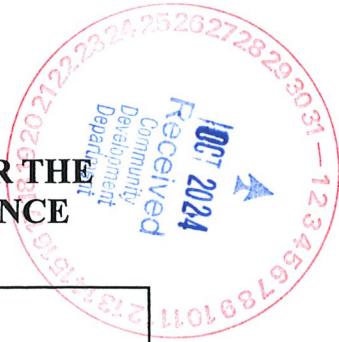




**CITY OF METHUEN, MASSACHUSETTS
COMMUNITY DEVELOPMENT BOARD**



**APPLICATION FOR SPECIAL PERMIT UNDER THE
REQUIREMENTS OF THE ZONING ORDINANCE**

This form must be typewritten

APPLICANT: JADAM-22 LLC

ADDRESS: 140 Black Oak Lane, Dracut, MA 01826

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

Paragraph(s) **11. Frontage Exception Lots** of the Zoning By-Laws.

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

The Parcel ID as assigned by the Assessor Office is 212-127-30 and has a property address of 344A Hampshire Road. This lot is located within a Residential Rural (RR) District and is an oversized lot containing 673,083 square feet (15.45 acres) with 215.28 feet of frontage on Hampshire Road. Pursuant to the Zoning Ordinance, the required area for a single-family home is 80,000 sq. ft. for a single-family dwelling with 200 feet of frontage.

- a. Premises affected are in Zoning District. Residential (RR) District

3. Ownership:

- a. Name and address of owner (if joint ownership, give all names):

Robert W. Parker and Heidi E. Parker,

Successor Trustees of the 344A Hampshire Road Trust

344A Hampshire Road, Methuen, MA 01844

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

	Prospective Purchaser Name: JDAM-22 LLC	Address: 140 Black Oak Lane Dracut, MA 01826
	Lessee Name	
	N/A	
	Other Explain:	

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

Site: There is a single-family colonial style building on the site which was constructed about 1960
Site Amenities: Oversized lot containing over eight (8) times the required area in an RR District. Lot fronts Hampshire Road containing over eight (8) times the required area
Exterior Building Construction: Colonial style building with vinyl siding, asphalt gable roof with a wooden frame and concrete block foundation
Interior Building Construction: Wood and sheet rock

Refer to plans numbered: Plan of Land prepared for JADAM-22 LLC dated September 16, 2024 by Andover Consultants, Inc., submitted with this application.

5. Has there been a previous petition, under zoning, on these premises: None to our knowledge.

If so, when: N/A

6. Deed recorded in Registry of Deeds in Book: 9905, Page: 119 or

Land Court Certificate Number: _____, Book: _____ Page _____.

7. 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).

See Attached Supplemental Response

* (Have additional sheets if necessary)

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

See attached Supplemental Response

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

APPLICANT(S) SIGNATURE:

Marietta M. Paquette
Marietta M. Paquette

By its Attorney,

Anthony A. Copani
Anthony A. Copani, authorized signatory

APPLICATION FOR SPECIAL PERMIT

SUPPLEMENTAL RESPONSE

Applicant: JDAM-22 LLC

Property: 344A Hampshire Road
Methuen, MA 01844

The applicant is seeking approval for a special permit under Section XI-D, paragraph 11, Frontage Exception Lots.

The applicant is proposing to subdivide the existing parcel located at 344 Hampshire Road into 2 lots to be designated as "Lot 1" and "Lot 2". Proposed Lot 1 contains 418,242 S.F., (9.602 acres) and proposed Lot 2, (existing dwelling) contains 254,841 S.F., (5.850 acres). The lots are located in a Residential Rural (RR) Zoning District. The proposed creation of the two lots will not outweigh the beneficial impacts to the city and neighborhood. The lots comply with the Special Permit specific requirements of Section XI-D 11 - Frontage Exception Lots.

The following sections provide response to the specific requirements/criteria of Sections XI-B(2) and XI-D of Methuen's Comprehensive Zoning Ordinance.

Response to Criteria of Section XI-B Sub-Section/paragraph 2

a. *Social, economic, or community needs which are served by the proposal:*

The creation of two buildable lots will help increase housing stock, add to the city's tax base and provide more business to local businesses.

b. *Traffic flow and safety, including parking and loading;*

The special permit will allow the creation of one additional residential zoned lot. The single additional lot will have no significant impact on parking, traffic flow or safety.

c. *Adequacy of utilities and other public services;*

There are adequate utilities in the area for the proposed additional lot.

d. *Neighborhood character and social structures;*

The surrounding neighborhood is residential. The new additional lot will be used for a residential dwelling which is consistent with the neighborhood.

e. Impacts on the natural environment;

The proposed lots have been designed to reduce the impact on the natural environment. The lots have been sized and configured to allow construction of the residential dwelling without impacting the environment.

f. Potential fiscal impact, including impact on City services, tax base, and employment. Said analysis shall conform to with the Rules and Regulations of the SPGA;

As previously stated, the additional lot created via the special permit will have a positive fiscal impact. The lots are zoned residential and when developed add to the tax base of the city. The future residents will also provide additional business to the local business and trades people.

g. Consistency with the most recent City of Methuen Master Plan;

There is a need for residential housing as evidenced by the proposed revisions to the Master Plan.

Response to Requirements of Section XI-D Sub-Section 11

a. The area of the lot to be divided is three (3) times the minimum lot area in that district;

The lot to be divided has an area of approximately 673,083 square feet, (15.45acres). The area is more than eight (8) times the minimum lot size of 80,000 sq. ft. required in an RR Zoning District.

b. The frontage for the lot to be divided is, at a minimum, the frontage required for that district:

The exiting parcel has frontage of 215.28 feet on Hampshire Road. This complies with the minimum frontage of 200 feet required by the ordinance in an RR District. Proposed Lot 1(newly created lot) has frontage of 100.08 feet on Hampshire Road. Proposed Lot 2 has frontage 115.02 feet. Both proposed lots exceed the fifty (50%) required for special permit frontage lots exception.

c. The two newly created lots each have a minimum of fifty (50%) percent of the frontage required for that district, however the frontage is not to be less than fifty (50') feet in any district;

See response to "b." above

d. The two newly created lots each have a lot of width of not less than fifty (50') feet at any point between the street and site of the dwelling;

Both proposed lots (1 and 2) will not have a width less than fifty (50) feet as required between the street and any proposed dwelling.

- e. *The front, side, and rear setbacks for the two newly created lots may be reduced to twenty (20') feet if in the opinion of the Community Development Board this facilitates the highest and best use of the land and limits the overall disturbance of the property. Appropriate screening and buffering as determined by the Community Development Board may be required to protect existing adjacent homes;*

The front, side and rear setbacks for Lot 1, the newly created lot, conform to the dimensional requirements in an RR Zoning District. The dwelling located on Lot 2 complies with the side and rear setbacks. It does not comply with the front set back as it exits as a valid non-forming structure constructed in the 1960's. Applicant is requesting relief by the Community Development Board as allowed by the Zoning Ordinance to reduce front set back from the requirement from 50 feet to 45.5 feet which is minor in nature.

- f. *There is not more than one other such lot with reduced frontage contiguous to the newly created lots;*

There are no other lots with reduced frontage contiguous to the two new lots.

The newly created lots are so located as not to block the possible future extension of a dead-end street;

There are no dead-end streets adjacent to the proposed two new lots.

- g. *The creation of the frontage exception lots will not adversely affect the neighborhood;*

The two new lots are significantly larger in area than the RR Zoning District requires and larger in area of other lots in the adjacent area. This provides significant buffer between the neighbors. The lots will not adversely affect traffic and safety in the neighborhood.

- h. *The Lot to be divided is not split into more than two lots.*

Plan of Land submitted with the application states that "Lots 1 & 2 may not be further subdivided.

- i. *The newly created lots contain the minimum area required for that district.*

Both lots greatly exceed the minimum area required in an RR District.

- j. *No such lot as described above on which a dwelling is located, shall hereafter be reduced in area frontage required by this ordinance.*

Applicant agrees to such restriction.

k. Prior to the issuance of a building permit, Applicant shall record a deed restriction That, "lots may not be further subdivided...."

Applicant agrees to be bound by this restriction.