



City of Methuen, Massachusetts
Department of Economic & Community Development
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Methuen, Massachusetts 01844
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Neil Perry
Mayor

John J. Wilson, Jr. Esq.
Director

May 23, 2022

Mr. Joseph Gulla
Triple G, LLC
59 Bonanno Court
Methuen, MA 01844

Re: 46 Old Ferry Road-Site Plan Approval

Dear Mr. Gulla,

I have reviewed the following plans and documents for the 46 Old Ferry Road project:

- Site Construction Plans for "Pie Hill Warehousing", 46 Old Ferry Road, Methuen, MA 01844, prepared by Fieldstone, dated April 4, 2022.
- Stormwater Management Report, prepared by Fieldstone, dated April 4, 2022.
- Revised Traffic Assessment-Proposed Warehouse development, prepared by Vanasse & Associates, Inc., dated April 11, 2022

Under the Community Development Board Rules and Regulations Governing Special Permits and Site Plan Approval; April 25, 2007, rev. through June 12, 2013 I have the following comments:

1. 5(a)(v) Findings of Fact Letter (2) Site Plan Applications **must include** a statement as to how the project complies with Section XII-C (3) Approval.
2. 6(d) (iii) (1) ***zoning setbacks must be noted on the plan for all proposed structures.***
3. 6(d)(iii)(7) Zoning District Boundaries: ***The Zoning District boundary between the IL and RA Zone must be shown on the plan. Parcel 1008-79-11A and 11F are both in the RA Zone.***
4. 6(d)(iii) (12) Property boundaries/lot lines and names of property owners of all abutters and abutters to abutters within 300 feet of the subject property including the location of all homes and structures on properties directly abutting the project location and their setbacks from property lines must be shown on the plan.

Under the most recent Comprehensive Zoning Ordinance, I have the following comments:

The City of Methuen is an Equal Opportunity/Affirmative Action Employer in its Programs and Activities.

1. Section VI-B 12 Screening & Space Buffers in Industrial and Business Districts:

- a. (a) Screening & space buffers shall be required in any industrial or business district, which abuts residential districts. The minimum width of this strip shall be in addition to the minimum yard setback requirements specified in the Table of Dimensional Regulations for that zone. ***An additional 30 feet must be added to the minimum yard setbacks along the entire border with Parcel+ 1008-79-11A.***
- b. (b) The buffered strip shall contain a vertical screen of plantings not less than four (4) feet in width and five (5) feet high at the time of planting and shall be evenly spaced, planted no less than ten (10) feet on center. The owner or occupants shall maintain said buffered strip so as to maintain a dense screen year-round. ***This required vertical screen of plantings must be added to the plans. Note that at least fifty (50) percent of the plantings shall consist of evergreens.***
- c. (d) A solid wall or fence, five (5) to six (6) feet in height, complemented by suitable plantings, may be substituted for such buffered strip at the discretion of the permitting agent. The construction, height, and maintenance of fences shall conform to all other applicable ordinances and shall not exceed six (6) feet in height. Shrubbery and other growth planted on property shall not be subject to 6-foot limits. ***The Board will review the site and a fence may be required in addition to the plantings.***
- d. (g) The buffered strip may be reduced in size up to fifty (50%) percent by the Community Development Board through the site plan review or special permit process. The Board may reduce the buffer if the size and location of the lot are such that the size buffer may be reduced without negatively impacting abutting parcels. If the size of the buffered strip is reduced, additional landscaping, fencing, or berms may be required. ***The Board will review any proposed disturbance within the 60-foot buffered strip and may reduce the size of the buffer with enhanced landscaping.***

2. Section VIII Parking and Loading Requirements

a. (B)(5) Landscaping of Parking Lot:

- i. (a) Required Setbacks: The surfaced areas of off-street parking areas for commercial and industrial uses shall be set back a minimum of 7.5 feet from all buildings and lot lines except that front yards in business and industrial districts shall provide a 15-foot landscaped strip adjacent to the right-of-way line. ***It is unclear if the requirements of this section have been met.***
- ii. (b) Interior of Parking Lot: At least 5 percent of the interior of any parking lot with 40 or more parking spaces shall be landscaped (i.e., off-street parking areas, with the exception of parking structures, shall be planted

with shade trees of a species and size approved by the Methuen Building Commissioner. There shall be a minimum of one (1) tree for each two thousand (2000) square feet of parking area and located as approved by the Building Commissioner. Any trees surrounded on three (3) or more sides by pavement shall be planted with a raised island, bound by a curb a minimum of six (6) inches high, covered with a porous material for water drainage to the tree roots, and have a surface drainage area immediately around the tree a minimum of thirty (30) square feet in area), but planting or screening along the perimeter shall not be counted as part of this 5 percent. ***Note that these trees are in addition to the plantings required for the landscape buffer and are to be placed appropriately in and around the parking areas.***

- b.** (B)(6) Screening in BN, CBD, BH, BL, and IL Districts Next to Residences: Any yard in a BN, CBD, BH, BL or IL District which adjoins a lot in an RR or residential (R) district and which is used for accessory business parking or loading shall be screened as described in the definition of “Buffer Screen” (see Section II) before construction commences. ***See comments above regarding the required landscape buffer strip.***
- c.** (F) Protection of Residence Districts:

 - i.** (1) Except for parking accessory to dwellings, all parking and loading, including outdoor storage, sale, or service to automobiles or to their occupants, shall meet the following requirements:

 - 1.** (b) Screening: All such parking or loading areas in any district shall be screened (See definition of Buffer Screen in Sec. II). ***See comments above regarding the required landscape buffer strip.***
 - 2.** (c) Illumination: All illumination of such parking and loading areas shall be continuous. Lights shall be installed and shielded in such a manner that will prevent direct light from shining upon any other property in a residential district. ***As previously discussed, any lighting that may be added along the entrance/access drive will need to be adjusted accordingly.***

3. Section XII Site Plan Approval

- a.** (C)(3) Approval: Site Plan approval shall be granted upon determination by the Community Development Board that the plan meets the following objectives. ***The Board will be looking closely at all of these items:***

 - i.** The Community Development Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives.

- ii. Additionally, the Community Development Board may require the Applicant to provide a traffic study and or drainage calculations to be provided to the Community Development Board in order that they may review the project considering the standards hereunder.
- iii. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Community Development Board's Subdivision Rules and Regulations. ***The Board will look to the Subdivision Rules and Regulations for guidance as to adequate access and stormwater drainage. Adequate access includes access to the site as well as within the site.***
- iv. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, to:
 - 1. (a) Minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increases from the site, soil erosion, and threat of air and water pollution; ***The Board will review the amount of cut and fill, the number of removed trees 6" caliper or larger, etc.***
 - 2. (b) Maximize pedestrian and vehicular safety both on the site and egressing from it.
 - 3. (c) Minimize obstruction of scenic views from publicly accessible locations.
 - 4. (d) 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; ***The Board will review the applicant's minimization of the visual impacts of this project. Note that although the adjacent parcel 101-79-12 is zoned IL it is residentially used by the Summit Place apartments. These adjacent apartments must be taken into consideration in the design of the building.***
 - 5. (e) Minimize glare from headlights and lighting intrusion. ***This includes all adjacent parcels.***

6. (f) Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places. *This includes all adjacent parcels and the view from Rt 494.*
7. (g) 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.
8. (h) Ensure compliance with the provisions of this Zoning Ordinance, including parking and landscaping. *See comments above.*
9. (i) Ensure compliance with the Massachusetts Department of Environmental Protection Stormwater Policy.

4. General Comments:

- a. "Methuen Planning Board" must be changed to "Methuen Community Development Board" on all sheets.
- b. What are the proposed hours of operation?
- c. What are the proposed improvements to Old Ferry Road?

Please contact me with any questions as I am happy to meet with you to discuss specific issues or concerns.

Thank you,



Kathleen Bradley Colwell
Planning Division Director

