

218 Hampshire Road
Methuen, MA

Definitive Subdivision Frontage Waiver

City of Methuen
NOTICE OF DECISION

You are hereby notified of the decision of the Community Development Board on the application of SS LBMA, LLC to grant a frontage waiver for Lot 1, Lot 2, and Lot 3 at 218 Hampshire Road (Parcel 310-125-7) to allow for frontage of 132 feet on each lot where 200 feet is required in the RR Rural Residential Zoning District.

The frontage waiver application was filed with the City Clerk on August 4, 2021

The Community Development Board held a public hearing on September 8, 2021

Pursuant to MGL.Ch. 41. Sec. 81-R and Section 2.3.3.1 of the Methuen Subdivision Rules and Regulations, the Community Development Board voted 5-0 on September 8, 2021 to GRANT the frontage waiver as shown on the following plan:

Subdivision Plan, Parcel 310-125-7, 218 Hampshire Road, Methuen, MA; prepared for
SS-LBMA LLC, 84 State Street, Boston, MA 02109

subject to the condition that Lot 1, Lot 2, and Lot 3 at 218 Hampshire Road (Parcel 310-125-7) will not be further subdivided. Said notation must be added to the plans prior to endorsement by the Community Development Board.

A rodent control plan must be submitted to the Board of Health for approval prior to the issuance of a demolition permit for any existing structures on this property.

The Community Development Board made the following findings pursuant to Section 2.3.3.1- Frontage Waiver of the City of Methuen Subdivision Rules and Regulations:

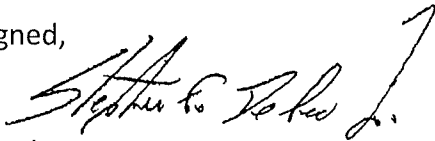
1. Maintains the integrity and economic health of the neighborhood: The subject parcel is the location of an existing non-conforming use with 2 single family homes and a commercial garage that are in disrepair. The removal of three dilapidated structures and the construction of three new single-family homes will improve the integrity and economic health of the neighborhood.
2. Results in the location and siting of a structure in a manner consistent with the surrounding neighborhood. Currently a non-conforming use exists on the property. This will be replaced with three single-family homes, a use that conforms to zoning and is consistent with the neighborhood.
3. Acquires some abutting property as preferable alternative. The acquisition of some abutting property in this instance is not an option as the abutting parcels are owned by other entities and the frontage of those parcels is already less than the minimum required for the RR Zoning District.

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4. Maximizes available frontage on a public way without causing any other lot to be in non-compliance. The frontage for the existing parcel was equally divided between the three lots. No other lots will become non-compliant.
5. Complements other lots in the neighborhood. The frontage proposed for these lots is not inconsistent with the frontage of other lots in the neighborhood, many of which are also non-compliant.
6. Provides adequate actual access to the buildable portion of the lot. The subject parcel is nearly level with no wetlands thereby providing easily attainable adequate actual access to each proposed lot with the new homes likely sitting up along Hampshire Road.
7. Is in the public interest and not inconsistent with the intent and purpose of the subdivision control law. Removing a non-confirming use and construction three new single-family homes in the RR District is not inconsistent with the intent and purpose of the subdivision control law.
8. The Zoning Board of Appeals granted a lot area and frontage variance on July 29, 2020.

Any appeal of the Board's decision shall be taken in accordance with M.G.L. Ch. 40 A and 41 within twenty (20) days of the board's filing of this decision with the City Clerk.

Signed,

A handwritten signature in black ink, appearing to read "Stephen F. DeFeo". The signature is stylized with a large, sweeping initial 'S' and a long, horizontal stroke extending to the right.

Stephen F. DeFeo

Chairman, Community Development Board