



CITY OF METHUEN, MASSACHUSETTS COMMUNITY DEVELOPMENT BOARD

APPLICATION FOR SPECIAL PERMIT UNDER THE REQUIREMENTS OF THE ZONING ORDINANCE

This form must be typewritten

APPLICANT:	47 Lowell Street, LLC, a Massachusetts limited liability company
ADDRESS:	23 Alden Street, Stoneham, MA 02180

1. Application is hereby made for a Special Permit under **Section(s) XI-D**

Paragraph(s) 20 of the Zoning By-Laws – HISTORICAL PRESERVATION SPECIAL PERMIT (HPSP).

2. Assessor Parcel ID of all affected parcels, location and general description of property bounded and described as follows:

47 Lowell Street, one family dwelling located on approximately .357 acres (15,530 square feet) of land, being determined to be a dwelling of historical significance and preferably preserved identified on Methuen Assessor's Records as Parcel ID 614-133-36 and additional vacant land constituting approximately .431 acres (18,770 square feet) to the side and rear of the first parcel being preserved identified on Methuen Assessor's Records as Parcel ID 614-133-37

- b. Premises affected are in Zoning District: **RG**

3. Ownership:

- a. Name and address of owner (if joint ownership, give all names): **47 Lowell Street, LLC, a Massachusetts limited liability company whose address is 23 Alden Avenue, Stoneham, MA 02108**

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

	Prospective Purchaser Name	Address
	Lessee Name	Address
	Other Explain:	

4. General description of structure(s) and outline specifications *

Site:	47 Lowell Street
Site Amenities:	Existing : Single-Family Residence constructed according to City records “around 1900”
Exterior Building Construction:	Existing: Vinyl Exterior, asphalt shingle roof,
Interior Building Construction:	Existing: 5 rooms, 3 bedrooms, 1 bath, 0 half baths

Refer to plans submitted with this application to show proposed renovation of the historic dwelling See Architectural Plans submitted and prepared by LYF Architects entitled _____ consisting of ____ sheets.

Refer to Proposed Site Plan prepared by PJF & Associates entitle “Proposed Site Plan for 47 Lowell Street in Methuen” dated December 21, 2023, revised August 2, 2024 consisting of one (1) sheet submitted with this application to show proposed expanded footprint and lot configuration along with proposed parking for the renovated historic dwelling. See this plan also for configuration of second lot and proposed footprint of two new townhouses, driveway and parking.

Refer to plans submitted with this application to show proposed design of two new townhouses on second lot. See Architectural Plans submitted and prepared by LYF Architects entitled _____ consisting of ____ sheets.

5. Has there been a previous petition, under zoning, on these premises: **None by the Applicant and none that the Applicant is aware of prior to Applicant’s ownership.**

If so, when: _____.

6. Current Deeds for the Premises are recorded in Registry of Deeds in: Book: 17731, Page: 52 and Book 17731, Page 50.

How does the special permit meet the general requirements of Section XI-B (2) of the Zoning Ordinance? (answer all sub-section and paragraphs in a separate report).

This Application is filed under the Historical Preservations Special Permit, Section XI-D which has specific requirements that are distinct from the general purposes of Section XI-B (2). Notwithstanding such special specific requirements, the granting of a Special Permit will mee the general purposes of Section XI-B (2) as the Board will surely reach a determination that the adverse effects of the proposed redevelopment use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. Preservation of the existing historical dwelling being the overall objective, while allowing for the expansion of economic options by the Applicant by broadening the permitted uses of the property and permitting flexibility of development options and such other purposes set out in Section 1 of Section XI-D (20).

In addition to any other specific factors that may be set forth in the Ordinance, the granting of the Special Permit in this case will:

- a. Meet Social, economic, or community needs which are served by the proposal;
- b. Not negatively impact traffic flow or safety, including parking and loading;
- c. Provide adequate utilities and other public services;
- d. Blend in with the neighborhood character and social structures;
- e. Not negatively impact on the natural environment; and
- f. Add a positive fiscal impact to the tax base, not negatively impact on City services, and add employment and conforms to with the Rules and Regulations of the SPGA.
- g. Is consistent with the most recent City of Methuen Master Plan.

** (Have additional sheets if necessary)*

7. How does the special permit meet the general requirements of Section XI-D? (answer all paragraphs pertaining to requirements in a separate report).

The Applicant is seeking a Special Permit under Section XI-D (20) Historical Preservation Permit (HPSP).

On or about May 30, 2023, a public hearing was held to determine whether or not the dwelling that is the subject of this Special Permit Application should be preferably preserved. The decision of the Historic Preservation Committee was that the dwelling should be preserved and a demolition delay imposed. Notwithstanding the passage of time that would have allowed the applicant to demolish the structure following the imposition of the demolition delay, the Applicant has decided to preserve the existing dwelling and proceed under Section XI-D (20) and request the relief provided under said section for additional economic options to develop the remaining portion of the property while retaining and preserving the historically significant single-family dwelling as was the desire of the Historical Preservation Committee. The Applicant seeks permission to divide the property into two lots with the historical house on one lot and two townhouses on the second lot to be designed in a manner that is consistent with the views of the Historic District Commission's input.

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

APPLICANT(S) SIGNATURE:

47 Lowell, LLC

By: 

Luismar M. DeFreitas, Manager