

January 30, 2023

Ms. Kathleen Bradley Colwell
Planning Division Director
Department of Economic and Community
Development
City of Methuen
41 Pleasant Street, Suite 217
Methuen, MA 01844

CDCI File #: 21-10314
269 Broadway & 2 Osgood Street
Methuen, MA 01844

Re: Response to City Comments

Dear Ms. Colwell,

Civil Design Consultants, Inc. (CDCI) is pleased to provide the following information to address comments from the Community Development Board and City Departments, for the proposed mixed-use development located at 269 Broadway and 2 Osgood Street in Methuen, MA. Please find the following included with this letter:

- Waiver Request Letter, dated January 30, 2023,
- Letter addressing TEC comments, dated January 30, 2023,
- Site Development Plans for 269 Broadway & 2 Osgood Street, prepared by Civil Design Consultants, Inc., dated March 15, 2022, with revisions through January 30, 2023,
- Landscape and Architectural Plans, prepared by LYF Architects, dated January 31, 2023,
- Lighting Plan and lighting cut sheets, prepared by Illuminate, dated January 30, 2023,
- Exhibits 1, 2, 3 & 4, prepared by Civil Design Consultants, Inc., dated January 30, 2023.

Community Development Board

At the last Community Development Board meeting on November 9, 2022, Board members expressed their concern regarding the lack of off-street parking spaces provided for the mixed-used development. For the residential use, according to Section V-V.10.a of the City of Methuen Comprehensive Zoning Ordinance, 1 parking space per dwelling unit plus 1 guest parking space per every 5 regular spaces are required. The required amount of off-street parking spaces for the residential component of the mixed-use building is 22 spaces. The Applicant proposed 19 off-street parking spaces on the property.

To address the Board's concern, that Applicant has negotiated the purchase of 52 Osgood Street (Parcel ID 612-120-25) located approximately 500-FT west of the project site, as illustrated on Exhibit 1. 52 Osgood Street provides 24 parking spaces, 3 of which will be designated for the exclusive use of the proposed development. The purchase of the lot allows for full compliance with the parking requirement for the residential portion of the proposed mixed-use building and will provide sufficient overflow parking for the proposed commercial space when on-street parking along the project frontage is unavailable. Additionally, there are approximately 176 public parking spaces located within a 500-FT radius of the project site which we believe is more than enough to accommodate the needs of the commercial use. Exhibit 2 depicts the locations of the public parking spaces within 500-FT of the project site.

Fire Department

We received an email from Kathleen Colwell on January 9, 2023, stating she spoke with Fire Captain Blanchett. Ms. Colwell informed us that Captain Blanchette expressed concern about the side yard setback and fire lane waiver requests and asked that we provide additional information supporting our requests. As we discussed during the hearing in November, development challenges associated with the lot include lot size and geometry. To generate the density needed to offset the development costs these waivers from the zoning regulations are needed. To address the side yard setback, the architect has further revised the building footprint to allow for an increase to the side yard setback from 2.9-FT to 6.3-FT. While this is a modest increase, it illustrates the Applicant's intent to comply with the underlying zoning regulations to the maximum extent practicable and results in a more compliant setback than currently provided by the building located at 365 Broadway along the shared property line.

Section 9-91 of the Methuen City Code requires a 25-FT wide fire lane *'adjacent to and around each building'*. While it's true that a fire lane is not provided along the southerly lot line shared with #265 Broadway, access to the building is provided along Broadway and Osgood Street and sufficient area is provided to the east of the building in the proposed parking lot. Further, Section 9-91.E states that the Chief of the Fire Department can waive this ordinance if the building includes a sprinkler system. We request consideration for this waiver and agree to provide a state-of-the-art, building code compliant, fire suppression system.

As discussed with the Board during the initial meeting, the waivers the Applicant is seeking is only to allow for the development of a long vacant, blighted lot along a busy intersection in downtown Methuen. The building and site have been carefully designed to be generally consistent with the materials, size and density of several nearby buildings. Dimensional relief is needed to attain a minimum density to offset development costs and stay within the maximum height allowance for the district.

Department of Public Works

We received a comment letter from the Department of Public Works, dated December 2, 2022. The following responses have been prepared consistent with the format of the review letter referenced above.

1. According to Section VIII-B.4 of the City of Methuen Comprehensive Zoning Ordinance, a 20-FT wide drive aisle to access 90-degree angle parking spaces is allowed for one-way traffic.
2. A waiver has been requested for density under Section V-V.6.c.
3. A waiver has been requested lot coverage under Section V-V.7.
4. A waiver has been requested for side setback under Section V-V.7.
5. Sheet C-4 has been revised to include a sewer manhole where the sewer service connects to the existing 8-IN sewer main in Osgood Street.
6. Please see attached memo from the Licensed Site Professional (LSP) of Nangle Consulting Associates, Inc., who provides his opinion on the proposed infiltration of stormwater. The LSP states that the proposed on-site stormwater infiltration is not a concern based on the existing site conditions.
7. The oil/water separator structure has been added to Sheet C-4.
8. Sheet C-4 has been revised to include a doghouse drain manhole structure where the proposed 12-IN HDPE pipe connects to the existing drainage system in Osgood Street. A detail for the proposed doghouse manhole is shown on Sheet D-2.
9. Exhibit-3 illustrates how the truck enters the site to pick up trash from the dumpster.
10. At this time, the Applicant does not plan on changing egress out of the site to right turn only.

11. The Applicant will contact the Engineering Department for an estimate of utility connection fees prior to construction.
12. Sheet C-3 has been revised to include a note stating the existing school zone will be relocated, and the location will be coordinated with DPW.
13. The majority of the site is proposed to be covered by the roof of the building. Only 2600-SF of pavement area is not covered by the roof. Snow storage area has been included on Sheet C-3. As noted in the Long-Term Operations and Maintenance Program, if conditions arise where snow storage areas are at capacity, the Owner is required to remove and dispose of snow off-site in conformance with all local, state and federal regulations.
14. Sheet C-2 has been revised to clarify the sewer main and the double yellow center line pavement marking lines.
15. A note has been added on Sheet C-4 for the Contractor to contact the utility companies.
16. As noted on Sheet C-4, the contractor will need to coordinate with the utility company if removal of the manhole is necessary prior to construction.
17. EV charging stations are not proposed.

If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



Meera A. Cousens
Project Manager

Copy to: CDCI File#: 21-10314
Jowamar– Applicant (via email)

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Planning Division Director
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Re: Waiver Request Letter

Dear Ms. Colwell,

Civil Design Consultants, Inc. (CDCI) has prepared this revised request for waiver from the City of Methuen Comprehensive Zoning Ordinance, revised through September 5, 2017, for the proposed mixed-use development located at 269 Broadway and 2 Osgood Street on behalf of JoWaMar Companies, LLC. The following information has been prepared for your review and consideration:

Waiver #1: Section V-V.6.c - Waiver from the maximum residential density. The maximum density in the MCSGOD Overlay District is 30 residential units per acre of developable land. The total lot area of the project site is 13,217 square feet; therefore, the maximum allowable number of dwelling units is 9 units. The Applicant proposes 18 dwelling units.

Waiver #2: Section V-V.7 - Waiver from the 10-foot minimum side yard setback. The Applicant requests a waiver to allow for a 6.3-foot setback from the southern property line.

Waiver #3: Section V-V.7 - Waiver from the 70% maximum lot coverage. The Applicant requests a waiver to allow 83% lot coverage.

Waiver #4: Section V-V.7 - Waiver from the 30% minimum open space. The Applicant requests a waiver to allow 17% open space coverage.

Waiver #5: Section V-V.8.e - Waiver from the minimum front yard setback. The adjacent existing building located at 265 Broadway is setback approximately 17.8-feet from the Broadway ROW. The proposed building foundation is setback approximately 9.1-feet from the Broadway ROW; however, the upper floor overhang is setback 7-feet from the Broadway ROW.

Waiver #6: Section V-V.10 - Waiver from the minimum requirement of commercial off-street parking. The required number of off-street commercial parking spaces are 6 spaces. No off-street parking spaces are proposed for the commercial use; however, six on-street parking spaces are located directly adjacent to or abutting the project site. Additionally, approximately 176 public parking spaces are located within a 500-ft radius from the project site.

Waiver #7: Section III-B.5.a - Waiver to allow off-street parking within 7.5-feet from all buildings and lot lines. The parking spaces to the south are located approximately 4-feet from the southern property line and the parking spaces to the east are located approximately 2-ft from the eastern property line.

Waiver #8: Section 9-91 – Waiver from the required 25-FT fire lane around the building. The proposed building will be fully sprinklered, and the Applicant will work with the Fire Department to provide additional features to the building, if needed.

If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.

A handwritten signature in purple ink, reading "M. Cousens". The signature is fluid and cursive, with the first name "Meera" and last name "Cousens" clearly visible.

Meera A. Cousens
Project Manager

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Re: Response to Peer Review Comments

Dear Ms. Colwell,

Civil Design Consultants, Inc. (CDCI) is pleased to provide the following information to address a review letter from TEC, Inc., dated January 4, 2023, for the proposed mixed-use development located at 269 Broadway and 2 Osgood Street in Methuen, MA. The following responses have been prepared consistent with the format of the review letter referenced above.

1. The vertical clearance height of the covered parking area is 10-FT. The clearance height of the covered parking area is shown on Sheet A200. Moving trucks cannot enter the covered parking area. Moving trucks will be able to enter the eastern driveway. Tenants of the apartment units will coordinate moves with the landlord in advance of moving day.
2. The Lighting Plan and Landscape Plan have been added to the revised submittal package.
3. Exhibit-4 has been provided to illustrate adequate sight distances for the new driveway.
4. The Applicant requests a waiver from Section V-V.10 to allow relief from the required number of off-street commercial use parking spaces. Six off-street parking spaces would be required based on the proposed 2,500-SF commercial space. The proposed development does not provide any off-street parking spaces for the commercial use. The project meets the minimum required number of parking spaces for the residential use.
5. Waiver to Section VIII-B.5.a has been added to the Waiver Request Letter and Site Development Plans.
6. No comment necessary.

If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



Meera A. Cousens
Project Manager

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