones](#)
Subject: Opposed To Proposed 40B Development at 27 Kimball Road
Date: Sunday, November 30, 2025 1:59:36 PM

You don't often get email from ashleywallacejones@gmail.com. [Learn why this is important](#)

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Dear Ms. Frey, Mr. Cracknell & Ms. Armington,

My name is Ashley Wallace Jones, and my husband, Kevin, and I have proudly called 39R Kimball Road our home since 2015. We chose this town—and this part of town specifically—because of its quiet, rural setting and the natural woodlands that surround us. Over the past decade, we've invested deeply in our home and feel a strong connection to this community.

With that in mind, we are extremely concerned, disheartened, and vehemently against the proposed 40B development at 27 Kimball Road. The nine-acre parcel consists largely of wetlands and wooded habitat that serve as a natural buffer for all the homes along our road. Disturbing this land would not only permanently alter the environment and disrupt wildlife, but it would fundamentally change the character of the neighborhood.

Residents choose this part of town precisely because it offers privacy, quiet, and a distinctly rural feel. A large multi-unit complex is wholly incompatible with that environment. We intentionally did not move to an area with sidewalks, heavy foot traffic, or urban-style density, and placing such a development here contradicts the qualities that define this corner of Amesbury.

Aside from the serenity Kimball currently offers, we are also deeply concerned about the strain a project of this nature would place on already overextended infrastructure and services. Kimball Road is narrow, winding, and already heavily used as a cut-through by out-of-state drivers, which creates safety and volume concerns even today. Adding the traffic associated with a development of this size would make the road significantly less safe.

Beyond that, Amesbury's water, sewer, and emergency services are already stretched thin—especially given recent discussions about budget shortages and potential reductions to essential departments. How is a project like this fiscally responsible, knowing it will increase demand on services that are already at or exceeding capacity while providing none of the commercial revenue needed to balance the growing tax burden on residents?

Finally, we are worried about the long-term impact this development would have on the value and future saleability of our home. We have worked very hard to maintain and improve our property, and it is difficult to imagine that a large residential complex placed so close—and so out of character with the surrounding single-family homes—would not diminish the marketability and appeal of existing properties.

For all of these reasons, we respectfully urge the Town to oppose site approval for the development at 27 Kimball Road. We support thoughtful growth and recognize the importance of affordable housing, but it must be located in areas where the infrastructure, environmental

considerations, and neighborhood character can support it. This location does not meet that standard.

Thank you for your time and consideration. We are committed residents who care deeply about Amesbury, and we welcome the opportunity to participate in any hearings or discussions as this process moves forward.

Sincerely,
Ashley & Kevin Jones
39R Kimball Road

--

Ashley W. Jones
t: 781.775.7210
e: ashleywallacejones@gmail.com

From: [Mark Kieras](#)
To: [Rebecca Frey](#)
Subject: 27 Kimball rd development project
Date: Tuesday, December 2, 2025 1:25:00 PM

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I would very much like to voice concerns and opposition to the scope and scale of the proposed development plan.

As a resident of kimball rd i do not believe that the road, physically, nor amesbury town services can handle the proposed increased load to the system. Additionally, the number of proposed waivers requested point to a poor outcome for the town and neighborhood.

mark kieras
33 kimball rd

From: [Chuck Launsby](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Subject: Stop Turning Amesbury into Haverhill!
Date: Sunday, November 30, 2025 4:14:21 PM
Importance: High

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To all board members of Amesbury,

It is quite concerning and deeply troubling to witness Amesbury's over development from a quaint beautiful family town to a potentially overgrown and overpopulated cement & brick city. We are completely against this recent proposed 40B Project for Kimball Road. This will completely overburden our neighborhood, our schools, our Police & Fire, our town water system, etc., etc. Please STOP this insanity and protect what little peace of mind we have left. We Vote NO!!!

Thank you and kind regards,
C.Launsby
Amesbury, MA.

From: [Stephanie Lee](#)
To: [Mayor](#); [Rebecca Frey](#)
Subject: Concerns Regarding Proposed 40B at 27 Kimball Rd (MH ID #1301)
Date: Monday, November 24, 2025 7:25:59 PM

You don't often get email from slee31385@gmail.com. [Learn why this is important](#)

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Dear Mayor Gove and Coordinator Frey,

My name is **Stephanie Lee**, and I live at **12 Claire Road**, directly behind the location of the proposed 40B development at **27 Kimball Road**. I am writing to share my concerns about the impact this 95-unit project could have on my home, our neighborhood, and the land that directly abuts the **Lake Attitash watershed**.

1. Loss of Wooded Buffer and Wildlife Habitat

The wooded area behind my property provides natural privacy, reduces noise, prevents erosion, and supports wildlife such as deer, foxes, rabbits, and many bird species. Clearing this area would remove an important natural buffer and disrupt the wildlife that currently lives there.

2. Direct Adjacency to the Lake Attitash Watershed

Although the development site is not inside the watershed, it **directly borders it**. Any increase in stormwater runoff, wastewater, or soil disturbance from such a large project could still affect the watershed and potentially impact the water quality of Lake Attitash. Given the lake's history of water quality issues, careful environmental review is essential.

3. Density Concerns

A 95-unit development is much larger than the surrounding single-family neighborhood. This would create significant changes in noise, lighting, activity, and the overall character of the area.

4. Traffic and Safety

Kimball Road is not built to handle the level of traffic a 95-unit complex would bring. This raises concerns about congestion, pedestrian safety, and emergency vehicle access.

5. Request for Additional Review and Community Input

I respectfully request:

- A thorough environmental and watershed-adjacency review
- A detailed traffic and infrastructure study
- Consideration of lower-density alternatives
- More engagement with abutters and nearby residents

I support responsible growth in Amesbury, but this proposal raises substantial environmental, safety, and neighborhood concerns that should be closely evaluated before moving forward.

Thank you for your time and consideration. I would be glad to discuss these concerns further or participate in any public meetings on this project.

Kind regards,

Stephanie Lee

12 Claire Rd

Amesbury, MA 01913

508-414-0505

From: [Victoria Lunetta](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Subject: 40B Project - 27 Kimball Rd, Amesbury, MA
Date: Sunday, November 30, 2025 5:12:30 PM

You don't often get email from victoria.lunetta0624@gmail.com. [Learn why this is important](#)

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To Whom It May Concern,

I am writing to express my strong concerns regarding the proposed 95-unit rental development at 27 Kimball Road currently under review through the Chapter 40B process. While I support the need for affordable housing, I believe this specific proposal is not an appropriate fit for this site and raises several significant issues that warrant careful reconsideration.

1. Traffic and Public Safety

Kimball Road is a narrow, winding road with no sidewalks, limited sight lines, and existing traffic challenges. Adding the volume associated with 95 units — including residents, visitors, service vehicles, and delivery traffic — presents substantial safety risks for:

- Walkers, children, and cyclists
- School buses and emergency vehicles
- Residents who rely on the road for daily travel

Without sidewalks or shoulder space, increased traffic introduces preventable hazards that cannot be mitigated without major infrastructure reconstruction.

2. Environmental and Wetlands Impacts

The 9.15-acre parcel includes two wetlands and lies within an environmentally sensitive area. The project seeks waivers from wetlands protection, stormwater regulations, and dimensional requirements that exist to safeguard sensitive habitat and prevent flooding.

Given the prevalence of stormwater issues in Amesbury and the ecological importance of wetland buffers, reducing these protections poses meaningful risk to both the immediate area and downstream systems.

3. Strain on Infrastructure and Municipal Services

A development of this density will place considerable new demand on:

- Water and sewer capacity
- Stormwater systems
- Fire, police, DPW, and school services

Amesbury's municipal departments are already operating under constrained resources. Adding hundreds of new residents in a single concentrated location raises long-term concerns about service levels, emergency response times, and overall sustainability.

4. Inconsistency With Existing Zoning and Neighborhood Character

The site is zoned 40R, where multifamily development of this scale is not permitted. The project requires multiple waivers from the zoning bylaws that were adopted specifically to ensure responsible, compatible development.

Approving a project that bypasses:

- Lot size requirements
- Parking standards
- Sidewalk standards
- Wetland protections

...undermines the integrity of the zoning framework and sets a concerning precedent for future development.

5. Lack of Appropriate Access and Connectivity

The location does not provide walkable access to downtown services, transit, or community resources. A dense residential complex without adequate pedestrian connectivity effectively forces car dependency, further compounding traffic and safety issues.

Conclusion

While increasing affordable housing is an important goal, not all sites are appropriate for high-density development, particularly when they present substantial safety, environmental, and infrastructure concerns. For these reasons, I respectfully urge MassHousing and the City of Amesbury to deny site approval for this proposal in its current form and encourage a more suitable, appropriately scaled alternative that aligns with local planning goals and environmental protections.

Thank you for your consideration.

Sincerely,

Victoria Lunetta

5 Brielle Way

Amesbury, MA 01913

From: [Lauren Lutz](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Cc: [Eric Kocourek](#)
Subject: Comment on proposed 40B project on Kimball Rd
Date: Tuesday, December 2, 2025 1:25:38 PM

You don't often get email from kocourek.lutz@gmail.com. [Learn why this is important](#)

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Dear Amesbury Officials,

We are writing to formally submit our concerns regarding the proposed 40B development at 27 Kimball Road. After reviewing the details of the project, we strongly oppose the development in its current form due to significant safety, environmental, and infrastructure-related impacts that would affect both our family and the broader community.

Traffic & Safety Concerns

Kimball Road is already a narrow, winding road with no sidewalks, limited visibility, and regular pedestrian activity. As a parent of a 2-year-old child and with a growing family, I am deeply concerned about the increased risk this project would create. The proposed 95-unit rental development would dramatically increase vehicle volume on a road that is already difficult and unsafe to navigate. Without sidewalks, dedicated pedestrian space, or traffic-calming measures, the dangers for walkers, cyclists, families with strollers, and school-aged children would grow significantly.

Even today, I feel anxious walking the road with my child, and the idea of adding hundreds of new daily vehicle trips heightens that fear to an unacceptable level.

Environmental Concerns

The project site includes wetlands and sensitive environmental areas. The proposed waivers, especially those relating to wetlands protection, water resource protection, and stormwater management, pose a substantial risk to local habitats and water systems. Reduced oversight under Chapter 40B heightens the possibility of long-term environmental damage that cannot easily be reversed.

Infrastructure Strain

A 95-unit development will place substantial new demand on municipal services, including water, sewer, stormwater systems, fire, police, DPW, and schools. As a resident, I am concerned that the city's current infrastructure is not prepared for an increase of this scale, particularly given the waivers requested for lot size, parking, sidewalks, and stormwater management. Existing systems are already stretched, and adding this level of density without corresponding investment may result in service degradation and increased municipal costs.

Community Impact

This development represents a major change to the character and livability of the area.

Hundreds of new residents entering a non-walkable, dead-end, or limited-access road will create long-term challenges for traffic flow, neighborhood integrity, and emergency response. The ability of the city to plan thoughtfully for growth is significantly undermined when zoning rules are bypassed.

For these reasons, we respectfully urge rejection of the current Site Approval Application or require substantial modifications that address safety, infrastructure, and environmental concerns, particularly sidewalk installation, traffic mitigation, environmental safeguards, and adherence to existing zoning requirements.

Thank you for your attention to this matter and for your service to our community. We appreciate the opportunity to share our perspective, especially as parents who want to ensure that Amesbury remains a safe and sustainable place for families to live and grow.

Sincerely,

Lauren Lutz and Eric Kocourek

52 Kimball Rd, Amesbury

(817) 876-5200

From: [Narf Honey](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Subject: Concerns Regarding Proposed 40B
Date: Tuesday, December 2, 2025 3:08:09 PM

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Dear Rebecca, Nicolas, and Amanda,

I am writing to formally express my concerns regarding the proposed 40B development by MP Properties IV LLC on Kimball Road in Amesbury.

Kimball Road has no sidewalks, is highly windy, and has been the site of multiple accidents over the years. It also carries cross-state traffic, resulting in periods of significant congestion even under current conditions. Adding a 95-unit rental complex on a 9.5-acre parcel would dramatically increase traffic volume on a road already known for safety challenges, limited visibility, and a lack of pedestrian protection.

The proposed site also contains two wetlands, which are vital to drainage, water quality, and wildlife habitat. I see wildlife on my street every day, this development would eliminate or severely disrupt those natural habitats. Disturbing these wetlands poses long-term environmental risks, including increased flooding and irreversible ecological loss. Additionally, this parcel lies in an area where multifamily development is prohibited under current zoning. Using 40B to override these protections undermines the purpose of our town's planning and zoning framework, which exists to ensure responsible, compatible, and safe land use.

The scale of this project also raises concerns about infrastructure capacity, including water, sewer, drainage, and emergency access. Kimball Road was never designed to handle a high-density development of this magnitude.

For these reasons, I respectfully request that the City thoroughly reevaluate the suitability of this project at this specific location. The safety, environmental, and zoning implications are significant, and I urge the City to ensure that all concerns are fully addressed before any decisions are made.

Thank you for your time and your commitment to responsible planning for Amesbury. I appreciate your consideration of these important issues.

Sincerely,
Fran Mahoney

From: [Bill McGowan](#)
To: [Rebecca Frey](#)
Subject: Opposed to 40 B project at 27 Kimball Rd
Date: Friday, November 28, 2025 1:07:18 PM

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Dear Ms. Frey,

I am writing to you to express my opposition to the proposed 40 B project at 27 Kimball Rd. I have lived on Claire Rd since 1977 and have seen many changes in our community, many for the better. This project, however, will not be for the betterment of our community particularly those of us that live in the vicinity of Kimball Rd. Below are a few of my concerns.

Traffic and Safety issues on a narrow and winding street with no sidewalks.
Wetlands and Environmental concerns
Lack of capacity in our City's infrastructure capacity
Zoning integrity
Municipal services strain.

The projects that are in the pipeline that are located Clarks road and Elm street are much better suited as developments that will address our community housing concerns.

Thank you for your service to our community.
Bill McGowan

Sent from my iPad

From: [Jackie Morrill- Faucher](#)
To: [Rebecca Frey](#)
Subject: Concerns Regarding Proposed Development at 27 Kimball Road
Date: Monday, December 1, 2025 8:36:33 PM

You don't often get email from jmorrillfaucher@gmail.com. [Learn why this is important](#)

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Rebecca,

I am writing as a concerned resident of Kimball Road regarding the proposed development at 27 Kimball Road. I understand that communities grow and evolve, but as a lifelong resident of Amesbury—with my family living in the home I now own for my entire life—I have seen firsthand how much busier Kimball Road has become. It is commonly used as a cut-through for Newton, NH, which in itself is understandable, but most cars take the corner at excessive speeds, often around 60 mph, in addition to speeding up and down both sides of the hill.

There are many young children living on this short stretch between Route 110 and the proposed development site. Increasing traffic by an estimated 150 additional cars per day from a 95-unit apartment complex would present a significant safety risk. Kimball Road is narrow, and the proposed driveway location sits at a particularly blind and dangerous corner. I genuinely believe this would increase the already high number of accidents on the road.

I am also concerned that, due to the nature of a 40B development, many local zoning protections can be bypassed. This is especially concerning given the wetlands and sensitive environmental areas surrounding this section of Kimball Road. These natural buffers not only protect wildlife and water quality but also help prevent flooding—something residents here already remain mindful of. Allowing a large-scale development to move forward without the typical zoning oversight could have long-term environmental and safety consequences for the neighborhood.

I love Amesbury. We may now have city status, but we remain a small, close-knit community that values our natural environment and the wooded areas surrounding our neighborhoods. I recognize that land has value and that landowners seek returns on their investments—that is part of doing business, and I respect that. However, I am not confident that a 95-unit apartment complex is the right fit for this specific location, particularly given the lack of access to town sewer for this property.

Additionally, the value of our homes—and the stability of our neighborhood—could be negatively impacted by such large-scale development in such a limited space. Homeowners on Kimball Road have invested in their properties for generations, and the character and safety of the area directly contribute to those home values.

I also understand that Amesbury already has several projects underway to help meet the state's 40B requirements, and I hope those existing plans can be prioritized in a way that supports responsible and sustainable growth.

Thank you for your time and consideration of these concerns.

*Sincerely,
Jacqueline Morrill- Faucher*

From: [Gillian Murphy](#)
To: [Rebecca Frey](#)
Subject: Concerns Regarding Proposed 40B "Built-to-Rent" Development at 27 Kimball Road
Date: Tuesday, December 2, 2025 2:13:10 PM

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Gillian Murphy
10 Currier Ave
Amesbury, MA 01913
gmurphy1126@gmail.com
December 2, 2025

Amesbury Zoning Board of Appeals
City Hall
62 Friend Street
Amesbury, MA 01913
Re: Concerns Regarding Proposed 40B "Built-to-Rent" Development at 27 Kimball Road

Dear Members of the Amesbury Zoning Board,

I am writing to express my deep concern regarding the proposed 40B affordable housing development at 27 Kimball Road, which includes approximately 95 built-to-rent units. While I support the principle of expanding affordable housing opportunities in our community, the scale and location of this project present significant safety, environmental, and infrastructure challenges that must be thoroughly evaluated.

1. Serious Roadway Safety Issues on Kimball Road

Kimball Road is already an unsafe and problematic area for drivers, pedestrians, and cyclists. The road has no sidewalks, narrow lanes, and longstanding speeding concerns. With limited visibility in several stretches and no safe pedestrian routes, the road is not equipped to handle current traffic—let alone the substantial increase that 95 new rental units would generate. This development would introduce hundreds of additional daily vehicle trips onto a road that already struggles to support existing residents. The risks of accidents, congestion, and emergency response delays would all increase significantly.

2. Insufficient Infrastructure to Support Large-Scale Development

The infrastructure along Kimball Road is rural in scale. The existing utilities, traffic patterns, and road capacity were never designed to accommodate dense, multi-unit housing. Forcing a high-density project into an area with such limited supporting infrastructure raises legitimate concerns about long-term sustainability, strain on city services, and the overall safety and well-being of the neighborhood.

3. Environmental and Wildlife Impacts

The area surrounding 27 Kimball Road is home to diverse wildlife and contributes to the rural character that residents value. Large-scale construction threatens to disrupt natural habitats, increase runoff, reduce tree cover, and alter the ecological balance. Once these rural characteristics are lost, they cannot be recaptured.

4. Incompatible Density for the Neighborhood

A nearly 100-unit rental complex is dramatically out of scale with the surrounding area.

Kimball Road is defined by its rural, low-density character; inserting a project of this magnitude would irreversibly change the neighborhood's landscape, traffic flow, and community identity.

5. Need for Responsible, Context-Sensitive Planning

Affordable housing is important, but it must be introduced thoughtfully and in locations that can safely and sustainably support it. I urge the Board to require comprehensive traffic studies, environmental impact reviews, school capacity assessments, and infrastructure analyses before considering approval of this project. A reduction in density or the identification of a more suitable location should also be explored.

Thank you for your time and for your commitment to responsible development in Amesbury. I respectfully ask that you consider the long-term implications of this project and the concerns of residents who will be directly impacted by the proposed changes to 27 Kimball Road.

Sincerely,
Gillian Murphy

12-02-2025

John and Judith Romano

6 Ashley Drive

Amesbury Ma. 01913

romanohomeinspection@gmail.com

978-360-4999

To: City of Amesbury Officials, Ms. Frey, Mr. Cracknell and Ms. Armington

Subject: Public Comment on the Proposed 95 Unit 40B Development located at 27 Kimball Rd. Amesbury

Dear City Officials,

I am submitting comments on the proposed 95-unit Chapter 40B apartment development located at 27 Kimball Road. The property at 27 Kimball Road elevation is much higher than low lying areas such as the Great Swamp, Powwow River, Lake Gardner, Lake Attitash and Meadow Pond. Please be aware from my 40 plus years of experience in the building inspections and development reviews of thousands of properties and plan reviews that in my opinion, this project will ultimately cause pollution to the areas noted above and over time thus straining the City of Amesbury budget and the resident's resources and funds to keep ground water and surface water clean and potable. In addition, this will in my opinion have a negative impact on wild life and vegetation.

The great swamp already is taxed from runoff of the business on Rout 110 and adding runoff from this development may tip the balance of the swamps ability to regenerate and filter ground water down into the aquifer.

This also poses unsafe conditions by adding possibility of 190 vehicles coming and going daily onto Kimbal Road and Route 110. Kimbal Road is already a dangerous road and adding hundred plus vehicles onto its road may enhance the dangers. Be aware that there are no sidewalks on Kimbal Road and pedestrians walking on this road, running on this road and bicycling on this road is already dangerous. Adding more traffic is not a well thought out and designed plan to the road as it is now.

I hope you realize that a Chapter 40B project, this development is exempt from local zoning, wetlands and environmental regulations and standards that protect water supplied, regeneration area wetlands and wildlife. This all said, I strongly recommend that this project as it is now keeping in mind that it is a Chapter 40B project have multiple reviews including third party reviews for my concerns noted above.

- Increased stormwater runoff volume and velocity, contributing to downstream erosion
- Introduction of pollutants such as road salts, fertilizers, hydrocarbons, and sediments
- Long-term degradation of wetland functions and surface-water quality
- Vehicle traffic,
- Safety of people while about on Kimball Road

In conclusion, You as City Officials must conduct due diligence and have this Chapter 40B project thoroughly reviewed by multiple sources. Be aware that the burden this may put on already stretched taxpayers may tip the balance with increases because of added demands on water and sewer usage, schools, fire and police departments and may force owners to sell their properties

Thank you for taking the time and consideration.

Respectively

John Romano Judith Romano

John and Judith Romano

Paul G. Richard
8 Ashley Drive
Amesbury, MA 01913
prichard43@gmail.com
781-552-9899

December 1, 2025

To: City of Amesbury Officials: Ms. Frey, Mr. Cracknell & Ms. Arrington

Subject: Public Comment on Proposed 95-Unit 40B Development at 27 Kimball Road

Dear City Officials,

I am submitting formal comments on the proposed 95-unit Chapter 40B rental development on approximately 9.15 acres located upgradient of the Great Swamp. Although the project is not within the swamp itself, its watershed position makes it sensitive. Changes to stormwater volume, groundwater recharge, or pollutant loading could migrate downgradient into the Great Swamp, which flows into the Powwow River and downstream into Lake Gardner.

Lake Gardner is not a municipal water source but provides important recreational, ecological, and watershed functions. It supports wildlife habitat, provides a public swimming area, and contributes to the hydrologic and water-quality conditions of the Powwow River system.

The Great Swamp and the Powwow River are critical components of Amesbury's municipal water supply. The city also maintains two groundwater wells in northwest Amesbury near the Powwow River, serving as supplemental drinking-water sources. The Great Swamp provides natural water-quality treatment and hydrologic buffering, supporting groundwater recharge and maintaining downstream water quality and supply. Alterations in upstream hydrology or water quality could compromise drinking water, increase treatment costs, and pose public health risks.

As a Chapter 40B project, this development is exempt from local zoning, wetland, and environmental performance standards that protect water supplies and sensitive wetlands. While Chapter 40B serves important policy goals, these exemptions increase the need for rigorous environmental review in hydrologically sensitive areas. Key concerns include:

- Increased stormwater runoff volume and velocity, contributing to downstream erosion
- Introduction of pollutants such as road salts, fertilizers, hydrocarbons, and sediments
- Long-term degradation of wetland functions and surface-water quality

Given these concerns, I respectfully request that the City require:

1. A comprehensive watershed-scale hydrologic and water-quality analysis evaluating potential downgradient impacts within the Great Swamp–Powwow River–Tuxbury Pond system.
2. Independent third-party peer review of all stormwater, hydrologic, hydrogeologic, and water-quality analyses, pursuant to M.G.L. c. 44, §53G.
3. Technical documentation demonstrating that the project will not cause adverse hydrologic or water-quality impacts to the Great Swamp, Powwow River, or City wells.

In conclusion, while the project is outside the Great Swamp, its upgradient location presents meaningful risks to Amesbury's municipal water supply and wetlands. I urge the City to require thorough technical review and protective measures to safeguard these critical resources.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Paul G. Richard". The signature is written in dark ink and is positioned above the printed name.

Paul G. Richard

From: [Kaelan Stewart](#)
To: [Rebecca Frey](#)
Subject: Re: Concerns Regarding Proposed 40B "Built-to-Rent" Development at 27 Kimball Road
Date: Saturday, November 22, 2025 2:16:22 PM

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Kaelan Stewart
17 Clarie Rd
Amesbury, MA 01913
Kaelan.lippman@gmail.com
November 22, 2025
Amesbury Zoning Board of Appeals
City Hall
62 Friend Street
Amesbury, MA 01913

Dear Members of the Amesbury Zoning Board,

I am writing to express my deep concern regarding the proposed 40B affordable housing development at 27 Kimball Road, which includes approximately 95 built-to-rent units. While I support the principle of expanding affordable housing opportunities in our community, the scale and location of this project present significant safety, environmental, and infrastructure challenges that must be thoroughly evaluated.

1. Serious Roadway Safety Issues on Kimball Road

Kimball Road is already an unsafe and problematic area for drivers, pedestrians, and cyclists. The road has no sidewalks, narrow lanes, and longstanding speeding concerns. With limited visibility in several stretches and no safe pedestrian routes, the road is not equipped to handle current traffic—let alone the substantial increase that 95 new rental units would generate.

This development would introduce hundreds of additional daily vehicle trips onto a road that already struggles to support existing residents. The risks of accidents, congestion, and emergency response delays would all increase significantly.

2. Insufficient Infrastructure to Support Large-Scale Development

The infrastructure along Kimball Road is rural in scale. The existing utilities, traffic patterns, and road capacity were never designed to accommodate dense, multi-unit housing. Forcing a high-density project into an area with such limited supporting infrastructure raises legitimate concerns about long-term sustainability, strain on city services, and the overall safety and well-being of the neighborhood.

3. Environmental and Wildlife Impacts

The area surrounding 27 Kimball Road is home to diverse wildlife and contributes to the rural character that residents value. Large-scale construction threatens to disrupt natural habitats, increase runoff, reduce tree cover, and alter the ecological balance. Once these rural characteristics are lost, they cannot be recaptured. As a close resident to the area, we already

see many animals in this area and animal related incidents due to lack of usable land for their homes.

4. Incompatible Density for the Neighborhood

A nearly 100-unit rental complex is dramatically out of scale with the surrounding area. Kimball Road is defined by its rural, low-density character; inserting a project of this magnitude would irreversibly change the neighborhood's landscape, traffic flow, and community identity.

5. Need for Responsible, Context-Sensitive Planning

Affordable housing is important, but it must be introduced thoughtfully and in locations that can safely and sustainably support it. I urge the Board to require comprehensive traffic studies, environmental impact reviews, school capacity assessments, and infrastructure analyses before considering approval of this project. A reduction in density or the identification of a more suitable location should also be explored.

Thank you for your time and for your commitment to responsible development in Amesbury. I respectfully ask that you consider the long-term implications of this project and the concerns of residents who will be directly impacted by the proposed changes to 27 Kimball Road.

Sincerely,
Kaelan Stewart

Nicholas Cracknell

From: Pete Sykes <petesykes77@gmail.com>
Sent: Tuesday, December 2, 2025 9:01 AM
To: Rebecca Frey; Nicholas Cracknell; Amanda Armington
Subject: New development

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I was reluctant at first to submit anything on this issue, but my neighbors implored me to do so since this is pretty much going on in our backyard. So at the risk of screaming into the wind, I am writing to oppose Site Approval for the proposed 95-unit 40B development at 27 Kimball Road. This project is far too large for a narrow, winding road with no sidewalks and would significantly worsen traffic and safety risks for walkers, cyclists, school buses, and emergency vehicles.

I believe an endeavor of this scale will bring great disruption to the local area not only during construction, but for years to come afterward. Even though it is not technically in my backyard, it's pretty close, and has raised significant concerns among my adjacent neighbors.

I am also concerned about building at this scale on a 9.15-acre site that includes two wetlands. Granting waivers from Water Resource Protection, Wetlands Protection, and stormwater standards for a dense project in this location would create long-term environmental and infrastructure risks for the City. I've been a resident here since 2017, I've always been amazed by the local wildlife. I fear this development will displace a great amount of those residing in the neighboring woods.

My children already ride on overcrowded school buses, and sit in overcrowded classrooms (according to them, and their teachers). Furthermore, the strain on water, sewer, schools, Fire, Police, and DPW has not been credibly addressed.

Finally, this proposal appears inconsistent with the intent of the 40R zoning in this area and relies on 40B to bypass local planning and density limits. I respectfully urge you to deny Site Approval for this project or, at minimum, require a substantially smaller, safer, and more environmentally responsible proposal that aligns with Amesbury's zoning and infrastructure capacity.

Thank you for your time, consideration, and service to our city.

Sincerely,

Pete Sykes
14 Tallowood Lane
Amesbury, MA

From: [Phil Terzis](#)
To: [Mayor](#)
Cc: [William Donohue](#); [Rebecca Frey](#); [Victoria Feger](#)
Subject: 27 Kimball Road: Proposed 40B Development
Date: Monday, December 1, 2025 3:06:08 PM

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Dear Mayor Gove,

I'm writing with a few questions about the proposed 40B project at 27 Kimball Road. I live across the street from the proposed site, at 22 Kimball Road.

In general, I support the project and think its low scale will fit in pretty well with the neighborhood. I just have a few questions that I'd like to see addressed by the proponents (or by the City of Amesbury):

1. **Pedestrian Access and Safety:** Kimball Road is a pedestrian nightmare: winding and narrow with no shoulders, curbs or sidewalks. The hill between route 110 and the site has terrible visibility. In the 22 years we've lived here, we've seen at least 5 car accidents on the curve in front of our house- hitting the tree, mailbox, fence and utility pole. Is there any plan to improve pedestrian safety on Kimball Road, at least between the site and route 110? This would be important if residents from the new development will be walking to catch MVRTA buses at route 110.
2. **Electrical:** Some of the existing electrical poles along the road have been damaged as described above. Will any of the utility poles be upgraded along Kimball Road?
3. **Water and Sewer:** When the utilities are installed, they will likely be cutting into the newly-paved surface of Kimball Road. Will the road be repaved curb-to-curb, or just patched?
4. **Buffer Zone:** Will new trees be added around the perimeter of the site, as implied by the conceptual site plan? Will they be large caliper to fill in more quickly?

Thanks for your attention.

Phil Terzis
22 Kimball Road
978-771-5584

From: [Stephen Thibodeau](#)
To: [Rebecca Frey](#)
Subject: Concerns Regarding Proposed 40B Project at 27 Kimball Road
Date: Tuesday, December 2, 2025 10:05:08 AM

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Dear Amesbury Officials,

I am writing to submit comments regarding the proposed 40B development at 27 Kimball Road. After reviewing the project details, I have several concerns I hope will be carefully considered during the Site Approval process:

Traffic & Safety:

Kimball Road is a narrow, winding road with no sidewalks. A major increase in vehicles, along with additional buses and service traffic, poses significant safety risks for walkers, cyclists, and current residents.

Environmental Concerns:

The project includes construction near wetlands, raising issues of habitat loss, water resource impacts, and reduced oversight due to the 40B waiver process.

Infrastructure Strain:

An influx of new residents will place added pressure on water, sewer, stormwater systems, and increase demand on Police, Fire, DPW, and school resources.

Community Impact:

The scale of the project and zoning waivers requested could create long-term municipal strain, particularly given limited access to downtown and lack of existing pedestrian infrastructure.

I respectfully request that these concerns be thoroughly evaluated as part of the

review.

Thank you for your time and consideration.

Sincerely,

Stephen Thibodeau

[Sent from Yahoo Mail for iPhone](#)

From: [Melissa](#)
To: [Rebecca Frey](#)
Cc: cracknelin@amesburyma.gov
Subject: 40B Project -27 Kimball Road Amesbury
Date: Monday, December 1, 2025 8:04:01 PM

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To Whom It May Concern,

I am writing to respectfully express my opposition to the proposed development of 95 rental units on Kimball Road. As a resident of 8 Kimball Road, am deeply concerned about the impact this project would have on traffic/safety on our road

Kimball Road has cars speeding up and down it constantly. People whip around the corner on the rte 110 side.

A few years ago, my dog, got loose and was hit on our street right in front of us and neighbors.

People treat this road like it is a speedway.

The road has no sidewalks, frequent speeding, blind curves, and homes situated mere feet from the pavement.

Introducing nearly one hundred new units-and the significant increase in vehicle traffic that would accompany them-without first addressing these longstanding safety issues would pose unacceptable risks to current and future residents.

If this development is to proceed, it must be contingent upon substantial investment in safety infrastructure. At a minimum, this should include the installation of sidewalks, traffic calming measures, and pedestrian-friendly design features. Families live along Kimball Road, walk its length daily, and rely on it for safe access to their homes and community. Any new development should enhance-not compromise-the safety and accessibility of this area. Residents deserve responsible, forward-thinking planning that prioritizes public safety and infrastructure readiness.

Regards
Melissa Trimmer

From: [Don Vautour](#)
To: [Rebecca Frey](#); [Nicholas Cracknell](#); [Amanda Armington](#)
Subject: 40B project-27 Kimball Rd, Amesbury, Ma
Date: Tuesday, December 2, 2025 11:07:06 AM

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Good morning,

We have lived at 41 Kimball Rd for 40 years. This is a small country road that can't handle the amount of tractor trailer and automobile traffic now. You are definitely taking your life into your own hands if you try to walk due to no sidewalks and the curves in the road.

Kimball is probably one of if not the most dangerous road in this city. To put all these apartments on this road seems absolutely ludicrous to us. Not only will it impact the excessive traffic already on Kimball Road but think about the size of class sizes with all the children that would be living there. Please please consider what this will do to our road.

Sincerely,

Don and Jan Vautour

Sent from my iPhone