

METHUEN CENTER SMART GROWTH OVERLAY DISTRICT (Section V-V)
APPLICATION FORM

1. Date of Submission: August 4, 2021
2. Property Owner:
 - a. Name: Robert Palmisano
 - b. Address: 16 Industrial way, Salem, NH 03079
 - c. Phone: 978-815-0941 Email: rpalmisano@palmerasset.com
3. Applicant (if not property owner):
 - a. Name: Exordium Bpcos LLC
 - b. Address: 44 Merrimac Street, Newburyport, Ma 01950
 - c. Phone: 978-884-1300 Email: rob@exordium-capital.com
4. Primary Contact Person: Arthur J Broadhurst, esq.
 - a. Phone: 978-327-5128 Email: arthur@abstlaw.com
5. Location of Project:
 - a. Address: 5 Pleasant Street and 275 Broadway
 - b. Assessor's Map/Block/Lot: 612-55-5 and 612-55-6
6. Housing and Affordability (V-V.4): **Narrative must be provided to demonstrate compliance with this section:**
 - a. # of affordable units proposed: five
 - b. # of wheelchair accessible units (10% of affordable units): one
7. Permitted Uses/Density (V-V.5 and 6):
 - a. # of residential units proposed (30 units per acre allowed): 19 (18 new)
 - b. Non-residential Use proposed (square feet): ±14,700-SF
8. Dimensional Regulations (V-V.7) Note that all dimensional setbacks must be shown on the site plan:

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5 Pleasant St: 36,220-SF

a. Lot Area (square feet): 275 Broadway: 7,865-SF Total: 44,085-SF

5 Pleasant: 198-FT (Pleasant St); 268-FT (Charles St)

b. Frontage (feet): 275 Broadway: 94-FT (Pleasant St); 94-FT (Broadway); 58-FT (Charles St)

5 Pleasant St: ±23,655-SF

c. Building Area (square feet): 275 Broadway: ±12,889-SF Total: 36,544-SF

d. Number of stories: 3 stories

e. Building Height: <40-FT

9. Developmental Controls(V-V.8): Narrative must be provided to demonstrate compliance with this section. Explain why no retail on 1st floor of Masonic

10. Design Guidelines (V-V.9): Narrative must be provided to demonstrate compliance with this section.

11. Off-street Parking and Loading Regulations(V-V.10): Narrative must be provided to demonstrate compliance with this section:

a. Residential parking spaces required: 23 provided: 19

b. Eating places serving food parking spaces required: 16 provided: 9

c. Non-residential parking spaces required: 30 provided: 11

d. Shared Use of required Parking (submit a parking plan):

12. Waivers(V-V.13.a): list of waivers must be provided.

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

Property Owner's Signature: Robert T. Palmero

Printed: Robert T. Palmero

Date: 8/4/21

Applicant's Signature: Robert Christy

Printed: Robert Christy

Date: August 4, 2021

see attached

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 11040/294 @ 14401/309

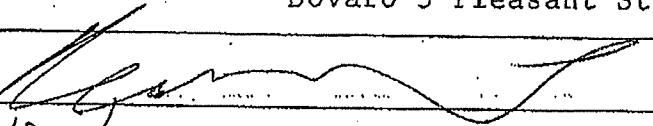
Page _____, and the street address is 5 Pleasant @ 275 Broadway

I hereby authorized and designate Arthur J. Broadhurst, esq. _____, of
(name)
45 Osgood Street, Methuen, MA 01844
(address)

to file this application.

Name of Property Owner (please print) Robert J. Palmisano Trustee &

Title: _____ Dovaro 5 Pleasant Street, LLC

Signature: 

Date: 2/27/81

Address: _____

Telephone: 978-815-0941

Colwell, Kathleen B.

From: Arthur Broadhurst <arthur@abstlaw.com>
Sent: Thursday, August 5, 2021 3:53 PM
To: Colwell, Kathleen B.

Hello Kathleen,

The plan has correct info with regards to parking. My application has outdated info.

Hi Arthur,

Per our conversation earlier, this email is in regards to an update needed on #11 of the MCSGOD Application. As you know, we went through a few versions of the site plan and the latest version has the following off-street parking calculation that should also be reflected in item #11 of the MCSGOD application:

- Residential spaces required: 23 provided: 23
- Eating places serving food parking spaces required: 16 provided: 16
- Non-Residential spaces required: 17 provided: 7

ARTHUR J. BROADHURST, ESQ.

MERRIMACKVALLEYLAW.COM

Arthur J. Broadhurst, Esq.
45 Osgood Street
Methuen, MA
01844
978-327-5128 (p)
978-327-5144 (f)

PLEASE BE ADVISED DUE TO HIGH VOLUME OF WIRE FRAUD, OUR OFFICE WILL NO LONGER WIRE FUNDS.



**WE DO NOT ACCEPT OR REQUEST
CHANGES TO WIRING INSTRUCTIONS VIA EMAIL OR FAX.
Always call to verify.**

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