

The Law Office of Arthur J. Broadhurst

ATTORNEY AT LAW

Licensed in MA and NH
45 Osgood Street
Methuen, MA 01844
(P) 978-327-5128
(F) 978-842-3864
(E) Arthur@abstlaw.com
(E) Sharon@abstlaw.com

Community Development Board
Searles Building
Room 217
41 Pleasant Street
Methuen, Ma 01844

RE: Compliance Letter/special permit/ 174 Dracut Street

Dear Chairperson,

This letter is provided as the compliance letter requested by the Planning Board regarding the subdivision of 174 Dracut Street into two separate lots.

1. The area of the lot to be divided is three times the minimum lot area in that district;

The minimum lot area in the RR district is two acres. Therefore the area of lot A and B must be greater than or equal to six acres. The total area of lot A and B is over sixteen 16 acres as shown on the plan.

2. The frontage for the lot to be divided I, at a minimum, the frontage required for that district;

The minimum lot frontage in and RR zone is 200 feet or more. Therefore the minimum frontage of lot A and B combined must be 200 feet. The frontage combined of lot A and B are 356 feet.

3. The lot divided is not split into more than two lots;

Per the requirement the plan shows the lot being split into two lots.

4. The two newly created lots each contain the minimum area required for that district;

The minimum lot area in the RR district is 2 acres (87,000 sq. Ft). Lot A has 99,000 sq. Ft and Lot B is 14.4 acres.

5. The two newly created lots each have a minimum of 50% of the frontage required for that district, however the frontage is not less than 50' feet in any district;

The minimum lot frontage in an RR zone is 200 feet or more. Lot A has the required 200 Feet of frontage and Lot B has 156 feet of frontage which is more than the 50 percent of the required frontage.

6. The two newly created lots each have a lot width of not less than 50 feet at any point between the street and site of the dwelling;

As shown on the plan no portion of lot A and lot B has a lot width of less than 50 feet between the street and the dwelling.

7. The front, side and rear setbacks for the two newly created lots may be reduced to twenty feet if in the opinion of the Community Development Board this facilitates the highest and best use of the land and limits the overall disturbance of the property. Appropriate screening and buffering as determined by the community development board may be required to protect existing adjacent homes.

The set-back requirements are not being reduced for the subdivision of this lot.

This proposal exceeds the minimum requirements for issuance of the special permit under section XI-D of the zoning ordinance. If you have any questions we would be happy to discuss further.

Sincerely yours,
Arthur J. Broadhurst