

November 4, 2022

Johan N. Lopez
JOWAMARA Companies, LLC
300 Broadway
Methuen, MA 01844

RE: Community Development Letter responses

Johan,

Our responses for the comments received from Methuen DECD dated October 22, 2022 are as follow.

Item 1 – Paragraph 4 Housing and Affordability – The Owner will work with DHCD to seek approval of the units designated for affordability.

Item 2 – Paragraph 8 Development controls

- a. The project complies with the required storefront area. The linear distance of the storefronts along Osgood and Broadway equal 115'-0" +/- . The North elevation along Osgood Street has a 40 foot length and a 12 foot height to the underside of structure from the floor for a wall area of 480 SF. The window area on this elevation is 202 SF. This provide 42% of window area for the elevation. The west elevation along Broadway is 65 linear feet with a height of 12 feet for a wall area of 780 SF. The windows and door opening provide 313 SF of window area. This provides 40% of the wall area having glass. The corner entry has a wall length of 10 feet and a height of 12 feet totaling 129 SF of wall area. The entry system provides 48 SF of glass which accounts for 40% of the elevation. This is in compliance with the requirements.
- b. None of the secondary elevations face a public way.
- c. The abutting property has a frontage of 17 feet. Our project will provide 10 feet of frontage at the ground floor. Since this building was originally constructed as a residence, its not an equal comparison. The other commercial structures in the downtown neighborhood have a frontage of 0-10 feet.
- d. The existing sidewalk along Osgood Street is approximately 5'-0" wide. The configuration of the property angles along Osgood Street reducing the dimension to 6'-0" at its narrowest and providing 11'-0" from the curb to the building at the front corner of the building and 10'-0" from the curb to the building at the back corner of the building. Along Broadway the sidewalk is 8'-0" wide and the building is set back another 10'-0".

Item 3 – the Project team has provided a narrative and believes we are in compliance with the requirements of the Design Guidelines.

Item 4 – Off Street parking

Additional Comments

- Design Review – Started with Historic Commission
- Stamped plans – Submitted drawings will be stamped by Professional engineer
- Does Site have an Activity and Use Limitation certification.