



August 3, 2021

Ms. K. Colwell
Planning Director
City of Methuen
Community Development Board
City Hall
41 Pleasant St.
Methuen, MA 01844

Re: Special Permit Application
Lots 1A & 1B
VP Milk St.
Methuen, Massachusetts 01844

Dear Ms. Colwell:

Arcadia Technology, Inc. (Arcadia), on behalf of Sterling Ventures, Inc.(applicant) is submitting this letter report to provide supplemental information for the Special Permit Application for the above referenced property. The letter report provides responses on how the project meets the requirements of the sub-sections and paragraphs for Section XI-B, 2 and Section XI-D, 11.d) of the City of Methuen, Massachusetts Comprehensive Zoning Ordinance.

The applicant is seeking approval for a special permit under Section XI-D paragraph 11 Frontage Exception Lots. The applicant is proposing to subdivide the existing Lot 1 at VP Milk St. into 2 lots to be designated Lot 1A and Lot 1B. Lot 1 is 1.697 acres, Lot 1A and Lot 1B will be 0.717 acres and 0.979 acres respectively. The lots are in the Residential C(RC) zoning district. The proposed creation of the 2 lots will not outweigh the beneficial impacts to the city and neighborhood. It will comply with all the Special permit specific requirements of Section XI-D 11.-Frontage Exception Lots. Following sections provide response to the specific requirements/criteria of Sections XI-B and XI-D of Methuen's Comprehensive Zoning Ordinance.

Response to Criteria of Section XI-B Sub-Section/paragraph 2

a. Social, economic, or community needs which are served by the proposal;

The creation of two buildable lots will help increase housing stock, add to the city's tax base and provide more business to local businesses.

b. Traffic flow and safety, including parking and loading;

The special permit will allow the creation of one additional residential zoned lot. The single additional lot will have no significant impact on parking, traffic flow or safety.

c. Adequacy of utilities and other public services;

There are adequate utilities in the area for the proposed additional lot.

d. Neighborhood character and social structures;

The surrounding neighborhood is residential with the exception of the agricultural land adjacent to the property. The new additional lot will be used for a residential dwelling which is consistent with the neighborhood.

e. Impacts on the natural environment;

The proposed lots have been designed to reduce the impact on the natural environment. There are wetlands on both of the proposed lots to be created. The lots have been sized and configured to allow construction of residential dwellings without impacting the wetland areas.

f. Potential fiscal impact, including impact on City services, tax base, and employment. Said analysis shall conform to with the Rules and Regulations of the SPGA.

As previously mentioned the additional lot created via the special permit will have a positive fiscal impact. The lot will be zoned residential and will when developed add to the tax base of the city. The future residents will also provide additional business to the local business and trades people.

g. Consistency with the most recent City of Methuen Master Plan.

The most recent Master Plan available on the City web site was the "Preliminary Merrimack Riverfront Master Plan", 9/24/19. Lot 1 Milk St. is not in the area of this Plan.

Response to Requirements of Section XI-D Sub-Section 11.d)

a. The area of the lot to be divided is three (3) times the minimum lot area in that district;

The lot to be divided, Lot 1, has an area of approximately 73,941 square feet. This is approximately 4.9 times the minimum lot size of 15,000 sq. ft. for the applicable RC zoning district.

b. The frontage for the lot to be divided is, at a minimum, the frontage required for that district;

The lot to be divided, Lot 1 has frontage of 124.75 feet. This exceeds the minimum frontage of 100 feet required for the applicable RC zoning district.

c. *The lot to be divided is not split into more than two lots;*

Lot 1 will be divided into only two lots, Lots 1A and 1B.

d. *The two newly created lots each contain the minimum area required for that district;*

The new lots, Lots 1A and 1B will have areas of approximately 31,267 sq. ft and 42, 674 sq. ft. Each lot's area exceeds the minimum 15,000 sq. ft. required for the RC district.

e. *The two newly created lots each have a minimum of fifty (50%) percent of the frontage required for that district, however the frontage is not to be less than fifty (50') feet in any district;*

The two new lots, Lots 1A and 1B will have approximately 62.68 feet and 62.07feet of frontage respectively. This exceeds the minimum of 50% of RC district frontage requirement which is 50 feet. It also is greater than minimum 50 feet required in all districts.

f. *The two newly created lots each have a lot of width of not less than fifty (50') feet at any point between the street and site of the dwelling;*

Both new lots(1A and 1B) will have width greater than 62 feet. This exceeds the minimum fifty required between the street and any proposed dwelling.

g. *The front, side, and rear setbacks for the two newly created lots may be reduced to twenty (20') feet if in the opinion of the Community Development Board this facilitates the highest and best use of the land and limits the overall disturbance of the property. Appropriate screening and buffering as determined by the Community Development Board may be required to protect existing adjacent homes;*

The new lot 1B has an existing garage/barn structure that is a minimum of 20 feet from the side property line. No future dwelling future dwelling will be located less than 20 feet from the front, side and rear setback.

h. *There is not more than one other such lot with reduced frontage contiguous to the newly created lots;*

There are no other lots with reduced frontage contiguous to the two new lots. The nearest adjacent lot at 71 Milk St. has frontage of a least 100 feet.

i. *The newly created lots are so located as not to block the possible future extension of a dead-end street;*

There are no dead-end streets adjacent to the proposed two new lots.

j. *The creation of the frontage exception lots will not adversely affect the neighborhood;*

The two new lots are significantly larger than the RC zoning district requires and of lots in the adjacent area. They will provide significant buffer between the neighbors. The lots will not adversely affect traffic and safety in the neighborhood.

k. The creation of the frontage exception lots is in harmony with the general purpose and intent of this ordinance;

The creation of the two new lots is keeping with the general purpose of the ordinance to promote more efficient use of the land and reduce impact to the natural environment. Creation of the two new lots makes efficient use of the existing Lot 1 by denser residential use. The two new lots have been created to reduce the impact to natural environment by sizing and configuring them to allow residential development without significantly impacting the wetland areas on the properties.

l. No such lot as described above on which a dwelling is located, shall hereafter be reduced in area or frontage required by this ordinance.

The applicant will record a deed restriction that will restrict further subdividing of the two new lots in a manner that would reduce the area of the two lots.

m. Prior to the issuance of a building permit, the Applicant shall record a deed restriction on the plan and in the deed(s) indicating that the resulting lots may not be further subdivided or divided in any manner whatsoever. Said recorded plan and deed(s) shall be provided to the Building Commissioner and the SPGA.

The applicant shall record a deed restriction prior to issuance of a building permit that the two new lots may not be further subdivided or divided in any manner whatsoever.

This information and opinions in this letter are subject to the attached standard limitations. Please contact Mr. Ronald Burns at 617-202-6278 if you have any questions regarding this matter.

Sincerely,

Arcadia Technology Inc.



Ronald Burns, P.E., LSP, LEED-AP
Principal Engineer

Attachment: Standard Limitations