



Design Consultants, Inc.

Civil Engineering
Transportation/Traffic
Water/Wastewater
Geotechnical
Land Surveying
Environmental
Planning

June 2, 2021

Bill Buckley, Director of Economic and Community Development
Jodie Geary; Planning Coordination and Administration
Methuen City Hall
41 Pleasant
Methuen, Massachusetts 01844

RE: Site Plan Review Submittal
33 Danton Drive
Methuen, Massachusetts



Dear Bill:

On behalf of Boghos Properties, Design Consultants Inc. (DCI) is submitting the enclosed Application for Site Plan Review at 33 Danton Drive. The following package includes the revised building and site layout configuration to the previously approved plan. We understand due to the magnitude of the changes the modified plans will require a new public hearing with formal public and abutter notices. The building configuration has been changed to a longer and narrower building, from the approved footprint of 175' x 344' (60,200 s.f.) to 132' x 445' (58,740 s.f.). This configuration will require a variance for the left side line offset from the required 30' down to 10'. This variance application is in process and scheduled to be heard at the June 30th Zoning Board of Appeals hearing. There are benefits with the proposed modification including moving the loading docks from the rear (west) side to the right (south) side and away from the abutting residential properties leaving only emergency access along the rear end of the building. Also, the building is now well away from the municipal sewer leaving ample space for repair, should it become necessary. We understand the application fee will be waived or reduced given this is a modification to the approved site plan, but we will need to replenish the peer review escrow account. Once you provide us with the required fees, we will drop check(s) off immediately.

If you have any questions or comments, please contact me. Thank you in advance for your time and assistance, and we look forward to presenting the revised project at the July 14th Planning Board meeting.

Sincerely,

Stephen Sawyer

Stephen B. Sawyer, PE
Senior Project Manager



**CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD
APPLICATION FOR SITE PLAN APPROVAL**

APPLICANT: Boghos Propserities LLC
ADDRESS: 52 English Commons Topsfield, MA 01983

1. Application is hereby made for a Site Plan Approval under Section XII of the City of Methuen Comprehensive Zoning Ordinance.
2. Assessor's parcel ID of all affected parcels, location and general description of property bounded and described as follows:
412-131-6AA

b. Premises affected are in Zoning District IL

3. Ownership:

a. Name and address of owner (if joint ownership, give all names):

b. 33 Danton Drive LLC

35 Danton Drive

Methuen, MA 01844

b. If applicant is not owner, check his/her interest in the premises:

	Prospective Purchaser Name	Address
	Lessee Name	Address
	Other Explain:	

4. General description of structure(s) and site:

Site:	The site will mainly consist of the proposed building, the surrounding parking, truck docks and landscaping. This application is a modification to previously approved site plan.
Building Size (inc. height & # of stories):	54' one story high, a variance has been submitted for this property
Site Amenities:	Includes truck docks & on site parking per the included plan
Exterior Building Construction:	Exterior will consist of insulated steel panels, with a TPO roof.
Interior Building Construction:	Interior of the building will be constructed of steel framing with approximately 5000 sf of office space. there are no refrigeration units planned at this time and hours of operation will be 7 to 7 daily

Refer to plans numbered: G001 to B-2 submitted with this application.

** In addition to the drainage calculations submitted, the Community Development Board may require the completion of traffic impact studies and review by the Commonwealth of Massachusetts.*

5. Deed recorded in Registry of Deeds in: Book: 15735, Page: 78 or
Land Court Certificate Number: _____, Book: _____ Page _____

I agree to pay for advertising in newspaper and incidental expenses:

SIGNED: Nabil Boghos

PRINTED: Nabil Boghos

DATED: 6-2-2021