

City of Methuen
NOTICE OF DECISION

You are hereby notified of the decision of the Community Development Board on the application of Derek S. Foote to grant a frontage waiver for Lot 2, 105 North Street to allow for frontage of 146.69 +/- feet where 200 feet is required in the RR Rural Residential Zoning District.

The frontage waiver application was filed with the City Clerk on August 9, 2021

The Community Development Board held a public hearing on September 8, 2021

Pursuant to MGL.Ch. 41. Sec. 81-R and Section 2.3.3.1 of the Methuen Subdivision Rules and Regulations, the Community Development Board voted 5-0 on September 8, 2021 to GRANT the frontage waiver as shown on the following plan:

Plan of Land in Methuen, Mass.; prepared for: Derek S. Foote; dated September 18, 2018; prepared by Andover Consultants Inc.

subject to the condition that Lot 2, 105 North Street will not be further subdivided. Said notation must be added to the plans prior to endorsement by the Community Development Board.

The Community Development Board made the following findings pursuant to Section 2.3.3.1-Frontage Waiver of the City of Methuen Subdivision Rules and Regulations:

1. Maintains the integrity and economic health of the neighborhood. The subject parcel is the location of an existing non-conforming landscaper/contractor's yard. The removal of the non-conforming use and the construction of a new single-family home will improve the integrity and economic health of the neighborhood.
2. Results in the location and siting of a structure in a manner consistent with the surrounding neighborhood. Currently a non-conforming use exists on the property. This will be replaced with a single-family home, a use that conforms to zoning and is consistent with the neighborhood.
3. Acquires some abutting property as preferable alternative. The acquisition of some abutting property in this instance is not an option as the abutting parcels are owned by other entities.
4. Maximizes available frontage on a public way without causing any other lot to be in non-compliance. The frontage for the existing parcel was divided between the two lots creating one compliant and one non-compliant lot.
5. Complements other lots in the neighborhood. The frontage proposed for these lots is not inconsistent with the frontage of other lots in the neighborhood, many of which are also non-compliant.

2021 SEP 13 PM 3:51
CITY OF METHUEN
COMMUNITY DEVELOPMENT
DEPARTMENT

105 North Street
Methuen, MA

Definitive Subdivision Frontage Waiver

6. Provides adequate actual access to the buildable portion of the lot. There is adequate access provided to the buildable portion of the lot.
7. Is in the public interest and not inconsistent with the intent and purpose of the subdivision control law. Removing a non-confirming use and constructing one new single-family home in the RR District is not inconsistent with the intent and purpose of the subdivision control law.
8. The Zoning Board of Appeals granted a lot area and frontage variance on March 31, 2021.

Any appeal of the Board's decision shall be taken in accordance with M.G.L. Ch. 40 A and 41 within twenty (20) days of the board's filing of this decision with the City Clerk.

Signed,



Stephen F. DeFeo
Chairman, Community Development Board