



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

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

**This form must be typewritten**

**APPLICANT:** Park Silver Development LLC

**ADDRESS:** 8171 Maple Lawn Boulevard  
Suite 300  
Fulton, Md 20759

1. Application is hereby made for a Special Permit under Section(s) XI, Paragraph(s) XI-B,(2) of the Zoning Ordinance.
2. Assessor Parcel ID of all affected parcels, location and general description of property bounded and described as follows:

The parcel is identified as assessor's parcel ID 1010-108-457. The Project Site is a 11.05-acre parcel located on the southerly side of Pleasant Valley Street in Methuen, Massachusetts. The site is bound by Pleasant Valley Street to the north, Interstate Route 495 to the south-west and by Route 213 by the south-east.

b. Premises affected are in Zoning District designated as IL (Limited Industrial).

**3. Ownership:**

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

HEAVENLY INVESTMENTS VI, LLC

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

	Prospective Purchaser Name: Park Silver Development LLC	Address 8171 Maple Lawn Boulevard Suite 300 Fulton, Md 20759
	Lessee Name	Address
	Other Explain:	



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

**Site:**

The Project Site is a 11.05-acre parcel located on the southerly side of Pleasant Valley Street in Methuen, Massachusetts. The site is bound by Pleasant Valley Street to the north, Interstate Route 495 to the south-west and by Route 213 by the south-east.

**Site Amenities:**

The plan includes building a four-story, 122-room extended-stay hotel on the existing 11.05-acre property. Additional work will provide 129 parking spaces, drive aisles, and an access curb cut to Pleasant Valley Street. The development will make use of existing site infrastructure and utilities, such as the stormwater basin, drainage, and sewer systems.

**Exterior Building Construction:**

The proposed building will be four stories with a flat roof, featuring cement board lap siding in three colors. It will include aluminum sling windows and a main entrance of hollow metal and glass. Refer to Site and Architectural plans attached.

**Interior Building Construction:**

The interior features a type V-A wooden frame and will include an elevator. Guest rooms include deluxe queen, double queen, and king suites, each fully furnished with a kitchenette featuring a refrigerator, microwave, and two-burner cooktop.

Refer to plans numbered: Proposed Site Plans prepared by Andover Consultants, Inc., Architectural Plans prepared by brr Architecture, Inc., and Stormwater Report submitted with this application. Traffic Study, Landscaping and Lighting Plan, if not submitted at the time of filing, will follow.

## 5. Has there been a previous petition, under zoning, on these premises: Not to our knowledge.

If so, when: N/A.

## 6. Deed recorded in Registry of Deeds in: Book: 17976, Page: 34 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).

Supplemental Response attached.

\* (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).

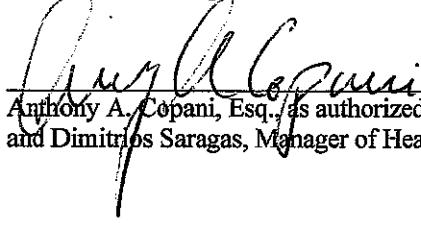
Section XI-D is not applicable to this petition

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

APPLICANT(S) SIGNATURE:

Dated: December 1, 2025

Park Silver Development LLC

  
Anthony A. Copani, Esq., as authorized signatory for Park Silver Development LLC  
and Dimitrios Saragas, Manager of Heavenly Investments VI, LLC

## **APPLICATION FOR SPECIAL PERMIT**

### **SUPPLEMENTAL RESPONSE**

Applicant: Park Silver Development LLC

Property: 143 Pleasant Valley Street  
Methuen, MA 01844

The Applicant seeks a Special Permit from the Methuen Community Development Board to construct a **122-room hotel** designed to serve both traditional short-term travelers and longer-term guests such as **traveling nurses, corporate contractors, emergency utility workers, and regional business visitors**. The site is located within the Industrial Limited (IL) Zoning District, where hotel use is expressly permitted by Special Permit.

Pursuant to the Methuen Zoning Ordinance, the Community Development Board evaluates the project against the Special Permit criteria as set forth in the Zoning Ordinance. The following findings demonstrate compliance with each factor.

#### **Response to Criteria of Section XI-B.**

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

There are **no viable lodging options within Methuen** for business travelers or general visitors. Guests are forced to seek accommodations in surrounding towns, such as, **Salem, NH, Andover and Haverhill, MA**.

The project directly supports significant community needs:

- 1) Addresses a shortage of quality lodging** within Methuen. With only one existing hotel, the City lacks sufficient, reliable accommodations for travelers.
- 2) Supports regional workforce housing**, including traveling medical personnel, temporary workers for utility or construction projects, and business professionals needing extended stays.
- 3) Improves the City's hospitality inventory** in a growing regional market with increasing commercial activity.
- 4) Enhances public safety** by providing a well-managed, professionally staffed hotel alternative to the problematic lodging currently available in the area.

The proposal, therefore, meets an identifiable social and economic need and provides a positive community benefit.

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

The applicant will submit a comprehensive **traffic study** evaluating trip generation, access, roadway impacts, and parking. The project includes **zoning-compliant parking** and circulation patterns that accommodate guests, visitors, service vehicles, and emergency access.

Hotel traffic is comparable to or lower than many industrial uses permitted by right in the IL District, and with the submitted study, traffic and parking impacts will be adequately addressed.

Proximity to major roadways including I-93 and I-495 supports efficient traffic distribution.

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

The site is adequately served by public water, sewer, and electric service. The site will be managed in accordance with Massachusetts DEP Stormwater Standards. The infrastructure will possess sufficient capacity to support the proposed 122-room hotel. The hotel's demand on police, fire, and EMS services is **well within standard expectations** for a modern, professionally managed hotel.

*d. Neighborhood character and social structures.*

The parcel lies within an *Industrial Limited* zone in an area characterized by **commercial, industrial uses**, making a hotel a compatible and appropriate use. The structure's architectural design, lighting, and buffering will minimize visual impact.

The use of the premises as a hotel is compatible with the surrounding industrial, commercial and retail uses within the neighborhood and area. This site is located in close proximity to the "Loop," which is the main retail and social hub of the City. This lodging will complement nearby activity and address a key need in the city.

The project will **improve aesthetics**, improve an underutilized parcel of land and support surrounding businesses. The hotel will not alter the social structure of nearby residential areas that are separated by major state highways.

This project is **consistent with the established character** of the district and surrounding land uses.

The applicant will provide both a **landscaping plan** and a **photometric lighting plan** to improve the site's appearance, ensure proper buffering, and reduce light spillover.

*e. Impacts on the natural environment.*

Environmental impacts are minimal and will be fully addressed through the landscaping plan, lighting plan, and stormwater design, which will comply with all applicable state and local regulations. Low-impact development practices will be utilized where appropriate.

*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.*

The hotel will generate significant economic benefits as follows:

- 1) Substantial increase in **property tax revenue** and **annual room-occupancy tax revenue**.
- 2) Creation of **permanent employment** including management, housekeeping, maintenance, and administrative positions.
- 3) Creation of **temporary construction jobs** during the building phase.
- 4) Supporting nearby commercial businesses—particularly retail, restaurants, and services located at **The Loop**.

There will be no impact on the school system and municipal services are expected to be moderate. Overall, the project will have a **positive fiscal impact** on the City.

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

This project aligns with the City's **2035 Master Plan**, specifically states "Land Use" goals, which recognize:

*"Rents and vacancies for various commercial and industrial property types are generally trending in a way that more space will be in demand. Methuen offers unique opportunities for development and business creation, given its demographics, regional access, and regional context. However, there is room for improvement in the local business environment, further strengthening the City's economic development position."*

Furthermore, in accordance with the Master Plan, "Methuen's Tomorrow Vision, Core Theme 1," encourages balanced housing and economic development in strategic areas and supporting small business growth. Consider the following:

According to Goal 1B -Strategy 1B1: "*Plan, design, and construct infrastructure upgrades as needed to support and potentially expand Methuen's industrial and commercial areas including ... Old Ferry Road, Lindberg Avenue, Pleasant Valley (The Loop)*".

The goal proceeds to state "*Planning for these areas should also include a review of existing zoning to ensure to flexibility in allowed uses and removal of any regulatory barriers that may hinder future economic development opportunities. Where possible link plan recommendations and infrastructure together...*"

The proposed hotel advances these objectives by:

- 1) Strengthening the City's economic development position.
- 2) Leveraging Methuen's demographics and regional accessibility.
- 3) Complementing nearby commercial activity, especially given the hotel's proximity to the "**LOOP**", Methuen's major retail and social center.
- 4) Providing high-quality accommodations for business travelers and visitors, thereby supporting local commerce including small businesses.

An important goal of cities is to provide housing availability for its residents. However, as stated in the title of the Goal, it should be "**balanced**". Residential real estate typically uses more city services but is taxed less than commercial property. This proposal expands the tax base without burdening city services.