

CITY OF METHUEN
ZONING BOARD OF APPEALS
THE SEARLES BUILDING
41 PLEASANT ST, ROOM 203
METHUEN, MA 01844

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SPECIAL MEETING AGENDA

THE GREAT HALL
41 PLEASANT STREET
METHUEN, MA 01844

TUESDAY NOVEMBER 28, 2023
7:00 PM

- 1) Pledge of Allegiance
- 2) Roll Call
- 3) Acceptance of Minutes
 - a) October 25, 2023
- 4) Acceptance of 2024 Zoning Board of Appeals Schedule
- 5) Old business

a) Continued petitions from prior meeting:

- i) 2023-28 Thomas & Diane Robillard

A Variance is required under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen, for a 2- story addition (46' x 39.9') to the right side of existing home that will be too close to the front setback (12.2' asking, 40.0' required) in a RR (Rural Residential) Zone. Also, to clarify the left side setback (existing 13.1' required 30.0') and rear setback of existing shed (existing 5.3' required 7.5') at **11 FILBERT STREET, METHUEN MA, 01844** (PARCEL: 310-126A-25).

- ii) 2023-25 The Homes at Murphy's Farm, LLC

Pursuant to G.L. c. 40B sections 20-23 for a Comprehensive Permit to construct one duplex townhouse in Methuen and a driveway through Methuen to access three 7-unit buildings to be constructed in Dracut along with the associated drainage and infrastructure. The proposed project is located on property in Methuen with an address of 90-Wheeler Street, Dracut, MA 01824, located across from 84-Wheeler Street (**Parcel 222-165A-105**) and 88-Wheeler Street (**Parcel 222-165A-104**) in Methuen, MA 01844.

b) Any correspondence to the Board not related to items on this agenda:

- i) 2021-24 YWCA of Greater Newburyport c/o Lisa Mead (Mead, Talerman & Costa, LLC)

Pursuant to G.L. c. 40B Sections 20-23 for a Comprehensive Permit to construct 96 rental housing units at **10 and 12 Ingall's Court Lot 1, including Assessor's Map 716-115-2A and 716-115-2**. Request for determination of insubstantial change pursuant to 760 CMR 56.05(11) for modification of permit conditions to allow a reduction in number of parking spaces.

6) New business

a) Executive Session with legal counsel:

- i)** The Zoning Board of Appeals will vote to enter into Executive Session, with legal counsel for the Board, in accordance with Exemption 3 (Massachusetts General Laws Chapter 30A, Section 21(a)(3)), in order to discuss strategy with respect to pending litigation (*KVF, LLC v. Methuen Zoning Board of Appeals*, Massachusetts Land Court Docket 23 MISC 000083), where an open meeting may have a detrimental effect on the litigating position of the body and the Chair so declares. After the conclusion of the Executive Session, the Zoning Board of Appeals will adjourn and not reconvene

7) Adjournment

NEXT ZONING BOARD OF APPEALS MEETING: DECEMBER 14, 2023

Anyone needing an access accommodation to participate in City of Methuen programs or services, please contact Sandy Almonte, ADA Coordinator, at SAlmonte@ci.methuen.ma.us at least two (2) weeks in advance, or 2 business days before, any Board of Commission meeting. This notice is available in alternative formats upon request.

For this meeting, members of the public who wish to watch the meeting may do so on their televisions by turning to Comcast Xfinity Channel 8 or Verizon FiOS Channel 32 or view on a computer or cell phone via live stream at <https://www.methuentv.org/methuen-government-tv-live-stream/>.