



**CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD**

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT: Thomas Evangelista, II

ADDRESS: 18 and 20 Ayers Village Road, Methuen

1. Application is hereby made for a Site Plan Approval under Section XII of the City of Methuen Comprehensive Zoning Ordinance.
2. Assessor's parcel ID of all affected parcels, location and general description of property bounded and described as follows:
702-72A-4 and 702-72A-4C

b. Premises affected are in Zoning District BH

3. Ownership:

a. Name and address of owner (if joint ownership, give all names):
Laschi Brothers, Inc., 20 Ayers Village Road, Methuen

b. If applicant is not owner, check his/her interest in the premises:

	Prospective Purchaser Name <u>Thomas Evangelista, II</u>	Address <u>2 Waterford Circle, Methuen</u>
	Lessee Name	Address
	Other Explain:	

4. General description of structure(s) and site:

Site: Please see attached addendum.

Building Size (inc. height & # of stories):

Please see attached addendum.

Site Amenities:

Please see attached addendum.

Exterior Building Construction:

Please see attached addendum.

Interior Building Construction:

Please see attached addendum.

Refer to plans numbered: Proposed Site Re-Development Plans submitted with this application.

** In addition to the drainage calculations submitted, the Community Development Board may require the completion of traffic impact studies and review by the Commonwealth of Massachusetts.*

5. Deed recorded in Registry of Deeds in: Book: 3228, Page: 262 or

Land Court Certificate Number: _____, Book: _____ Page _____

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

SIGNED: 

PRINTED: _____

DATED: _____

**Addendum to Thomas Evangelista II's Application for Site Plan Approval pursuant to
Section XII of the Methuen Comprehensive Zoning Ordinance**

Thomas Evangelista II (the “Applicant”), seeks site plan approval from the Community Development Board (the “Board”) pursuant to Section XII of the Zoning Ordinance (“Ordinance”) to with respect to the proposed redevelopment of the property at 18 and 20 Ayers Village Road (“Property”) for contractor buildings and a small retail store, as shown on the Proposed Site Re-Development Plans included herewith.

The Applicant has an agreement to purchase the Property along with the abutting property at 22 Ayers Village Road (which parcel is not part of this application). The Property currently consists of two 2-story homes and a garden center which has seven greenhouses. The Applicant proposes to demolish one single-family home and six of the greenhouses, retaining the 2,321 square foot single-story retail building and one adjoining greenhouse (to be combined into one structure) while using the rest of the Property as contractor’s yard (collectively, the “Proposed Use”). The Applicant has received a special permit from the Zoning Board to permit the proposed contractor’s yard use; the retail use is permitted by right.

As shown on the Plans, the Applicant proposes to construct three Morton-style contractor buildings on the Property, thereby triggering the requirement for site plan approval. Ordinance § 12.2.B.

The Site is currently the home of Laschi’s Garden Center. It is highly disturbed, and currently has two single-family homes, a number of greenhouses, and a small retail building on it. *See* Partial Existing Conditions Plan (Page 2 of 12). The Applicant proposes to remove the single-family home, remove all but one of the greenhouses, and retain and redevelop the retail building. *See* Demolition Plan (Page 3 of 12). The Site will be landscaped after construction. *See* Landscape Plan (Page 8 of 12). All lighting on the Site will be fully contained on site and will not spill over onto adjoining property. *See* Lighting Proposal.

The three proposed new buildings will each be 10,000 square feet and contain five units which the Applicant intends to lease to contractors and/or other small businesses. The retail store will be retained and remain a retail use.

The Site is served by municipal utilities. *See* Utility Plan (Page 6 of 12). It is in the BH Zoning District, and the proposed redevelopment exceeds the applicable parking requirements. *See* Site Plan (Page 4 of 12).

The exterior building construction of the proposed contractor's buildings will have metal siding, as shown on the attached Elevations. The interior building construction will be as shown on the attached Floor Plan, with the ability to be partitioned as each tenant requires.

The Board may grant site plan approval where the proposed plan meets the following objectives: minimize the volume of cut and fill, the number of removed trees six inches caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion and threat of air and water pollution; maximize pedestrian and vehicular safety both on the site and egressing from it; minimize obstruction of scenic views from publicly accessible locations; minimize visual intrusion by controlling the visibility of parking, storage or other outdoor service areas viewed from public ways or premises residentially used or zoned; minimize glare from headlights and lighting intrusion; minimize unreasonable departure from the character, materials and scale of buildings in the vicinity, as viewed from public ways and places; minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling or containment of hazardous substances; ensure compliance with the provisions of this Zoning Ordinance, including parking and landscaping, and; ensure compliance with the Massachusetts Department of Environmental Protection Stormwater Policy.

The Applicant believes that the proposed redevelopment meets the objectives. The Site is already highly disturbed, and a large area of disturbance is required to remove the existing structures and prepare the Site for the proposed redevelopment and will comply with all environmental requirements. The Site will be landscaped after construction, thereby improving the view of the property from the public way. The Applicant filed a Notice of Intent with the Methuen Conservation Commission and the public hearing is scheduled for October 15th.

The Applicant will obtain the required USEPA NPDES permit for stormwater discharge for construction and will meet all groundwater and stormwater requirements during and after construction. More than required parking has been provided on site, and the new buildings are set back from the street. The Applicant has obtained a special permit for the proposed use, bringing the proposed redevelopment into compliance with the Zoning Ordinance.

In sum, the Applicant believes that the proposed redevelopment is an appropriate use of the Property. The proposed redevelopment protect the health, safety and welfare of the public, ensures an attractive and well-designed development, protect the interests of adjoining property owners, creates a better living environment in Methuen, and, to the extent possible on an already disturbed site, preserves the natural resources of the City.