

70-25-18

ORDINANCE #

Ordinance Amending the Comprehensive Zoning Ordinance of the City of Methuen- 11 Cross Street, Methuen, MA – CROSSLD QOZB, LLC

BE IT ORDAINED, by the City Council of the City of Methuen, that pursuant to the authority conferred by Chapter 40A, Section 5 of the Massachusetts General Laws, and for the purpose of promoting the health, safety and the general welfare of the inhabitants of the City of Methuen, the City Council hereby approves the following amendment to the Zoning Ordinance of the City of Methuen:

WHEREAS, The Petitioner – Cross Street Planned Residential Development District (CSPRDD) to the list, and

WHEREAS, said parcel is located on Assessor's Tax Parcel 512-124-23, containing approximately 5.32 acres of land, and incorporated by reference herein as submitted by Attorney Bobrowski on behalf of CROSSLD QOZB, LLC, 11 Cross Street, Methuen, MA "attached".

NOW THEREFORE the City Council of the City of Methuen hereby amends the Comprehensive Zoning Ordinance of the City of Methuen to change/rezone that area of land located at 11 Cross Street, Methuen, and as more particularly described in the attached petition, Tax Parcel 512-124-23, 11 Cross Street, Methuen, MA, from its present designation as a Highway Business District to Residential Development District.

BE IT FURTHER ORDERED: That the Petitioner is required to obtain a special permit from the Community Development Board in order to proceed with this project.

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October 27, 2025

Ronald Marsan
Chairman, Methuen City Council
City Hall
Methuen, MA 01844

RE: City Council Meeting of November 5, 2025 – Request for First Reading

Dear Chairman Marsan:

Please be informed that I represent CROSSLD QOZB, LLC (CROSSLD), of 11 Cross Street, Methuen, Massachusetts (the Subject Property), and its Manager, Raymond Y. Cormier. The Assessors Map and Parcel number is 512-124-23. The Subject Property contains 5.32 acres and is currently zoned Highway Business.

As you know, CROSSLD has proposed a multi-family housing development at the Subject Property which will require an amendment to the Methuen Zoning Ordinance. We have tentatively called the amendment the "Cross Street Planned Residential Development District" (CSPRDD). Mr. Cormier and I would like to appear before the Council at its meeting of November 5th to make a brief presentation about the CSPRDD and to answer any questions. We would then respectfully ask the Council to consider moving the amended Ordinance after this First Reading to a Joint Meeting and Public Hearing of the Council and the Community Development Board on December 10, 2025.

Please put us on your agenda at a time convenient for the Council. Thank you for your consideration.

Sincerely,

Mark Bobrowski (APM)

Mark Bobrowski

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TO SEE IF THE CITY COUNCIL WILL VOTE TO AMEND THE ZONING ORDINANCE BY ADDING THE FOLLOWING CROSS STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT, AS SET FORTH IN ARTICLE XIV, SECTIONS 14.1 TO 14.9, INCLUSIVE:

Item 1. In Section 3.2.A, add "Cross Street Planned Residential Development District" (CSPRDD) to the list.

Item 2. Add the following new Article XIV, Sections 14.1 to 14.9, inclusive:

ARTICLE XIV CROSS STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (CSPRDD)

14.1 Purpose. The purpose of the Cross Street Planned Residential Development District ("CSPRDD") is as follows:

1. To promote a diversity of housing types in the City, including affordable housing; and
2. To promote reuse of the property containing the former Bucco heavy equipment auction, contractor yard, and warehouse in an orderly and productive manner.

14.2 Location. The CSPRDD is located on Assessor's Tax Parcel 512-124-23, containing approximately 5.32 acres of land.

14.3 As of Right Uses. The following uses are allowed in the CSPRDD upon the issuance of Site Plan Approval by the Community Development Board (CDB) pursuant to Section 12.3.C:

1. Multifamily Dwellings containing not more than 65 units in any single dwelling on a lot or adjacent lots in common ownership or control; and
2. Ancillary or accessory uses, clubhouse, pool, health and fitness facility, and other amenity spaces for the residents.

Together, these as of right uses shall be called the "Cross Street Planned Residential Development (CSPRD)".

14.4 Dimensional and Density Regulations. The following dimensional and density regulations shall apply in the CSPRDD:

1. **Minimum Aggregate Lot Area:** 5 acres.
2. **Minimum Aggregate Lot Frontage:** 200 feet.
3. **Minimum Lot Width:** 200 feet.
5. **Maximum Building Height; Multifamily Buildings:** 5 stories and 70 feet.
6. **Maximum Building Height; Ancillary or Accessory Buildings:** 2 stories and 35 feet.
7. **Building Setback:** All buildings shall be set back not less than 10 feet from the boundary of the CSPRDD.
8. **Multifamily Dwelling Separation.** No multifamily dwelling shall be located less than 25 feet from any other multifamily dwelling(s).
9. **Density; Multifamily Dwellings:** The total number of dwelling units shall not exceed 35 units per acre of total CSPRDD lot area.

14.5 Bedroom Mix. In the CSPRD, the following bedroom mix shall apply to the total number of dwellings units:

- One bedroom units - not less than 30% of total units
- Two bedroom units - not less than 30% of total units
- Three bedroom units - not less than 10% of total units

14.6 Parking and Loading. The following parking and loading requirements shall apply in the CSPRDD. The standards set forth below are in lieu of those otherwise provided in Article VIII of the Zoning Ordinance. Both surface and underground parking areas are permissible.

1. **Multifamily Dwellings:** 1 space per one bedroom dwelling unit; 1.75 spaces per two bedroom dwelling unit; two spaces per three bedroom dwelling unit.
2. **Ancillary and Accessory Buildings available to residents:** 1 space per 350 square feet gross floor area.
3. **Loading Areas.** See Section 8.4 of the Zoning Ordinance.

14.7 Driveways and Utilities. The principal driveways serving the site shall be adequate for the intended use and vehicular traffic and shall be maintained privately. Minimum travel width of

each lane on a driveway within the CSPRDD shall be eleven feet. The connection of all buildings in the CSPRDD to the municipal water and sewer systems is required. All water, sewer, gas, electricity, cable, and telephone lines shall be installed underground.

14.8 Signs and Lighting. Signs and lighting associated with multifamily dwellings and ancillary or accessory buildings in the CSPRDD shall comply with the standards set forth in Article VII of the Zoning Ordinance, unless waived by the CDB during Site Plan Approval.

14.9 Affordable Housing. In lieu of the provisions of Section 11.11 of the Zoning Ordinance, except as noted below, the following standards shall apply:

1. Definitions: As per Section 11.11.B, substituting "Executive Office of Housing and Liveable Communities" for "Department of Housing and Community Development."
2. Minimum Number of Affordable Housing Units. Twenty-five percent (25%) of the dwelling units in the CSPRD shall be and shall remain affordable for the life of the Project. Subject to approval by the Executive Office of Housing and Liveable Communities (EOHLC), all dwelling units shall be eligible to be included in the City's Subsidized Housing Inventory ("SHI"), as maintained by EOHLC.
3. Regulatory Agreement. Prior to issuance of the first certificate of occupancy, the Applicant shall execute a Regulatory Agreement that shall be countersigned by the EOHLC and the City to preserve the affordability of the dwelling units as set forth herein.
4. Certification of Continuing Tenant Eligibility. The owner or manager of the CSPRD shall recertify to EOHLC and the City, annually or less frequently as may be required by EOHLC, the continuing eligibility of any tenant in an Affordable Unit. Upon request, the Applicant shall provide the Town with all necessary information to determine whether the required affordability levels are in place.
5. Local Preference. For the initial rent-up of the CSPRD, the maximum number of Affordable Units allowed by law and the applicable subsidy program, but not more than seventy percent (70%) of the Affordable Units, shall be reserved for households that qualify under a local preference definition approved by the EOHLC. A lottery shall be established in a form approved by the EOHLC and/or the Project's Monitoring Agent to effectuate this local preference, with an approved secondary lottery for all other applicants.