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CITY OF METHUEN
ZONING BOARD OF APPEALS
THE SEARLES BUILDING
41 PLEASANT ST, ROOM 203
METHUEN, MA 01844

AMENDED MEETING AGENDA
(Original filed January 9, 2023)

THE GREAT HALL
41 PLEASANT STREET
METHUEN, MA 01844

WEDNESDAY, JANUARY 25, 2023
7:00 PM

- 1) Roll call
- 2) Pledge of Allegiance
- 3) Acceptance of Minutes N/A
- 4) Old business
 - a) Any correspondence to the Board not related to items on this agenda:
 - i) N/A
 - b) Request(s) to withdraw petition(s) from the agenda:
 - i) N/A
 - c) Request(s) for reconsideration of a denied decision: ✓
 - i) N/A
 - d) Request(s) for significant change(s) on a denied decision:
 - i) N/A
 - e) Request(s) for a time extension on a granted decision:
 - i) 2022-02 KamalKant M. Patel and Julio Romero (represented by Anthony Copani, Esq.)
Request for time extension on granted variance (Decision dated January 26, 2022) for a period of six months to begin at the expiration of the initial one-year period for (VP) Hampshire Road/Cross Street (Parcel ID: 41-125-23D).
 - f) Continued petitions from prior meeting:
 - i) N/A
- 5) New business
 - a) Applications for Special Permit:

- i) 2023-01 **Twelve Haverhill Street, LLC d/b/a Stop Quick Market**
A Special Permit is required to extend the hours of operation to 24 hours for a convenience store (STOP QUICK MARKET) with alcohol license in a Neighborhood Business District (BN) Zone per Section V-R Hours of Retail Food Stores of the Methuen Comprehensive Zoning Ordinance for **12 HAVERHILL STREET, METHUEN, MA 01844 (Parcel ID: 618-158-14).**
- ii) 2023-02 **Sonny Valley, LLC and KVF, LLC d/b/a Pica's Deli**
A Special Permit is required for the use of a Restaurant and Bar (to serve alcohol) in a Highway Business District (BH) Zone per section V-D Table of Use Regulations of the Methuen Comprehensive Zoning Ordinance for **18 AYERS VILLAGE ROAD, METHUEN, MA 01844 (Parcel ID: 702-72A-4C).**
- iii) 2023-03 **Route 28 Development, LLC (represented by Arthur Broadhurst, Esq.)**
A Special Permit is required to construct a Starbucks restaurant/coffee shop (previously approved by Community Development Board) in a Highway Business District (BH) Zone per section V-D Table of Use Regulations of the Methuen Comprehensive Zoning Ordinance at **4 BROADWAY METHUEN, MA 01844 (Parcel ID: 716-111-1).**
- iv) 2023-04 **SHAMROCK8, LLC d/b/a X-GOLF METHUEN (represented by Anthony Copani, Esq.)**
A Special Permit is required for Commercial Recreation and Entertainment, Indoors and Bar/Restaurant serving alcoholic beverages in a Highway Business District (BH) Zone per Section V-D Table of Use Regulations of the Methuen Comprehensive Zoning Ordinance for **90 PLEASANT VALLEY STREET UNIT #105, METHUEN, MA 01844 (Parcel ID: 910-79-1).**
- b) Applications for Variances:
- i) 2023-05 **Debra Rillahan**
A Variance is required to construct a 10'x18' pavilion (carport) that will be too close to the front and side setbacks in a Rural Residential (RR) Zone per Section VI-D Table of Dimensional Regulation of the Methuen Comprehensive Zoning Ordinance for **4 BUMPY LANE, METHUEN, MA 01844 (Parcel ID: 114-128-17F).**
- ii) 2023-06 **JR Builders, Inc.**
A Variance is required to subdivide a parcel of land (in an already approved subdivision) into two lots leaving Lot 1A without the required area and Lot 1B without the required area and frontage in a Single Residence (RA) Zone per Section VI-D Table of Dimensional Regulations of the Methuen Comprehensive Zoning Ordinance for **23 HAMPSTEAD STREET, METHUEN, MA 01844 (Parcel ID: 808-75-4).**

iii) 2023-07 Loralee Kazanjian

A Variance is required to subdivide a parcel of land into two lots leaving Lots A & B without the required area and to verify existing front and left side setbacks on Lot A in a Single Residence (RB) Zone per Section VI-D Table of Dimensional Regulations of the Methuen Comprehensive Zoning Ordinance for **528 MERRIMACK STREET, METHUEN, MA 01844 (Parcel ID: 1109-78D-3)**.

iv) 2023-08 SS-LBMA, LLC (represented by Anthony Copani, Esq.)

A Variance is required to subdivide a parcel of land into three lots for the construction of three (3) 70'x40' single family dwellings, leaving Lots 1, 2, & 3 without the required area, minimum lot width and frontage in a Rural Residential (RR) Zone per Section VI-D Table of Dimensional Regulations of the Methuen Comprehensive Zoning Ordinance for **218 HAMPSHIRE ROAD, METHUEN, MA 01844 (Parcel ID: 310-125-7)**.

c) Applications for Fence Waiver N/A

6) Adjournment

NEXT ZONING BOARD OF APPEALS MEETING: FEBRUARY 22, 2023

Anyone needing an access accommodation to participate in City of Methuen programs or services, please contact Sandy Almonte, ADA Coordinator, at SAlmonte@ci.methuen.ma.us at least two (2) weeks in advance, or 2 business days before, any Board of Commission meeting. This notice is available in alternative formats upon request.

For this meeting, members of the public who wish to watch the meeting may do so on their televisions by turning to Comcast Xfinity Channel 8 or Verizon FiOS Channel 32 or view on a computer or cell phone via live stream at <https://www.methuentv.org/methuen-government-tv-live-stream/>.