

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

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MEETING AGENDA

THE GREAT HALL
41 PLEASANT STREET
METHUEN, MA 01844

WEDNESDAY SEPTEMBER 27, 2023
7:00 PM

- 1) Roll call
- 2) Pledge of Allegiance
- 3) Acceptance of Minutes
 - a) August 30, 2023
- 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) N/A
 - f) Continued petitions from prior meeting:
 - i) N/A
- 5) New business
 - a) Applications for Special Permit:
 - i) 2023-25 The Homes at Murphy's Farm, LLC
Pursuant to G.L. c. 40B sections 20-23 for a Comprehensive Permit to construct one duplex townhouse in Methuen and a driveway through Methuen to access three 7-unit buildings to be constructed in Dracut along with the associated drainage and infrastructure. The proposed project is located on property in Methuen with an address of 90 Wheeler Street, Dracut, MA 01824, located across from 84 Wheeler Street (Parcel 222-165A-105) and 88 Wheeler Street (Parcel 222-165A-104) in Methuen, MA 01844.

b) Applications for Variances:

i) 2023-23 Gap Apartments Methuen, LLC

A Variance is required under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen in a Residential (RG) Zone to Sub-Divide a Parcel of Land into 2 Lots (which have existing multiple dwelling buildings). Leaving both lots, A & B without the required Area & Frontage, and to clarify all existing setbacks, at 95-101 PHILLIPS STREET, METHUEN, MA 01844 (Parcel ID: 714-15-44).

ii) 2023-24 Rabih Dahbour

A Variance is required under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen, for a 16' x 30' addition that will be too close to the right-side setback at 98 ROLLING RIDGE LANE, METHUEN, MA 01844 (Parcel ID: 808-77-68T).

c) Applications for Fence Waiver:

(i) N/A

6) Adjournment

NEXT ZONING BOARD OF APPEALS MEETING: OCTOBER 25, 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/>.