



## CITY OF METHUEN, MASSCHUSETTS COMMUNITY DEVELOPMENT BOARD

### APPLICATION FOR SPECIAL PERMIT UNDER THE REQUIREMENTS OF THE ZONING ORDINANCE

This form must be typewritten

APPLICANT: Armano Realty Investments  
Inc

ADDRESS: 5 Marouos Drive,  
Salem NH 03079

1. Application is hereby made for a Special Permit under Section(s) \_\_\_\_\_ XI-D-11 Frontage Exception  
Lots \_\_\_\_\_

Paragraph(s) \_\_\_\_\_ of the Zoning By-Laws.

2. Assessor Parcel ID of all affected parcels, location and general description of property bounded and  
described as follows:

Land located at 42 Atkinson Street Assessors Map and parcel 804-72-16, 804-72-16B, 804-72-17, wooded  
land

- b. Premises affected are in Zoning District \_\_\_\_\_ RR \_\_\_\_\_.

3. Ownership:

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

First Watch, LLC 5 Bancroft Street Wellesley MA and Mary A Pappastathis Revocable Trust 301  
Kendrick Street Newton, MA c/o First Watch LLC

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

|  |   |  |
|--|---|--|
|  | Prospective Purchaser<br>Name Armano Realty Investments Inc | Address<br>5 Marouos Drive, Salem NH 03079 |
|  | Lessee<br>Name  | Address                                    |
|  | Other<br>Explain:   |  |

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## 4. General description of structure(s) and outline specifications \*

## Site:

Vacant Woodland comprises Lots 2-A and 2-B; existing house on lot 3 to be rebuilt, existing foundation on Lot 1 to be removed

## Site Amenities:

Serviced with Town Water, septic system, roof infiltration drain, driveway infiltration

## Exterior Building Construction:

Wood Frame Single Family Proposed, wood or vinyl siding

## Interior Building Construction:

Wood Frame Single family Drywall/Plaster

Refer to plans numbered: \_\_\_\_\_ 1 and 2 \_\_\_\_\_ submitted with this application.

## 5. Has there been a previous petition, under zoning, on these premises:

\_\_\_\_\_ no \_\_\_\_\_.

If so, when: \_\_\_\_\_.

6. Deed recorded in Registry of Deeds in: Book: \_\_\_\_13659\_\_\_\_ and 15442\_\_\_\_, Page: \_\_\_\_145\_\_\_\_ and 78\_\_\_\_ or

Land Court Certificate Number: \_\_\_\_\_, Book: \_\_\_\_\_ Page \_\_\_\_\_.

## 7. How does the special permit meet the general requirements of Section XI-C of the Zoning Ordinance? (answer all sub-section and paragraphs in a separate report).

|  |
|--|
| The plan conforms to all requirements of the Special Permit Granting Authority |
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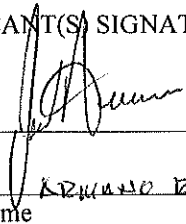
\* (Have additional sheets if necessary)

8. How does the special permit meet the general requirements of Section XI-D? (answer all paragraphs pertaining to requirements in a separate report).

\* Area of the lot is three times the minimum lot area: 80,000 SF x 3 = 240,000 SF (347,352 SF)  
 \* Frontage of the lot meets the frontage: 200 feet (364.26 feet)  
 \* Lot to be divided is not split into more than 2 lots  
 \* The two newly created lots each contain the minimum area for the district of 80,000 SF (Lot 2-A 267,332 SF/Lot 2-B 80,020 SF)  
 \* The two newly created lots each have a minimum of 50% of the frontage required of 200 feet. (Lot 2-a 162.67 feet/Lot 2-B 201.59 feet)  
 \* The two newly created lots each have a lot width of not less than fifty feet at any point between the street and the site of the dwelling

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

APPLICANT(S) SIGNATURE:

  
 \_\_\_\_\_  
 ARMANDO REALTY INVESTMENTS INC. Joseph Armano  
 Print Name Print Name

# Frontage Exception Application.

## AUTHORIZATION

(to be signed by the owner of the subject property)

I am the record owner of the property for which this application is being filed with Community Development Board of the City of Methuen, and as such, I have been advised of and I am familiar with the work proposed for my property. My deed of ownership is recorded at the Essex North Registry of Deeds in book 13659  
15442

Page 145  
78, and the street address is 42 Atkinson ST.

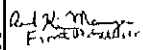
I hereby authorized and designate Stephen Stapinski <sup>mechanical</sup> ~~engineering~~ of  
(name)

66 Park ST Andover MA 01810  
(address)

to file this application on my behalf. frontage exception Application

Name of Property Owner (please print) Carol Kinas, First Watch LLC.

Title: Manager

Signature:  dotloop verified  
06/02/20 1:14 PM EDT  
TVTV-8U1Q-EMTK-AFFD

Date: 6-1-2020

Address: 50 Bancroft Rd, Wellesley MA 02461

Telephone: 617-671-5919

All fees to be paid by buyer.



Patriot Properties

06/02/2020

8:11:56AM

## Methuen

### Abutters List

Filter Used: DataProperty.AccountNumber in (30874,30889,30873,30904,30910)

42 Atkinson St.  
804-72-16

20 JUN 2 4:8:26

Certified Abutter's List  
Assessor's Office  
*Heidi Plonka*

06/02/2020  
6:11:57AM

## Methuen Abutters List

Page 1 of 1

**Subject Parcel ID:**

**Subject Property Location:**

| ParcelID  | Location            | Owner                    | Co-Owner              | Mailing Address | City      | State | Zip        |
|-----------|---------------------|--------------------------|-----------------------|-----------------|-----------|-------|------------|
| 802-72-18 | 48 ATKINSON ST      | HERTRICH CHRISTOPHER R   | HERTRICH REBECCA      | 48 ATKINSON ST  | METHUEN   | MA    | 01844      |
| 802-72-19 | 50 ATKINSON ST      | CAREY MICHAEL P          | CAREY SUSAN C         | 50 ATKINSON ST  | METHUEN   | MA    | 01844-1231 |
| 802-73-2A | 51 ATKINSON ST LT B | RICHARDSON CHRISTOPHER R |                       | 51 ATKINSON ST  | METHUEN   | MA    | 01844      |
| 804-72-16 | 42 ATKINSON ST      | FIRST WATCH LLC          |                       | 50 BANCROFT ST  | WELLESLEY | MA    | 02481      |
| 804-73-4  | 41 ATKINSON ST      | MICHEL KATHLEEN D TR     | MDK PROPERTIES REALTY | 41 ATKINSON ST  | METHUEN   | MA    | 01844-1230 |

Parcel Count    5

**End of Report**

48 ATKINSON ST 802-72-18

LUC: 101

HERTRICH CHRISTOPHER R

HERTRICH REBECCA

48 ATKINSON ST  
METHUEN, MA 01844

50 ATKINSON ST 802-72-19

LUC: 101

CAREY MICHAEL P

CAREY SUSAN C

50 ATKINSON ST  
METHUEN, MA 01844-1231

51 ATKINSON ST LT B 802-73-2A

LUC: 101

RICHARDSON CHRISTOPHER R

51 ATKINSON ST  
METHUEN, MA 01844

42 ATKINSON ST 804-72-16

LUC: 101

FIRST WATCH LLC

50 BANCROFT ST  
WELLESLEY, MA 02481

41 ATKINSON ST 804-73-4

LUC: 101

MICHEL KATHLEEN D TR

MDK PROPERTIES REALTY TRUST

41 ATKINSON ST  
METHUEN, MA 01844-1230

Office of Economic & Community  
Development  
41 Pleasant Street, Suite 217  
Methuen, MA 01844

Town of North Andover  
Office of the Planning Dept.  
Com Dev & Economic Development Div.  
120 Main Street  
North Andover, MA 01845

Salem Planning Board  
33 Geremonty Drive  
Salem, NH 03079

Town of Dracut Planning Board  
C/O Engineering Dept.  
62 Arlington Street  
Dracut, Ma 01826

Pelham Planning Board  
6 Village Green  
Pelham, NH 03076

Economic Development and Planning  
City Hall, Room 201  
4 Summer Street  
Haverhill, MA 01830

Lawrence Planning Department  
12 Methuen Street  
Lawrence MA 01840

Department of Community Development &  
Planning  
36 Bartlett Street  
Andover, MA 01810

Merrimack Valley Regional Planning  
Commission  
160 Main Street  
Haverhill, MA 01830-5000

Department of Housing & Community  
Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114