

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

1. Date of Submission: 10/3/2022
2. Property Owner:
 - a. Name: JOWAMAR Companies, LLC
 - b. Address: 300 Broadway, Methuen, MA 01844
 - c. Phone: 978-804-7425 Email: johan0922@gmail.com
3. Applicant (if not property owner):
 - a. Name: _____
 - b. Address: _____
 - c. Phone: _____ Email: _____
4. Primary Contact Person: Johan Lopez
 - a. Phone: 978-804-7425 Email: johan0922@gmail.com
5. Location of Project:
 - a. Address: 269 Broadway & 2 Osgood Street
 - b. Assessor's Map/Block/Lot: 612-52-2 & 612-52-3
6. Housing and Affordability (V-V.4): **Narrative must be provided to demonstrate compliance with this section:**
 - a. # of affordable units proposed: 2
 - b. # of wheelchair accessible units (10% of affordable units): 1
7. Permitted Uses/Density (V-V.5 and 6):
 - a. # of residential units proposed (30 units per acre allowed): 18
 - b. Non-residential Use proposed (square feet): 2558-SF
8. Dimensional Regulations (V-V.7) Note that all dimensional setbacks must be shown on the site plan:

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- a. Lot Area (square feet): 13,217-SF
- b. Frontage (feet): 82.10 (Broadway) & 178.38 (Osgood St)
- c. Building Area (square feet): 8,300-SF
- d. Number of stories: 4-Stories
- e. Building Height: 44-FT

9. Developmental Controls(V-V.8): Narrative must be provided to demonstrate compliance with this section.

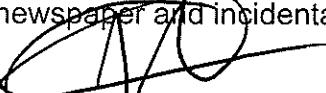
10. Design Guidelines (V-V.9): Narrative must be provided to demonstrate compliance with this section.

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: 22 provided: 19
- b. Eating places serving food parking spaces required: provided:
- c. Non-residential parking spaces required: 7 provided: 0
- d. Shared Use of required Parking (submit a parking plan):

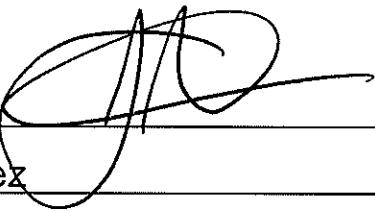
12. Waivers(V-V.13.a): list of waivers must be provided.

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

Property Owner's Signature: 

Printed: Johan N Lopez

Date: 09-30-2022

Applicant's Signature: 

Printed: Johan N Lopez

Date: 09-30-2022



Patriot Properties

269 Broadway
612-52-3

Planning Board

Methuen

09/28/2022

Abutters List

10:56:08AM

Filter Used: DataProperty.AccountNumber in (101146,101147,102169,16073,27660,16104,16102,16116,16070,16069,16115,27661,16071)

'22 SEP 28 AM11:09

Certified Abutter's List
Assessor's Office

Marta Solomon

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
612-120-20	276 BROADWAY	AKOURA LLC		318 BROADWAY	METHUEN	MA	01844
612-120-22	272 BROADWAY	DALI ANTOINE		131 DANIEL WEBSTER HIGH	NASHUA	NH	03060
612-121-1	290 BROADWAY	PENA REAL ESTATE INVESTMEN		290 BROADWAY	METHUEN	MA	01844-6827
612-121-2	300 BROADWAY	RENOV8 HOMES LLC		300 BROADWAY	METHUEN	MA	01844-3417
612-52-1	10 DITSON PL	METHUEN TOWN OF	CENTRAL SCHOOL	41 PLEASANT ST STE 103	METHUEN	MA	01844-3174
612-52-2	2 OSGOOD ST	JOWAMAR COMPANIES LLC		300 BROADWAY	METHUEN	MA	01844-6803
612-52-3	269 BROADWAY	JOWAMAR COMPANIES LLC		300 BROADWAY	METHUEN	MA	01844-6803
612-52-4	265 BROADWAY	COPANI ANTHONY A TR	ROXY REALTY TRUST	265 BROADWAY	METHUEN	MA	01844
612-52-5	259 261 BROADWAY	PORTILLO JOSE	ROJAS MIRNA	259 261 BROADWAY	METHUEN	MA	01844
612-53-1	271 BROADWAY	RENOV8 HOMES LLC		300 BROADWAY	METHUEN	MA	01844
612-53-2MC	270 LAWRENCE ST	CONDON MICHAEL E TR	CORLISS REALTY TRUST	270 LAWRENCE ST	METHUEN	MA	01844-3803
612-53-2U1	270 LAWRENCE ST 1	ASPEN HEIGHTS REALTY LLC		270 LAWRENCE ST 2	METHUEN	MA	01844
612-53-2U2	270 LAWRENCE ST 2	ASPEN HEIGHTS REALTY LLC		270 LAWRENCE ST UNIT 2	METHUEN	MA	01844-3803

Parcel Count: **13**

End of Report

276 BROADWAY	612-120-20	270 LAWRENCE ST	612-53-2W0C
AKOURA LLC	LUC: 325	CONDON MICHAEL E TR	LUC: 996
318 BROADWAY		CORLISS REALTY TRUST	
METHUEN, MA 01844		270 LAWRENCE ST	
		METHUEN, MA 01844-3803	
272 BROADWAY	612-120-22	270 LAWRENCE ST 1	612-53-2U1
DALI ANTOINE	LUC: 350	ASPEN HEIGHTS REALTY LLC	LUC: 343
131 DANIEL WEBSTER HIGHWAY #422		270 LAWRENCE ST 2	
NASHUA, NH 03060		METHUEN, MA 01844	
290 BROADWAY	612-121-1	270 LAWRENCE ST 2	612-53-2U2
PENA REAL ESTATE INVESTMENT LL	LUC: 031	ASPEN HEIGHTS REALTY LLC	LUC: 343
290 BROADWAY		270 LAWRENCE ST UNIT 2	
METHUEN, MA 01844-6827		METHUEN, MA 01844-3803	
300 BROADWAY	612-121-2		
RENOV8 HOMES LLC	LUC: 340		
300 BROADWAY			
METHUEN, MA 01844-3417			
10 DITSON PL	612-52-1		
METHUEN TOWN OF	LUC: 934		
CENTRAL SCHOOL			
41 PLEASANT ST STE 103			
METHUEN, MA 01844-3174			
2 OSGOOD ST	612-52-2		
JOVAMAR COMPANIES LLC	LUC: 390		
300 BROADWAY			
METHUEN, MA 01844-6803			
269 BROADWAY	612-52-3		
JOWAMAR COMPANIES LLC	LUC: 337		
300 BROADWAY			
METHUEN, MA 01844-6803			
265 BROADWAY	612-52-4		
COPANI ANTHONY A TR	LUC: 340		
ROXY REALTY TRUST			
265 BROADWAY			
METHUEN, MA 01844			
259 261 BROADWAY	612-52-5		
PORTILLO JOSE	LUC: 111		
ROJAS MIRNA			
259 261 BROADWAY			
METHUEN, MA 01844			
271 BROADWAY	612-53-1		
RENOVA HOMES LLC	LUC: 013		
300 BROADWAY			
METHUEN, MA 01844			



Patriot Properties

2 Osgood St
612-52-2
Planning Board

Methuen

09/28/2022

Abutters List

11:00:26AM

Filter Used: DataProperty.AccountNumber in (101146,101147,102169,27660,27662,16070,16069,27661,16071)

22 SEP 28 AM 11:14

Certified Abutter's List
Assessor's Office

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
612-52-1	10 DITSON PL	METHUEN TOWN OF	CENTRAL SCHOOL	41 PLEASANT ST STE 103	METHUEN	MA	01844-3174
612-52-2	2 OSGOOD ST	JOWAMAR COMPANIES LLC		300 BROADWAY	METHUEN	MA	01844-6803
612-52-3	269 BROADWAY	JOWAMAR COMPANIES LLC		300 BROADWAY	METHUEN	MA	01844-6803
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612-52-5	259 261 BROADWAY	PORTILLO JOSE	ROJAS MIRNA	259 261 BROADWAY	METHUEN	MA	01844
612-52-6	8 DITSON PL	HARYSLAK BRENDA		8 DITSON PL	METHUEN	MA	01844
612-53-2MC	270 LAWRENCE ST	CONDON MICHAEL E TR	CORLISS REALTY TRUST	270 LAWRENCE ST	METHUEN	MA	01844-3803
612-53-2U1	270 LAWRENCE ST 1	ASPEN HEIGHTS REALTY LLC		270 LAWRENCE ST 2	METHUEN	MA	01844
612-53-2U2	270 LAWRENCE ST 2	ASPEN HEIGHTS REALTY LLC		270 LAWRENCE ST UNIT 2	METHUEN	MA	01844-3803

Parcel Count: **9**

End of Report

10 DITSON PL

612-52-1
LUC: 934

METHUEN TOWN OF
CENTRAL SCHOOL
41 PLEASANT ST STE 103
METHUEN, MA 01844-3174

2 OSGOOD ST

612-52-2
LUC: 390

JOWAMAR COMPANIES LLC
300 BROADWAY
METHUEN, MA 01844-6803

269 BROADWAY

612-52-3
LUC: 337

JOWAMAR COMPANIES LLC
300 BROADWAY
METHUEN, MA 01844-6803

265 BROADWAY

612-52-4
LUC: 340

COPANI ANTHONY A TR
ROXY REALTY TRUST
265 BROADWAY
METHUEN, MA 01844

259 261 BROADWAY

612-52-5
LUC: 111

PORTILLO JOSE
ROJAS MIRNA
259 261 BROADWAY
METHUEN, MA 01844

8 DITSON PL

612-52-6
LUC: 101

HARRISLAK BRENDA
8 DITSON PL
METHUEN, MA 01844

270 LAWRENCE ST

612-53-2MC
LUC: 996

CONDON MICHAEL E TR
CORRISS REALTY TRUST
270 LAWRENCE ST
METHUEN, MA 01844-3803

270 LAWRENCE ST 1

612-53-211
LUC: 343

ASPEN HEIGHTS REALTY LLC
270 LAWRENCE ST 2
METHUEN, MA 01844

270 LAWRENCE ST 2

612-53-2U2
LUC: 343

ASPEN HEIGHTS REALTY LLC
270 LAWRENCE ST UNIT 2
METHUEN, MA 01844-3803

Project Narrative

2 Osgood Street, Methuen, MA

Methuen Center Smart Growth Overlay District

The proposed project at the corner of Broadway and Osgood Street is to develop a mixed-use building having 2,558 Square feet of commercial space fronting on Broadway and 18 dwelling units on the 3 stories above the ground level. The property has 13,217 square feet or 30% of an acre. The building will have 3,300 SF on the ground floor and 8,000 SF on the upper floors. The commercial spaces on the ground floor will have a facade of brick veneer and large storefront windows with a sign banding for tenant signage. The upper floors will be clad in cementitious panels which mimic a stucco finish, similar to the property across Osgood at 271 Broadway, "Marbella Park Place". The windows on the upper floors will be double hung windows and have a residential scale to them. On site parking will include 19 parking stalls, 18 standard stalls (9'x18') and one accessible parking stall (van space, 8'x18' stall with 8'x18' access aisle).

The building is designed to be fully accessible at the commercial and residential entries. An accessible parking stall is provided in the covered parking lot, at the rear entrance of the residential lobby. The residential floors can be accessed with the elevator and all floors have wide hallways and accessible entries to each dwelling unit. Each floor has 6 dwelling units, (5) two bedroom and (1) one bedroom. All the dwelling units have been designed to provide accessibility throughout the unit and provide universal design for all users. In most units, kitchens, bathrooms, and laundry are sized to provide adequate area for all tenants.

Development Controls - The project team will coordinate with the local and state authorities having jurisdiction for the development of the property. The design of the building requires some relief from zoning to provide the number of affordable units desired by the City and provide an affordable rent for tenants.

The development team kindly requests the following waivers from the City of Methuen Comprehensive Zoning Ordinance:

1. Section V-V.6.c: Waiver from the required maximum density.
2. Section V-V.7: Waiver from the minimum side yard setback.
3. Section V-V.7: Waiver from the maximum lot coverage.
4. Section V-V.7: Waiver from the minimum open space.
5. Section V-V.8.e: Waiver from the minimum front yard setback requirement.
6. Section V-V.10: Waiver from the minimum number of required off-street parking spaces.

Although, the above relief is requested for the successful development of this project, the project:

- Is consistent with the City's long term planning goal.
- Is also in line with the Commonwealth's goal of increasing the housing stock, especially, in adjacent MBTA Communities, like Methuen.
- The project will create much needed *prime* commercial space in the Downtown.

- This project will bring life to a corner that has been vacant for many years.

Esthetically, the design of the building uses precedence from the adjacent neighborhood with our material choices, window proportions and color palette to create a dynamic and functional building. Brick is used for the first level of the building, which is a common material in the area. As stated previously, the upper floors will use a cementitious panel system to mimic the siding of our abutter. The ground floor on Broadway will provide an active and lively commercial area with a landscaped edge along the sidewalk and potential café areas in the front plaza. The residence has a presence on Osgood St with a recessed entrance. Exterior lighting will be in character with the area. The design will provide accessibility and unit layouts to be inclusive for all users from single professionals, young families, and senior residents.

The residents will have the benefit of all the amenities that this area has to offer; restaurants, parks, library and music hall, all in walking distance.

Project Team,
JOWAMAR Companies, LLC
Civil Design Consultants, Inc
LYF Architects, Inc