
December 14, 2022

Methuen Community Development Department
c/o Kathleen Colwell, Planning Division Director
41 Pleasant Street
Methuen, MA 01844

**RE: Definitive Subdivision-Guzman Lane
80 Hampstead Street
Applicant: Eddy Guzman**

Dear Ms. Colwell and Members of the Board:

On behalf of our client, Eddy Guzman, please find revised plans in support of a Definitive Subdivision Plan located at 80 Hampstead Road in Methuen, Massachusetts.

- Two (2) full sized sets of the proposed Subdivision Development plans last revised December 6, 2022
- Eight (8) 11" x 17" sized copies of the proposed Subdivision Development plans last revised December 6, 2022
- Ten (10) copies of response to Peer Review Comments and Engineering Department Comments

As previously discussed with the Board, this proposal consists of a two lot, "two driveway" definitive subdivision with a right of way known as "Guzman Lane" which will provide the required frontage for two buildable lots.

This proposal, while reducing the amount of lots, aims to address concerns raised by the Community Development Board and abutters at previous public hearings. Waivers will be required from the strict compliance with the City's Subdivision Rules and Regulations, which are all in the interest of the public as they will reduce impacts to resource areas, reduce impacts to abutters, reduce impervious cover and reduce the burden on City resources. A list of waivers is attached to this cover letter.

In addition to the reduction the number of lots and to impervious surfaces, a large portion of the land will be preserved as open space through a Natural Heritage & Endangered Species Program (NHESP) MESA Conservation & Management Permit which will ensure permanent habitat protection. The protected open space for Lot 1 and Lot 2 is 44,772 sf and 405,346 sf, respectively for a total of over 10.3 acres of permanently protected open space habitat.

If you have any questions concerning the attached documents, or require anything further, please feel free to contact me at your convenience.

Sincerely,
Andover Consultants Inc.



Dennis A. Griecci, P.E., LEED AP

Enclosures
cc Applicant, TEC (via email)