



**CITY OF METHUEN, MASSACHUSETTS
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 50 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 Name Armano Realty Investments Inc	Address 5 Marouos Drive, Salem NH 03079
	Lessee Name	Address
	Other Explain:	

--	--

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

* (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: $80,000 \text{ SF} \times 3 = 240,000 \text{ SF}$ (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/Lot2-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:

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 page 13442

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

I hereby authorized and designate Stephen Stapinski, Merrimack 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 Kinias, FIRST WATCH LLC.

Title: Manager

Signature: Carol Kinias

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

Date: 6-1-2020

Address: 50 Bancroft Rd, Wellesley MA 02481

Telephone: 617-671-5919

All fees to be paid by buyer.



Patriot Properties

06/02/2020

8:11:56AM

42 Atkinson St.
804-72-16

Methuen

Abutters List

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

20 JUN 2003

Certified Abutter's List
Assessor's Office

Maria Mante

**Methuen
Abutters List**

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 CAREY MICHAEL P	HERTRICH REBECCA CAREY SUSAN C	48 ATKINSON ST	METHUEN	MA	01844
802-72-19	50 ATKINSON ST	RICHARDSON CHRISTOPHER R		50 ATKINSON ST	METHUEN	MA	01844-1231
802-73-2A	51 ATKINSON ST LT B	FIRST WATCH LLC		51 ATKINSON ST	METHUEN	MA	01844
804-72-16	42 ATKINSON ST	MICHEL KATHLEEN D TR	MDK PROPERTIES REALTY	50 BANCROFT ST	WELLESLEY	MA	02481
804-73-4	41 ATKINSON ST			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
60 ATKINSON ST
METHUEN, MA 01844-1231

51 ATKINSON ST LT B 802-73-2A

LUC: 101

RICHARDSON CHRISTOPHER R
61 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