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16 MAY 19 PM 5:47
AMESBURY CITY CLERK

PLANNING BOARD DECISION

Property Ownership: Three-Way Realty Trust, 103 Macy Street, Amesbury MA

Applicant: Three-Way Realty Trust
Brian Fecteau, Trustee
103 Macy Street, Amesbury MA

Application Type: **SITE PLAN REVIEW**

Project: **Building Addition & Site Improvements - Commercial**

Location: **103 – 107 Macy Street, Amesbury, MA 01913**

Date: **May 9, 2016**

A. GENERAL

On or about Oct., 14, 2015 the Amesbury Planning Board (the “Board”) received an application Site Plan Review for a proposed single story 16,625 square feet (gross floor area) Building Addition along with associated parking, access drive, landscaping, utilities and stormwater management improvements (“Project”) at 103 – 107 Macy Street in Amesbury MA (“Property”). The application was submitted along with a Site Plan (the “Plan”) drawn on 10/09/2015 by W.C. Cammett Engineering, Inc., 297 Elm Street Amesbury, MA 01913 last revised on 03/24/2016 and submitted along with supporting documents by Denis Hamel on behalf of Three-way Realty Trust, Brian Fecteau - Trustee (the “Applicant”). The set of plans includes sixteen (16) sheets. The Board also received supplemental plans and documents pertaining to stormwater and drainage, erosion control, building elevations, lighting and landscaping plans for review (see Exhibits).

The following plans are attached as exhibits:

- Exhibit 1 - Approved Site Plan Set (No. of Sheets -16) and includes preliminary Architectural Elevations and Floor Plans, Landscape Plan and Lighting Plan

The Board held the initial public hearing on 11/23/2015 and subsequent continued public hearings on 01/11/2016, 03/14/2016, 03/28/2016, and 04/11/2016. The public hearing was closed and a decision was rendered on 05/09/2016. This is the Final Action of the Board (“Decision”) on the application for Site Plan Review.

B. FINDINGS:

1. **Subject Property:** The Property is located along Macy Street and also has frontage along Clarks Road. The Property consists of two parcels of land, 103 Macy Street (Map 80, Lot 16) and 107 Macy Street (Map 80, Lot 13) measuring approximately 5.33 acres in total area per Assessor's Office records. The parcels are zoned Commercial (C), except for the rear portion of 103 Macy Street which is zoned residential (R-20).
2. **Existing Conditions:** The site is developed with an existing 19,070+/- vehicle sales and service building and an auto detailing building with associated parking and utilities. The primary access is from Macy Street and currently there are three curb cuts along it. The site generally slopes from east to west with sloping areas to abutting properties. There is an area of Bordering Vegetated Wetlands (BVW) at the bottom of slope along the rear of the property and flows to the east and discharges into a perennial stream along Macy Street. The limit of work comprises of developed land, including pavement, building and driveways.
3. **Project Description and Proposed Use:** The Applicant is proposing a single story 16,625+/- square feet (gross floor area) Building Addition to the easterly side of the existing building at 103 Macy Street (Map 80, Lot 16) along with associated parking, access drive, landscaping, utilities and stormwater management improvements. The proposed addition will have twenty-three (23) service bays with access from the rear side of the addition. This will entail the demolition of the existing detailing building at 107 Macy Street

(Map 80, Lot 13). A lot consolidation plan has been provided that shows the two lots to be combined to allow for the building addition to meet dimensional regulations per zoning requirements. The Board finds that the proposed structure and use in the addition comply with the provisions of Sections V and VI of the Amesbury Zoning Bylaw.

4. **Site Layout, Grading and Building Location:** The proposed site plan indicates that the concrete pads and bituminous pavement around the stand alone detailing building will be removed along with the building. This area will be regraded, landscaped and the existing curb cut will be re-defined to provide better vehicular circulation. The site area around the addition will be paved for additional stock display and for service area access doors. The detailing shop will now move into the existing service bays on the westerly side and the existing customer service drives will be expanded to three bays. The new addition will consolidate and house the full service facility with twenty-three (23) service bays for the dealership. The existing main driveway will continue to be the primary access to the site. A secondary service driveway along the easterly edge will serve as access for delivery of parts and other materials associated with the sale and automobile repairs. The remaining site curb-cuts will be closed with the exception of the westernmost curb cut which provides access to the undeveloped property adjacent to the site. The Board finds that the proposed building location and access layout for various functions on the site is adequate for the proposed use as noted in the application;

5. **Off – Street Parking, Traffic and Vehicular Circulation:** The Applicant submitted a Traffic Impact and Assess Study dated March 21, 2016 prepared by Bayside Engineering, 600 Unicorn Park Drive, Woburn MA 01801. The study did an assessment of the intersections at Macy Street, Elm Street and Clark Road as well as Macy Street and the entrance driveway. The site plan shows employee parking towards the rear of the existing building and the proposed addition. The traffic study states that the additional traffic generated by the addition of service bays is relatively low and therefore the project will not have a significant impact on intersection operations in the study area. The study also made recommendations regarding traffic signage, sight lines and driveway geometry to provide safe and efficient access to the site as well as motorists on public roads in the area. The

Board finds the proposed location of service entrance, re- defined primary entrance and the elimination of other curb-cuts along Macy Street as shown to meet the access and circulation needs of the current and proposed use to have minimum traffic impact on the existing traffic conditions at the intersections in the vicinity of the site;

6. **Storm water Management:** The stormwater report states that the existing stormwater system is in poor condition and is not sized to handle the runoff from a 25 year storm event. As a result, the catch basins overflow and travel overland to the perennial stream at Macy Street. The proposed stormwater design is for the area where the building addition is proposed. The stormwater report indicates that the proposed system is designed to capture stormwater runoff from the proposed parking area/access drive and connect to the existing drainage system. The report further indicates that the remaining parking and access areas are planned to be paved in the future and at that time the complete stormwater system will be designed to handle the 25 year storm event for the entire site. The Board acknowledges that the amount of impervious surface will be less after the proposed work is completed. Although this will mitigate the stormwater runoff from the proposed work, the Board is going to require that the stormwater design contemplated for the entire site be submitted for review prior to the completion of the proposed work;
7. **Environmental Resource Protection:** The proposed activity is subject to local and state wetlands regulations as portion of the proposed work is located in the 100 foot Wetlands Buffer Zone as described in the Local Wetlands Ordinance. Application was made to the Amesbury Conservation Commission and the project has received an Order of Conditions. The Board did not undertake any further review except stormwater management review under its regulations.
8. **Architectural Design:** Preliminary elevation drawings were provided to the Board for the proposed Building. The Board finds the preliminary architectural design satisfactory provided the final architectural drawings are consistent with these preliminary drawings;

9. **Landscaping:** A landscaping plan was submitted along with the Site Plan. The Board finds that the landscaping plan needs to be revised as per Exhibit 2 with additional trees and medium height shrubs to comply with the requirements of the landscape buffers along the building and some property lines. The Board will review the revised plan pursuant to this Decision prior to start of construction;
10. **Signage** – No signage was proposed on the building. No changes were proposed to the existing signage on the property.
11. **Lighting:** The proposed lighting plan is only for building mounted lights. No new free-standing lighting poles are proposed. The proposed building mounted lights are dark sky compliant. The Board noted that it had approved a lighting plan for the pole lights along Macy Street when the showroom renovations were approved earlier but that the Applicant had yet to replace those lights per the approved plan. The Applicant stated that they are working on updating all the parking lot lights, including those along Macy Street with new LED lights that will also be dark sky compliant. The Board supports the current proposal for building mounted lights and will review the final lighting plan for all other free-standing lights for compliance prior to occupancy of the new addition.

Based on the findings noted above, the Board finds that the Project satisfies the Development and Performance Standards under Section XI.C.8 and the Site Plan Review Criteria under Section XI.C of the Amesbury Zoning Bylaw (the “Bylaw”).

D. APPROVAL OF THE SITE PLAN AND CONDITIONS THERETO

Upon notice and after a public hearing in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Bylaw, and after full consideration of the evidence presented, and upon the findings made in Section B of this Decision, the Board determined that a conditional Site Plan Approval is granted for the proposed Building Addition located at 103 – 107 Macy Street in Amesbury as shown on the approved Plan further upon the conditions and hereinafter set forth, for the premises described in the application.

I. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS:

The Project and all construction, utilities, roads, drainage, earth removal and filling and all related appurtenances with respect to the Project, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the Project as approved by the Board. Final action on all other permits shall be submitted to the Board for record. The Board notes that the following are some of the permits needed for this Project prior to start of any construction activity:

1. Compliance with the Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, and the Amesbury Wetlands Ordinance and Regulations;
2. Compliance with DEP Stormwater Regulations, as needed;
3. NPDES permit from Environmental Protection Agency, and
4. Curb-cut modification permit from Massachusetts Department of Transportation.

II. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY ON SITE

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Legal Documents:** The following documents shall be submitted to the Board and the Building Inspector:
 - a) **Documents Recorded at the Southern Essex Registry of Deeds:**
 - i. Planning Board Decision and Plan Set - A copy of this Decision and Approved Plan Set (excluding architectural drawings and the lighting plan);
 - ii. Record Plan showing the two parcels have been merged to create one lot;
2. **CAD Drawings** - Three copies of all drawings and site plans as approved by Board shall be provided as Computer Assisted Drawings (CAD) on Compact Disks to the Board;
3. **Submission of Architectural Drawings:** A copy of the complete set of detailed architectural elevations and floor plans for the proposed Building addition shall be

submitted to the Board. The final architectural drawings shall be sufficiently annotated to describe in detail the building materials, details and color scheme for the building. The Board shall review and approve the final drawings, which approval shall not unreasonably withheld, before making request for a building permit for said buildings.

4. **Sedimentation and Erosion Control Bond** – The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion Control to ensure that stormwater runoff management and erosion control measures are implemented on site as per Final Plans and other environmental permits and to ensure that remedial actions can be taken to address any detrimental impacts from erosion and sedimentation during construction and until the stormwater management system is fully operational;
5. **Performance Bond:** The Applicant shall be required to post a surety with the Board to ensure that all site stormwater systems and other improvements including landscape improvements are installed and completed as shown on the Final Plans. The form and amount of surety shall be subject to final approval by the Board. The performance bond may be posted after demolition of existing buildings and other site preparation activities but no later than forty-five (45) days from the date of issuance of this Decision;
6. **Erosion Control Installation:** Prior to the commencement of any work at the site, an erosion control barrier (hay bales staked end to end and siltation fence firmly anchored with six (6) inches of soil on the uphill side) shall be installed in a location reasonably acceptable to the Commission or its representative. The erosion control barrier shall be inspected by the Commission or its representative prior to work commencing on the site and shall be maintained until all disturbed areas have been stabilized to the satisfaction of the Commission or its representative. Limit-of-work construction fencing shall be installed, as necessary, in accordance with the Final Plan;
7. **Pre-Construction Conference** - At least five (5) business days prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of

familiarization with the project, the conditions of approval, and the project's construction sequence and timetable. Copies of all other permits shall be provided to the Board in advance of this meeting; and

8. **Request for Pre-construction Conference:** The request for a Pre-construction Conference shall be acted upon by the Board only AFTER the Board has received and reviewed ALL of the documents required per this Decision before start of construction and has determined that the Project is ready to proceed to the construction phase. Upon authorization by the Board, its representatives shall schedule the Pre-construction Conference.

III. DURING CONSTRUCTION

The following shall apply to all construction activity as per approved Site Plan:

1. **Stockpiles** -. Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers or drain inlets. Long term stockpiles over 30 days shall be shaped stabilized and circled by siltation fence and haybales and shall be stabilized by temporary seeding, sheeting or netting;
2. **Erosion Control and Stormwater Maintenance Requirement:** The Applicant's designee or assignee shall on a quarterly basis submit interim reports and supporting documents to the Board showing that requirements for stormwater system maintenance are being adhered according to the approved SWPPP and NPDES Permit.

IV. PRIOR TO MAKING REQUEST FOR AN OCCUPANCY PERMIT

The Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. **Certification of Improvements** - The Applicant shall request the Board for a Certificate of Improvements and submit it to the Building Inspector from the Board verifying that

conditions of approval have been met and that construction to date is per the approved plans;

2. **Landscape Installation** - All site improvements, including landscaping and street trees shall be completed and installed as per Final Plans. The Landscaped Architect for the project shall submit a certification that the trees, shrubs and screening plants have been installed as per approved Final plans. All proposed trees shall be placed in position or staked out for approval by the Board prior to digging;
3. **As-Built Plans and Repairs** - To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal, state-agency, the Applicant shall submit plans with a certification from a Professional Engineer or Architect registered in the Commonwealth of Massachusetts that the Project "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer.

V. GENERAL AND IN PERPETUITY CONDITONS

1. **Allowed Uses**: This Decision allows for a 16,625 square feet building addition to the existing building in the location shown on the approved plan. The existing "Automotive Sales and Service" use shall be maintained. The addition will house the service department. The existing detailing building shall be demolished. The two lots shall be merged into one lot. Other improvements include parking, access drives, landscaping, utilities and stormwater management structures as shown on the approved plan. No other additions, expansions or alteration of existing building except as shown on the approved plan set is allowed by this Decision. Changes to uses or other building additions shall only be allowed after approval by the Board;
2. **Inspections** - The Planning Board shall require the inspection of drainage, stormwater management structures, access drive, parking and other site improvements to ensure that

the work is carried out in accordance with the Final Plans and to ensure that all improvements are in compliance with the conditions stated in this Decision. The Board shall require the establishment of a construction observation account and the Applicant shall provide the funds necessary for inspection by the Board's consultant prior to start of any construction activity;

3. **Wetland Permitting:** In order to effectively coordinate and integrate the required observation and inspection reports for this project, the Board recognizes that the Plan(s) shown under the Notice of Intent Application (as revised) and the Order of Conditions, issued by the Amesbury Conservation Commission, shall also be carried out to the satisfaction of the Commission or its agents. Also,
 - a. Except as waived by this Decision or a decision of the Commission, the construction of this project shall comply with the Amesbury Wetlands Bylaw and Amesbury Conservation Commission Regulations in effect at the time any building permit is sought for the project or for any jurisdiction for roadway-associated construction, and with all rules, regulations, filing and permit requirements and certifications of the Commission with respect to natural resource protection, construction of storm water management structures within the Buffer zone and their disposal, construction of other structures including retaining walls within the Buffer Zone, and wastewater disposal;
 - b. Any request for alteration to the Order of Conditions made by the Applicant to the Commission (or to Massachusetts Department of Environmental Protection (Mass DEP), upon appeal) shall be simultaneously provided to the Board. The proposed work shall comply with the "Order of Conditions" issued by the Commission upon the said premises;
 - c. The Order of Conditions from the Commission shall be carried out to the satisfaction of the Commission. Any violation of the Order of Conditions issued by the Commission shall be deemed to be a violation of this Approval, with all remedies to the City of Amesbury as provided by law;

4. **Final Release of the Performance Bond** - Final release of performance bond shall be made when all the following conditions have been met:
 - a) Upon completion of work as shown on the Final Plans, the Applicant shall furnish a report from the Board's construction observation consultant indicating that all work has been completed as per the Board's Decision and as shown on the Final Plans;
 - b) All City Department and the Board's inspectional engineer have recommended release of bond funds;
 - c) upon completion of all off-site improvements and stormwater management system, submission of an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer (P.E.), indicating that construction complies with the approved site plans and conditions of approval, including drainage and utility plans; and
 - d) all landscaping plant materials (trees, shrubs, etc) have survived two (2) growing season after initial planting and that dead plants have been replaced as per Final Plans;

5. **Release of the Sedimentation and Erosion Control Bond:** Prior to release of any Surety, the Board shall verify with its construction observation Consultant that the soils and slopes have stabilized and that there is evidence of healthy mature grass growing on slopes and lawns, and that all planting materials have survived two (2) growing season. Any request for releases shall also require a supporting recommendation from the ACC. Partial releases shall be allowed in amounts not less than fifty percent (50%) of the total initial surety bond amount held by the Board;

6. **Post Construction Stormwater Maintenance:** There are several storm water management structures, both existing and proposed, need particular attention and maintenance. The operator of the stormwater management system shall submit post construction monitoring and maintenance logs and reports for a period of two (2) years after issuance of Certificate of Improvements or completion of all site improvements, whichever is later;

7. **Signage** – This Decision implicitly or explicitly does not endorse or approve any existing signs. Any new signs shall require the submission of separate sign application. Final sign details shall be submitted for the Board for review and approval;
8. **Stormwater Report and Design**: No later than sixty (60) days from the date of issuance of this Decision, the Applicant shall submit a comprehensive stormwater design and accompanying report for the entire site that includes all of the existing and proposed stormwater and drainage systems for review and approval by the Board;
9. **Lighting (Photometric) Plan**: No later than sixty (60) days from the date of issuance of this Decision, the Applicant shall submit a comprehensive lighting plan for the entire site that incorporates all of the existing and proposed fixtures, both building mounted and free-standing pole fixtures, for review and approval by the Board;
10. **Landscape Plan**: No later than sixty (60) days from the date of issuance of this Decision, the Applicant shall submit a revised landscaping plan for review and approval by the Board. The revised plan shall incorporate changes to the proposed landscaping along the service driveway and landscape buffers along the easterly property line as discussed with the Board. More specifically, eight (8) shade trees with a minimum 3 inch initial caliper and six (6) evergreen trees at least 6 to 8 feet of initial height and minimum of two different species shall be planted. Shrubs and other plants on the plan along the service driveway and in front of the proposed addition shall be revised with 60% or more perennial multi season flowering species that include azaleas, rhododendrons and other native species at an initial 3 gallon pot size;
11. **Site Plan Modifications**: Prior to expansion, addition or alteration of uses allowed by this Site Plan Approval, the Applicant shall provide detailed information and plans along with a formal written request for modification to the approved Site Plan for determination of minor or major modification and approval by the Board. Any substantial modifications to the approved Site Plan or changes that impact the Performance Standards under XI.C.8 or conditions of approval of this Decision shall be subject to review and approval of the Board. The Board shall, if it so determines, require the applicant to submit a new

application for modification to the approved Site Plan and hold a new public hearing for review of the requested modifications; and

12. **Validity:** This permit is valid for only for the use and structure to the extent indicated in the application. Any changes to the site plan, uses or other improvements shown on the approved plan without the approval of the Board shall render those unauthorized improvements or changes null and void. This permit is contingent upon the issuance of an Order of Conditions from the Amesbury Conservation Commission in compliance with the Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, and the Amesbury Wetlands Ordinance and Regulations or if said permit(s) is appealed, a subsequent issuance of a Super-ceding Order of Conditions from the Massachusetts Department of Environmental Protection (Mass DEP). Except for final approval of the access permit by MassDOT, this permit shall become final only upon the issuance of all other state and federal permits required to start any construction activity allowed per this permit. The Site Plan Approval shall expire upon the expiration of the final environmental permit, unless said permit(s) is extended by the permit granting authority.

Chair, Amesbury Planning Board

EXHIBITS:

1. **Site Plan Set:** All plans prepared for Three-Way Realty Trust, 103 Macy Street, Amesbury MA 01913 by: W.C. Cammett Engineering, Inc., 297 Elm Street Amesbury, MA 01913 unless noted otherwise.

| | |
|------------------------|--|
| Sheet: 1 of 16 TI-1 | Title Sheet Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 2 of 16 PL-1 | Plan of Land Date: 02/25/2016; Last Revised: 02/25/2016 |
| Sheet: 3 of 16 EX-1 | Existing Conditions Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 4 of 16 SP-1 | Site Plan Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 5 of 16 GR-1 | Grading Plan Date: 10/09/2015; Last Revised: 03/24/2016 |

| | |
|-------------------------|---|
| Sheet: 6 of 16 UT-1 | Utility Plan Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 7 of 16 EC-1 | Erosion and Sedimentation Control Plan Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 8 of 16 DT-1 | Miscellaneous Details Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 9 of 16 DT-2 | Miscellaneous Details Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 10 of 16 LS-1 | Landscape Plan Date: 10/09/2015; Last Revised: 03/24/2016 |
| Sheet: 11 of 16 A101 | First Floor Plan Date: 02/10/2016 McHenry Architecture, 4 Market Street, Portsmouth NH 03801 |
| Sheet: 12 of 16 A102 | First Floor Plan Date: 02/10/2016 McHenry Architecture, 4 Market Street, Portsmouth NH 03801 |
| Sheet: 13 of 16 A201 | Elevations Date: 02/10/2016 McHenry Architecture, 4 Market Street, Portsmouth NH 03801 |
| Sheet: 14 of 16 A202 | Elevations Date: 02/10/2016 McHenry Architecture, 4 Market Street, Portsmouth NH 03801 |
| Sheet: 15 of 16 A201 | Elevations Date: 02/10/2016 McHenry Architecture, 4 Market Street, Portsmouth NH 03801 |
| Sheet: 16 of 16 L1 | Site Lighting Plan Date: 03/21/2016 Reno Engineering & Light Design, Marlow, NH 03456 |

2. **Sketch** - Revisions to landscaping along the service entry driveway and the easterly property line

FOR REISTRY USE ONLY



CANNETT ENGINEERS & ARCHITECTS
 297 ELM STREET, AMESBURY, MA
 Phone: (978) 388-2157 Fax: (978) 388-6428
 CONSULTING ENGINEERS & ARCHITECTS
 Mail us on the WEB at www.cannett.com

PLAN OF LAND

Perimeter Survey
 Map 80 Parcels 13, 15 & 16
 Macy Street (Rte. 110)
 Amesbury, Ma. 01913
 Essex County

Applicant/Owner:
 Three Way Realty Trust
 103 Macy Street (Rte. 110)
 Amesbury, Ma. 01913

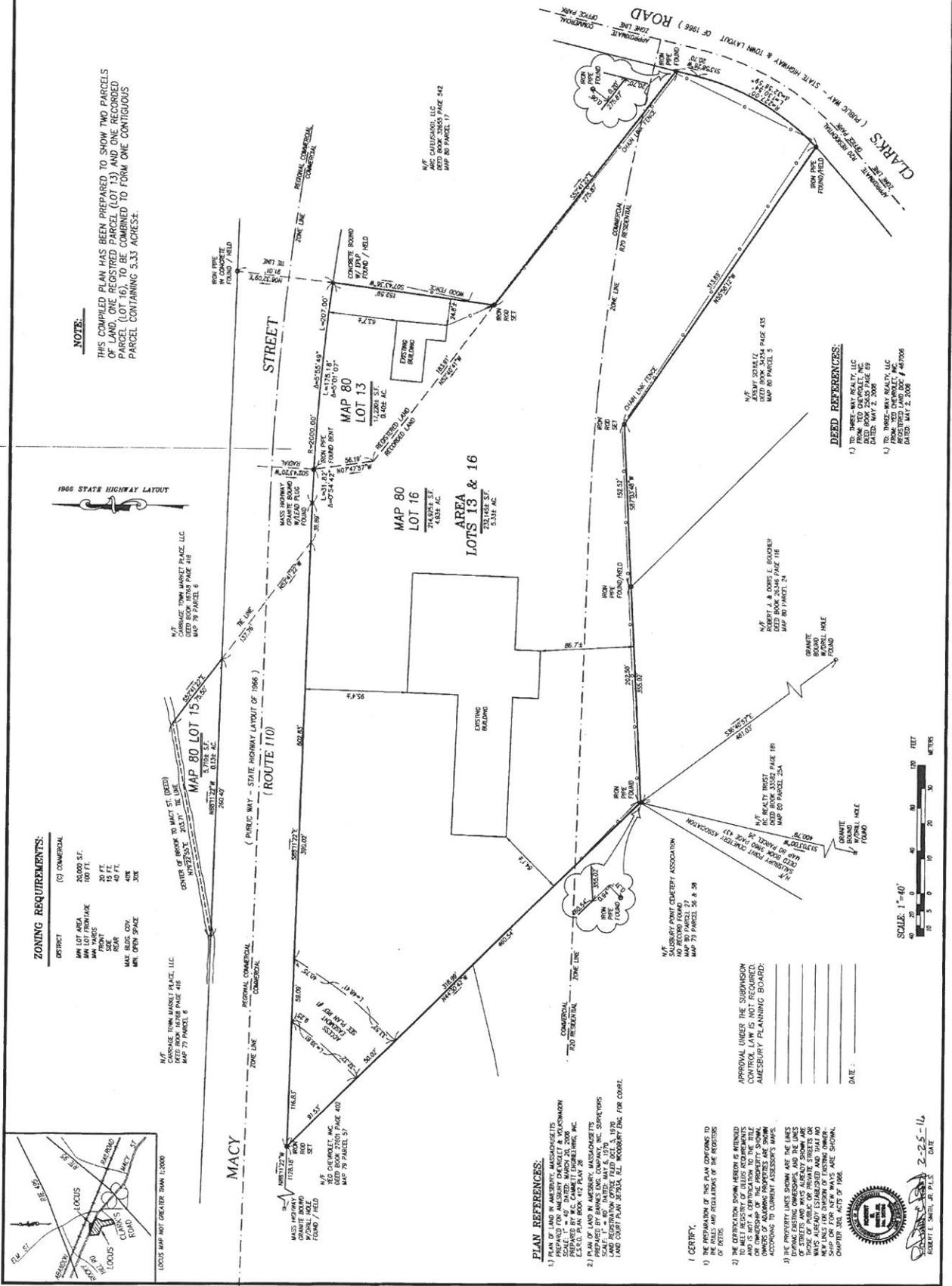
| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|-----|
| 1 | 10-12-15 | REVISE AMENDERS | RES |
| 2 | 2-25-16 | REVISE AMENDERS | RES |

DATE: _____

BOOK: _____ **DATE:** _____

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |



SITE PLAN APPROVED BY AMESBURY PLANNING BOARD ON 07/11/2009 AND CONDITIONS AS SET FORTH IN THE PLANNING BOARD DECISION DATED 07/11/2009 AND TO BE RECORDED IN THE REGISTRY OF DEEDS.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

DATE _____

NOTE-A
50 FOOT BUILDING SETBACK FROM WETLAND RESOURCE AREA ADOPTED JANUARY 11, 2009 REVISED JULY 11, 2009 AND JANUARY 20, 2012 SECTION 217.3 STRUCTURES.

M/F MARKET PLACE, LLC
MAP 79 PARCELS 416
PK. 16758 P.C. 416

FOR REGISTRY USE ONLY
SALIBELLI ENGINEERS
207 ELM STREET, AMESBURY, MA
Phone: (978) 388-5107 Fax: (978) 388-0428
LAND SURVEYORS SINCE 1878
Visit us on the WEB at www.salibelli.com

Existing Conditions

Proposed Addition
103 Macy Street (Rte. 110)
Amesbury, MA 01913

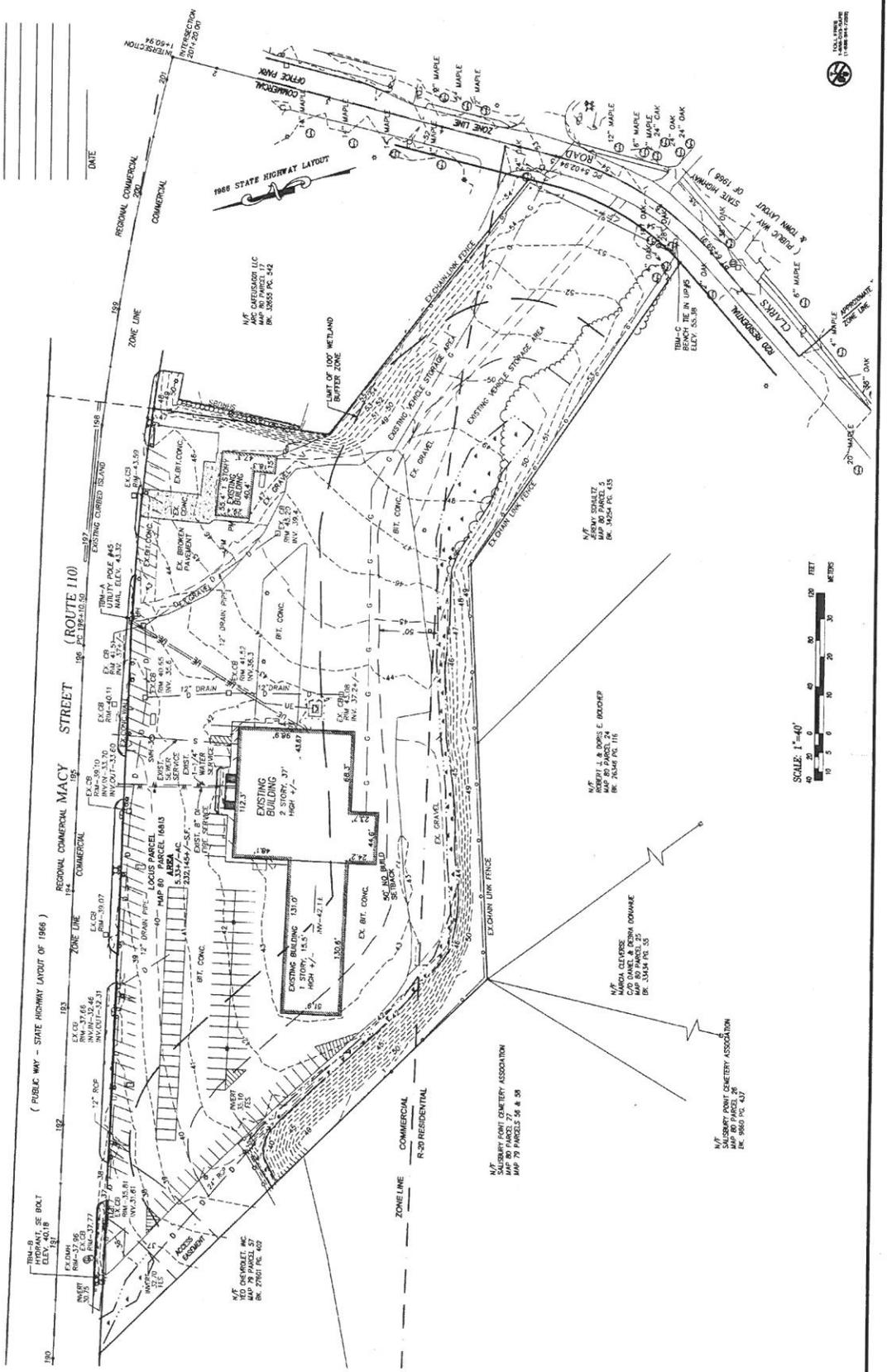
Prepared by:
Three-Way Realty, LLC
Brian Fecteau, Manager
107 Macy Street (Rte. 110)
Amesbury, MA 01913

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|----|
| 1 | 02-22-16 | MISC. REVISIONS | DH |
| 2 | 02-22-16 | MISC. REVISIONS | DH |
| 3 | 02-24-16 | MISC. REVISIONS | DH |
| 4 | 03-24-16 | MISC. REVISIONS | DH |

Professional Seal
Diana J. D'Amico
Professional Engineer
No. 10002
State of Massachusetts

DESIGN: D. FANEL
CHECKED: W. CAMARIT
DATE: 10-05-2015
FILE: E.L. VESPAI 150007.dwg
JOB #: 15002

SHEET EX-1-40



FOR REGISTRY USE ONLY



GATEWAY ENGINEERING
CONSULTING ENGINEERS & ARCHITECTS
103 Macy Street (Rte. 110)
Amesbury, MA 01913

Utility Plan

Proposed Addition
103 Macy Street (Rte. 110)
Amesbury, MA 01913

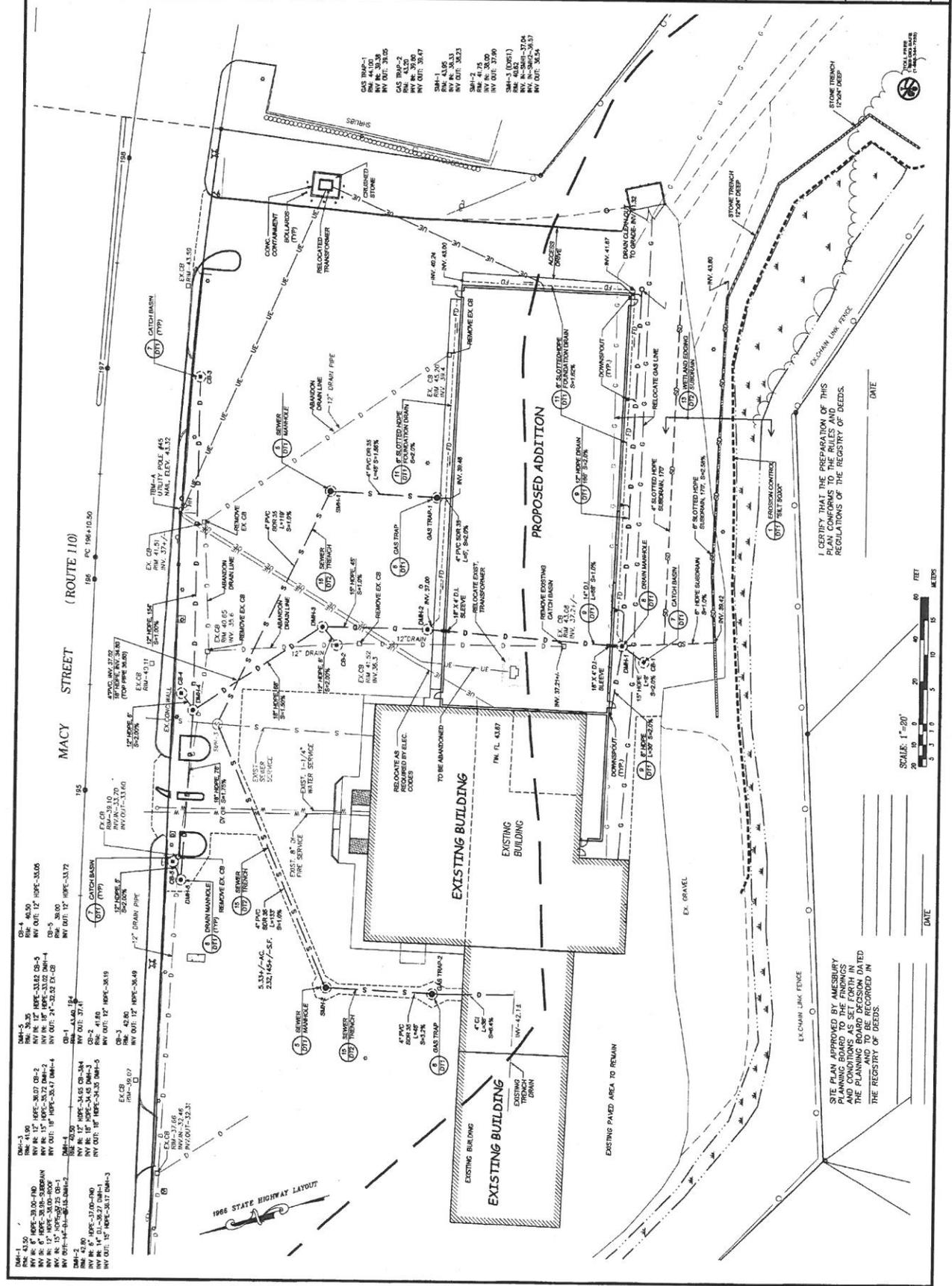
Proposed Addition
103 Macy Street (Rte. 110)
Amesbury, MA 01913

Three Way Realty Trust
Brian Fecileau - Trustee
103 Macy Street (Rte. 110)
Amesbury, MA 01913

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|----|
| 1 | 02-15-18 | MISC. REVISIONS | DH |
| 2 | 02-15-18 | MISC. REVISIONS | DH |
| 3 | 02-23-18 | MISC. REVISIONS | DH |
| 4 | 03-24-18 | ADD SHEET DETAIL | DH |



DATE: 9-2-2018
PROJECT: 103 MACY STREET
DRAWN BY: D. HAMEL
CHECKED BY: K. CAHILL
DATE: 10-09-2015
FILE: 103MACY1500P01.dwg
JOB #: 15000



I CERTIFY THAT THE PREPARATION OF THIS PLAN COMPLIES WITH THE REQUIREMENTS OF THE REGISTRY OF DEEDS.

DATE _____

SITE PLAN APPROVED BY AMESBURY REGISTERED PROFESSIONAL ENGINEER AND CONDITIONS AS SET FORTH IN THE PLANNING BOARD DECISION DATED _____ TO BE RECORDED IN THE REGISTRY OF DEEDS.

DATE _____

AMESBURY CHEVROLET
103 MACY STREET
AMESBURY, MASSACHUSETTS

PROJECT:
**McHENRY
ARCHITECTURE**
4 Market Street
Amesbury, MA 01921
Phone/Fax: 603.430.0274

STAMP:

CONSULTANT:

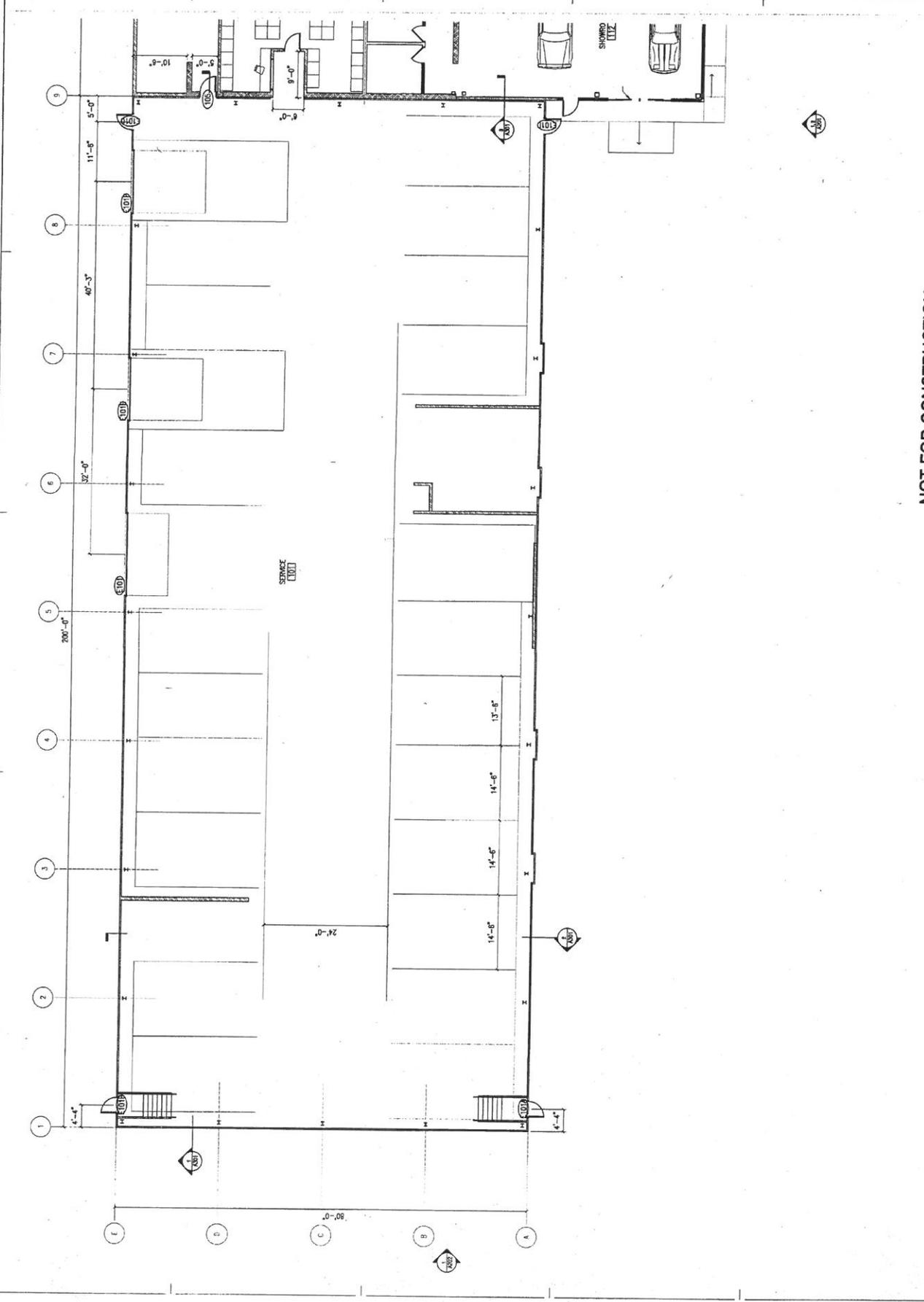
REVISIONS:

PROGRESS DRAWING
NOT FOR CONSTRUCTION

PROJECT NAME:
AMESBURY CHEVROLET
103 MACY STREET
AMESBURY, MA 01921

PROJECT NO.: 15072
DRAWN BY: SHH
APPROVED BY: SHH
DATE: 08/20/15
DRAWING NAME:
FIRST FLOOR PLAN

SCALE: AS NOTED
DRAWING NO.: A101



NOT FOR CONSTRUCTION

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103 MACY STREET
AMESBURY, MASSACHUSETTS

AMESBURY CHEVROLET

PROJECT:
**McHENRY
ARCHITECTURE**
400 Federal Street
Forthmouth, MA 02133
Tel: 617.451.0274

STAMP:

CONSULTANT:

REVISIONS:

PROGRESS DRAWING
NOT FOR CONSTRUCTION

PROJECT NAME:
AMESBURY CHEVROLET
103 MACY STREET
AMESBURY, MA

PROJECT NO.: 11077

DRAWN BY: SH

APPROVED BY: SH

ISSUE DATE: 10/20/04

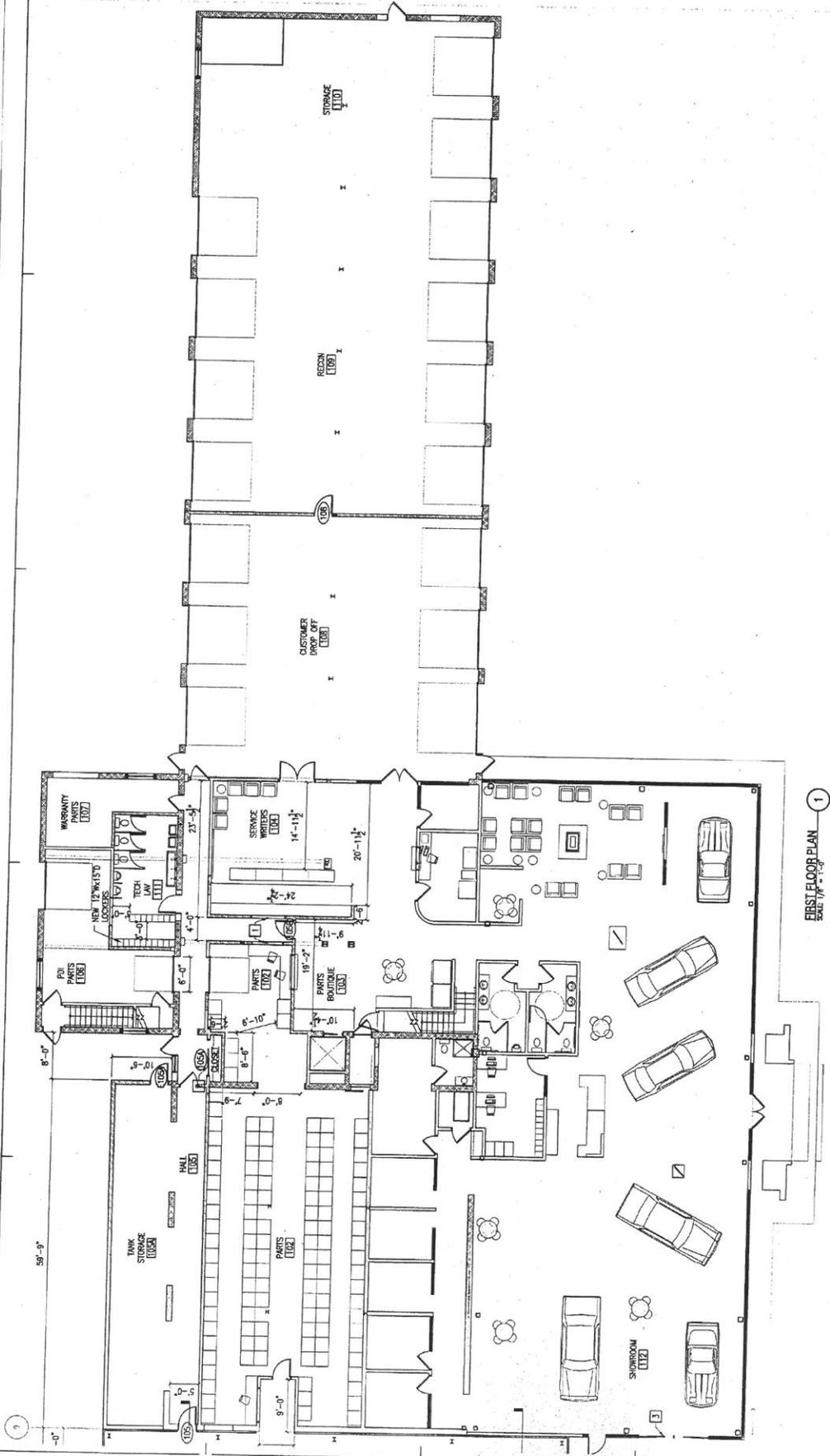
DRAWING NAME:
FIRST FLOOR PLAN

SCALE:
DRAWING NO.: A102

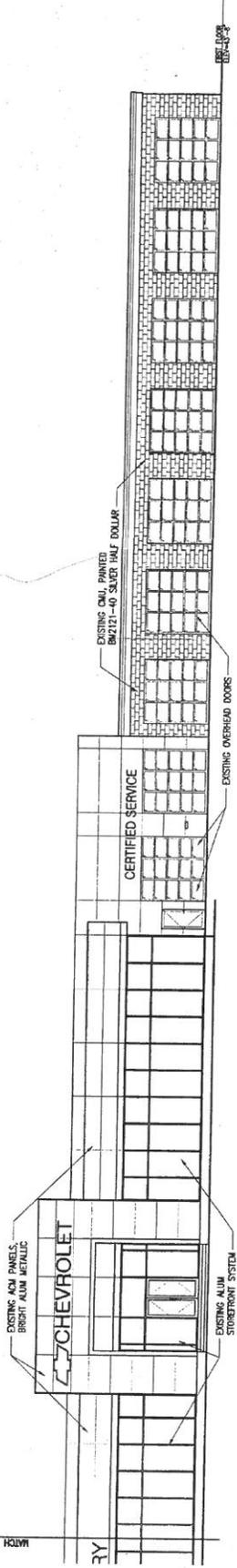
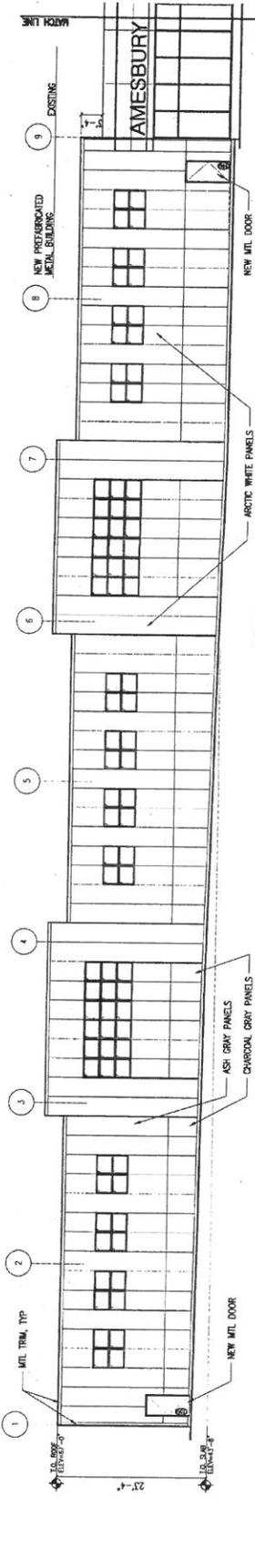
A102

NOT FOR CONSTRUCTION

© 2004 McHenry Architecture

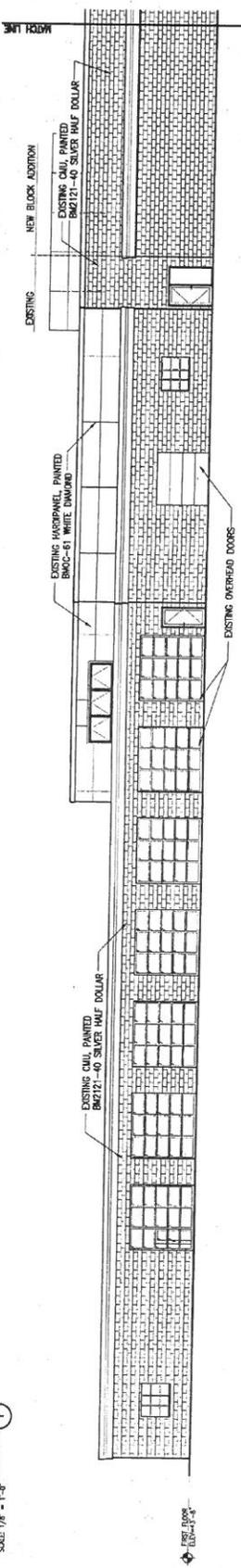


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

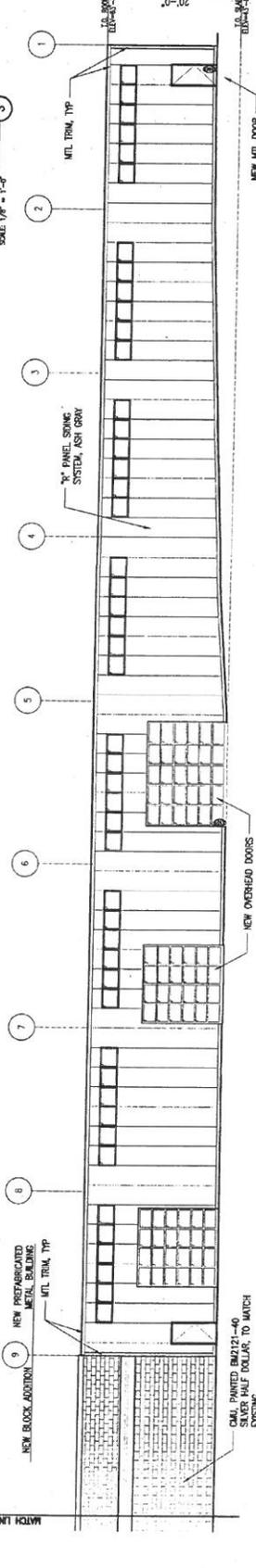


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT:

**McHENRY
ARCHITECTURE**
4 McKay Street
Portsmouth, New Hampshire
603.430.0274

STAMP:

CONSULTANT:

REVISIONS:

PROJECT NAME:
AMESBURY CHEVROLET
103 MACY STREET
AMESBURY, MA
01825

PROJECT NO.:
1000

DRAWN BY:
SMK

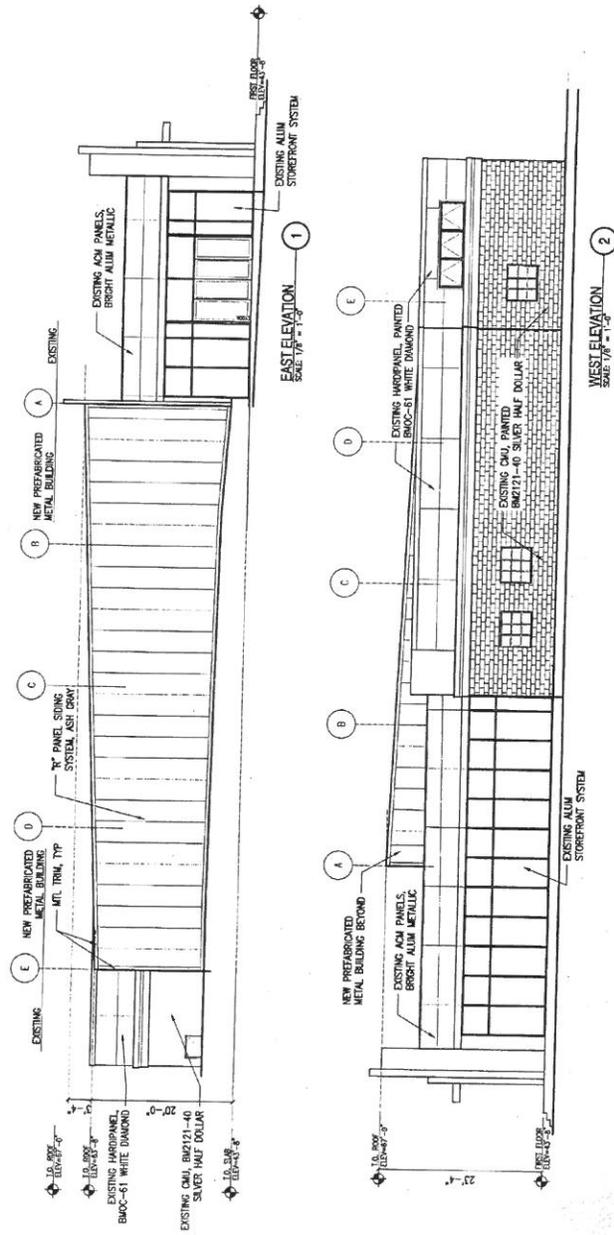
APPROVED BY:
SMK

ISSUE DATE:
11/18/2016

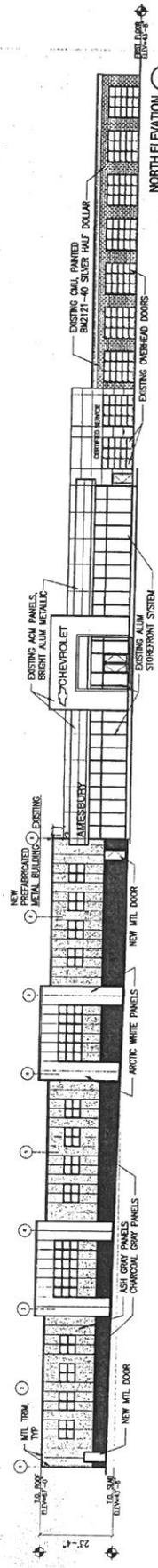
DRAWING NAME:
ELEVATIONS

SCALE:
AS NOTED

A202



NOT FOR CONSTRUCTION



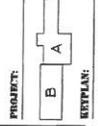
NORTH ELEVATION 2
SCALE 1/8" = 1'-0"

AMESBURY CHEVROLET
AMESBURY, MASSACHUSETTS

PROPOSED NORTH ELEVATION
PARKING GARAGE

McHENRY ARCHITECTURE
Framingham, Massachusetts

A201



**MOHENRY
 ARCHITECTURE**
 4 MARKET STREET
 WESTPORT, MA 01891
 978.439.0274



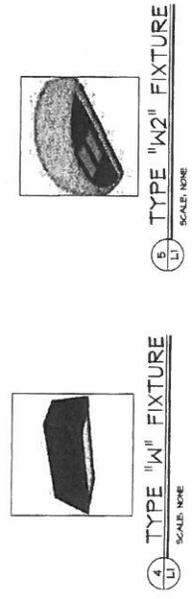
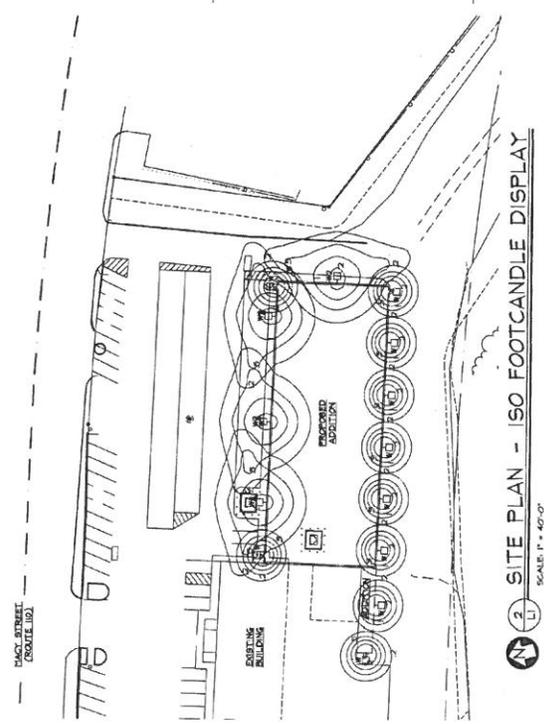
CONSULTANT:
**RENO ENGINEERING
 & LIGHT DESIGN**
 MARLOW MA 02455
 978.445.9170, 978.448.7718
 EMAIL: reno@renoeng.com

Project Number: 1543
 REVISIONS:

PROJECT NAME:
 103 MACY STREET
 AMESBURY, MA

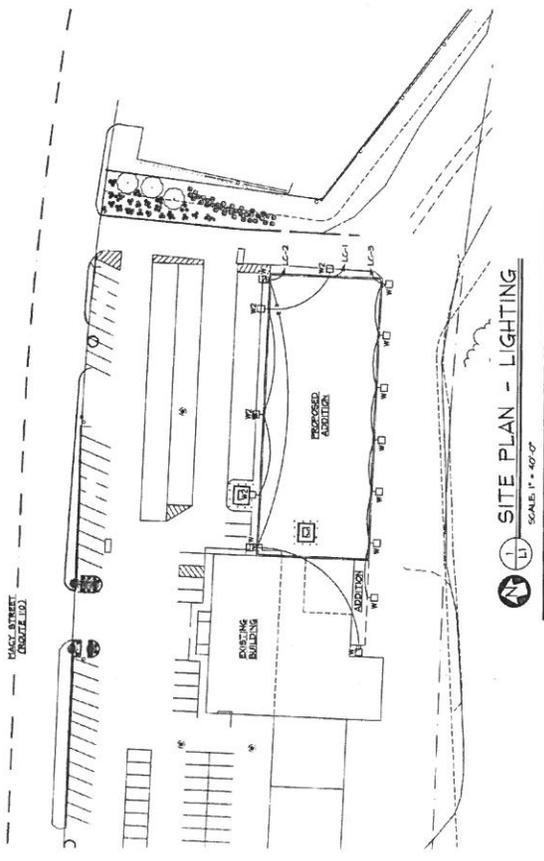
PROJECT NO.: 1543
 DRAWN BY: RRE
 CHECKED BY: RRE
 ISSUE DATE: 10/20/2015
 DRAWING NAME:
 SITE LIGHTING PLAN

SCALE:
 DRAWING NO.:
L1

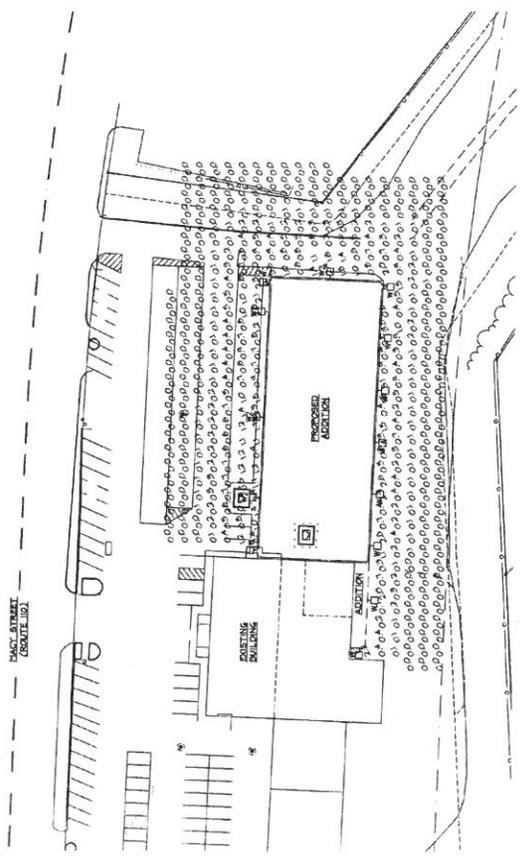


| LIGHT MANUFACTURER | MODEL NO. | LAMP TYPE / LUMENS | OUNTINGS |
|--------------------|---|----------------------|----------------------|
| TRIMERA | WITH LED 24 30K 150W XE COLOR BY JENSEN | LED T8W / 800 LUMENS | EXTERIOR HALL AT #40 |
| W | TRIMERA 2 24 30K 150W XE SOCKET, XE COLOR BY JENSEN | LED T8W / 800 LUMENS | EXTERIOR HALL AT #7 |
| W2 | TRIMERA 2 24 30K 150W XE SOCKET, XE COLOR BY JENSEN | LED T8W / 800 LUMENS | EXTERIOR HALL AT #7 |

1. ALL FIXTURES ARE LED WITH A CORRELATED COLOR TEMPERATURE (CCT) OF 5000K.
 2. ALL FIXTURES ARE LED WITH A CORRELATED COLOR TEMPERATURE (CCT) OF 5000K.



SITE PLAN LIGHTING NOTES
 1. EXTERIOR LIGHTS SHALL BE ON LIGHTING CONTROL, CONTROL AND WITH PHOTOCELL AND PHOTOCELL CONTROL.



FOR RESIDENT USE ONLY

CE
CONSTRUCTION ENGINEERS

297 ELM STREET, AMESBURY, MA
PHONE: (978) 388-2187 FAX: (978) 388-0428
WWW.CE-MA.COM
MADE IN THE USA

Sheet No. _____

Site Plan

Proposed Addition
103 Macy Street (Rte. 110)
Amesbury, MA 01813

Project Name:
Three Way Realty Trust
Brian Fecheau - Trustee
103 Macy Street (Rte. 110)
Amesbury, MA 01813

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|----|
| 1 | 07-15-16 | MISC. REVISIONS | DM |
| 2 | 07-27-16 | MISC. REVISIONS | DM |
| 3 | 07-27-16 | MISC. REVISIONS | DM |

DATE: 10/25/2016

SCALE: 1"=30'

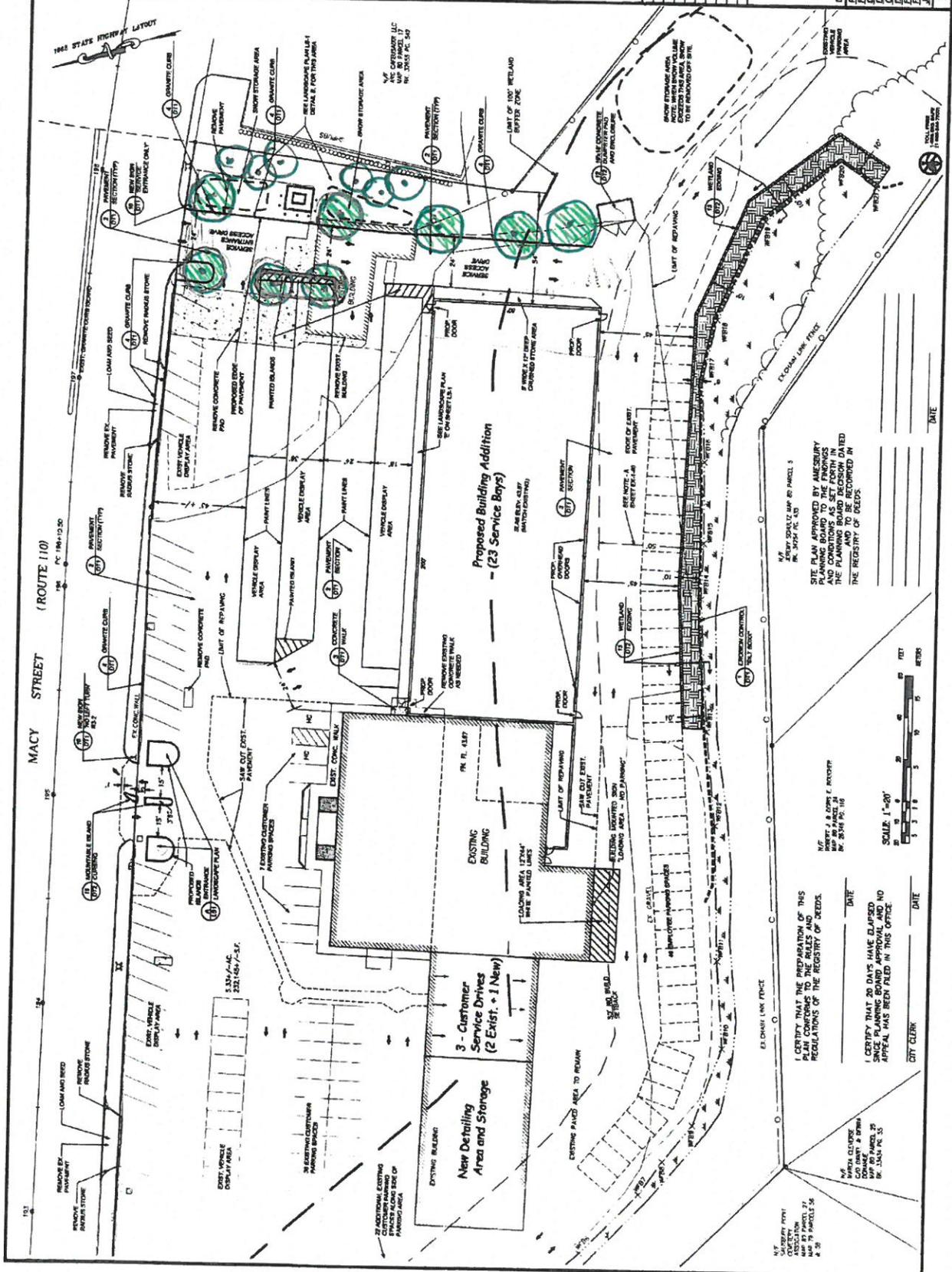
CITY CLERK: _____ DATE: _____

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

SCALE: 1"=30'

DATE: _____



1. I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

2. I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

SCALE: 1"=30'

DATE: _____

CITY CLERK: _____ DATE: _____



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297 ELM STREET, AMESBURY, MA
PHONE: (978) 388-2187 FAX: (978) 388-0428
WWW.CE-MA.COM
MADE IN THE USA

SHEET SP.1

TO:

Three-Way Realty Trust
Brian Fecteau, Trustee
103 Macy Street, Amesbury MA

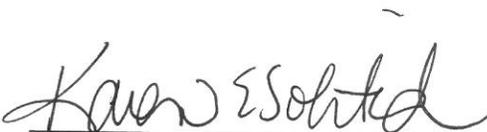
PLANNING BOARD VOTE:

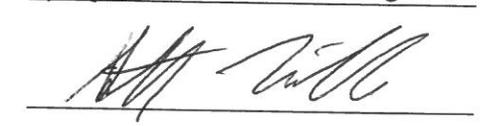
On 05-09-2016 the Amesbury Planning Board voted in favor of the approval of the Site Plan, as amended, for the proposed Commercial Building Expansion for Three-Way Realty Trust at 103 – 107 Macy Street in Amesbury MA subject to the findings, waivers and conditions noted in this Decision.



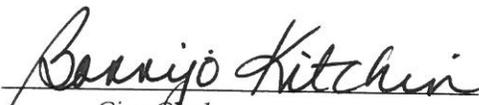








Filed with the City Clerk on 5/19/16



City Clerk

Compliance with Conditions Set Forth by the Amesbury Planning Board Decision prior to Issuance of a Building Permit

SIGN-OFF FORM (PB200601-BUILDING)

(IMPORTANT: IT IS THE RESPONSIBILITY OF THE PERSON SEEKING BUILDING PERMIT TO GET THE SIGN OFF FROM EACH OF THE DEPARTMENTS LISTED BELOW. THE TOWN WILL NOT BE HELD RESPONSIBLE FOR LACK OF ACTION ON THE APPLICANT'S BEHALF. BEFORE SIGNOFF, COPIES OF THE RECORDED DECISION AND THE APPROVED PLAN SET SHOULD BE SUBMITTED TO THE PLANNING OFFICE.)

By signing below, the following Town Department/Town Officials, agree that the conditions of this permit prior to making application for building permit have been completed and recommend that an application for a building permit for the units indicated below may be granted:

Engineering Department/Town Engineer _____

Department of Public Works/DPW Director _____

Planning Office/City Planner _____

Conservation Commission/Agent _____

Police Department _____

Fire Department _____

Compliance with Conditions of the Amesbury Planning Board Decision prior to Issue of Certificate of Occupancy

SIGN-OFF FORM (PB200602-OCCUPANCY)

(IMPORTANT: IT IS THE RESPONSIBILITY OF THE PERSON SEEKING CERTIFICATE OF OCCUPANCY TO GET THE SIGN OFF FROM EACH OF THESE DEPARTMENTS. THE TOWN WILL NOT BE HELD RESPONSIBLE FOR LACK OF ACTION ON THAT PERSON'S BEHALF)

The following Town Department/Town Officials, by signing below, agree that the conditions of this permit from the start of construction to prior to issue of occupancy permit have been completed and recommend that the Certificate of Occupancy be granted for the units indicated on this form.

Engineering Department/Town Engineer _____

Department of Public Works/DPW Director _____

Planning Office/City Planner _____

Conservation Commission/Agent _____

Police Department _____

Fire Department _____