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**CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD**

NOTICE OF DECISION - Site Plan Approval

14 Calumet Road

Case No: 2020-3
Date of Application: 08/20/2020
Date of Hearing: 09/09/2020
Date of Decision: 09/11/2020

Petition of: Ocean Storage LLC
15 North Street
Manchester, NH

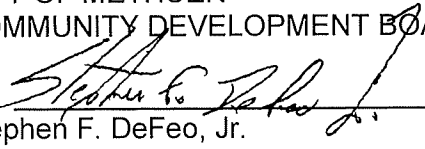
Premises Affected: 14 Calumet Road
Assessor's Map 1113-109W-20A
Business Highway (BH) Zoning District

Referring to the above petition for Site Plan Approval from the requirements of Section XII of the City of Methuen Comprehensive Zoning Ordinance so as to allow the construction of single, three-story self-storage building (124,020 total SF) to be constructed in the BH (Business Highway) Zone.

At a public hearing held on September 9, 2020, the Community Development Board voted UNANIMOUSLY (4-0) to **APPROVE WITH CONDITIONS** this Site Plan Approval.

This is to certify that the above action was taken in compliance with the statutory requirements as set forth in Chapter 40A of the General Laws, and that a copy of this decision was filed with the City Clerk on **September 11, 2020**.

CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD

by: 
Stephen F. DeFeo, Jr.
Chairman, Community Development Board

Any appeal of this decision shall be made pursuant to the requirements of Massachusetts General Laws and shall be filed within twenty (20) days after the date the notice of decision was filed with the Methuen City Clerk.

I hereby certify that no appeal has been filed in the Methuen City Clerk's Office, within the twenty (20) day appeal period.

John J. Wilson, Methuen Acting City Clerk

FINDINGS OF FACT:

Ocean Storage LLC filed an application for Site Plan Approval on August 20, 2020. The applicant submitted a complete application, which was noticed and reviewed in accordance with Section XII Site Plan Approval of the City of Methuen Comprehensive Zoning Ordinance and MGL Chapter 40A, Section 9.

The property contains approximately 270,094 S.F. (6.2 acres) acres of land at 14 Calumet Road, located in the BH Zone. The site is currently owned by 14 Calumet Road, LLC, the applicant is a prospective purchaser. The parcel of land to be developed is on the north side of Calumet Road east of Merrimack Street (Route 110). Currently the site consists of wooded and undeveloped land.

The Applicant proposes to construct a single, three-story self-storage building (41,340 Square foot footprint and 124,00 gross square feet (gsf) of storage space). The Net Rentable Area is 91,370 square feet (sf). Access to the site will be provided by way of an existing, single, full-movement driveway to Calumet Road.

A portion of the site has been identified as an "Activity and Use Limitation" (AUL). No storm water recharge is proposed in the AUL area, but work including excavation is proposed within the AUL. As proposed the project will develop only a portion of the site, approximately 3.85 acres with the remainder of the site reserved for future development.

The site lies within the surface watershed of the Merrimack River and is bonded by Calumet Road/Jayson Road to the South, by commercial lots to the west and north, and by residential lots to the east.

The project is shown on a plan containing entitled: 14 Calumet Road, Methuen, MA; prepared for Ocean Storage, LLC; prepared by Andover Consultants Inc.; dated January 10, 2018, rev. through August 10, 2020; containing 7 sheets.

The public hearing on the above referenced application was opened and closed by the Community Development Board on September 9, 2020. Dennis Griecci, Andover Consultants, LLC appeared on behalf of the Applicant.

On a motion by Mr. Comei and seconded by Mr. Hatem, the Board voted to close public hearing. Upon a motion by Mr. Comei, seconded by Mr. Hatem, the Board voted UNANIMOUSLY (4-0) to GRANT the Site Plan Approval with Conditions. Stephen DeFeo, Chairman; Michael Comei, Secretary; Brian Boes, and Ronald Hatem were in attendance.

This approval is granted subject to the accuracy of the information, reports and data presented. In the instance where the Board is of the belief that this material was inaccurate as presented or has subsequently become unreliable the Board

may conduct a determination hearing to consider requiring further review or mandating current and reliable data and information for subsequent approval.

As required by the City of Methuen Comprehensive Zoning Ordinance Effective July 28, 2008 Section XII-C (3), based upon the applicant's testimony, plans submitted and information provided, the Community Development Board has determined that this project meets the requirements of this section.

SPECIAL CONDITIONS:

The Community Development Board finds that this project generally complies with the City of Methuen Zoning Ordinance requirements as listed in Section XII but requires conditions to be fully in compliance. The Community Development Board hereby grants an approval to the applicant provided the following conditions are met:

- 1) **Prior to the endorsement of the plans** by the Community Development Board, the Project Owner must comply with the following:
 - a) The final plans must be reviewed and approved for accuracy and conformance with the terms of this Approval by the City's Engineering Department, the City's Peer Review consultant (as may be required by the Board), and the Community Development Department. The final plans must be revised in accordance with comments received by the City of Methuen staff members and peer review agents including but not limited to the following:
 - i) Based upon the recommendations of Bayside Engineering, a pavement marking, and signage plan must be provided for review and approval by the Community Development Board to address safety concerns at the intersection of Calumet Road and Jayson Road and a stop sign to be installed on the driveway approach to Calumet Road
 - ii) The existing tree line must be added to the site plans.
 - iii) The proposed building entrances must be added to the Layout Plan.
 - iv) Additional details for the proposed sewer manhole and piping that ties into the municipal system must be added to sheet 6 of 7 to supplement the "Proposed Sewer Profile" detail.
 - v) Plans must be revised to all the locations of any hydrants on the site layout plan.
 - vi) The plans must be revised to meet the Fire Department requirements.

- vii) The location of the stabilized construction entrance must be added to the plans.
- viii) The slope of the pipe from DMH 11 to FES 2 must be adjusted to provide a minimum of 0.5%.
- ix) The Operation and Maintenance Plan must be revised to increase the cleaning of the catch basin to "four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin".
- x) A "Stop" sign (R1-1) and stop bar must be provided on the driveway approach to Calumet Road.

2) Prior to the start of any site work and Building Permit issuance:

- a) The Community Development Board must endorse the final site plan mylars and three (3) copies of the signed, recorded plans must be delivered to the Community Development Office.
- b) One certified copy of the recorded decision must be submitted to the Community Development Office.
- c) A bond in the amount of **five thousand (\$5,000) dollars** shall be posted for the purpose of insuring that the site is constructed in accordance with the approved plan and that a final as-built plan is provided showing the location of all on-site structures.
- d) Prior to any construction activity of any kind associated with the project, the Project Owner shall submit to the Community Development Department a proposed phased construction sequence schedule (timetable/bar chart), said schedule to be used as a guide to activities within the development including construction of roadways, utilities, drainage system, stabilization, earth removal and stockpiling. This schedule once established shall not be deviated from and may only be modified by agreement between the Project Owner and the Community Development Department.
- e) A pre-construction meeting must be held with the developer, their construction employees, Community Development Department, and other applicable departments to discuss scheduling of inspections to be conducted on the project and the construction schedule.
- f) The Project Owner will provide supervisory contact personnel along with emergency telephone numbers that are answered on a 24-hour basis (answering machines or voice mail are not acceptable).

3) During Construction:

- a) Construction activities on the site shall conform to the City of Methuen's Ordinances relating to such work.
- b) Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, or other proper storage and disposal methods.
- c) It shall be the responsibility of the Applicant to assure that no erosion from the construction site shall occur which will cause deposition of soil or sediment upon adjacent properties or public ways, except as normally ancillary to off-site construction. Off-site erosion will be a basis for the Community Development Board making a finding that the project is not in compliance with the plan; provided however, that the Community Development Board shall give the Applicant written notice of any such finding and ten days to cure said condition.

4) Prior to the Issuance of the Certificate of Occupancy:

- a) The Project Owner must submit a letter from the engineer of the project stating that the building, landscaping, lighting, and site layout substantially comply with the plans referenced in this decision as endorsed by the Community Development Board.
- b) A final as-built plan showing final topography, the location of all on-site utilities, structures, curb cuts, parking spaces and drainage facilities, including invert elevation of all storm water structures shall be submitted to the Community Development Department and the Engineering Department for review and approval.
- c) If all site related issues, including landscaping, have not been completed at the time the building itself is ready for occupancy, the Community Development Board may authorize the Project Owner to post a security sufficient in the opinion of the Community Development Board, to cover the cost of the City of completing the remaining site items.

5) Prior to the final release of all funds: The Community Development Board must, by majority vote, make finding that the site is in conformance with the approved plan and decision.

6) Other Conditions:

- a) To reduce noise levels the Project Owner shall keep in optimum working order, through regular maintenance, any and all equipment that shall emanate sounds from the structures or site.
 - b) Any plants, trees, or shrubs that have been incorporated into the Landscaping Plan approved in this decision that die within two years from the date of planting shall be replaced by the owner. All plantings and screening depicted on the approved plans shall remain in perpetuity over the life of the project.
 - c) Within five (5) days of the transfer of ownership of this site in whole or in part, the Project Owner shall notify the Community Development Department of the name and address of the new owner(s). The Project Owner shall provide the new owner(s) with a copy of these conditions.
- 7) The Community Development Board hereby reserves the right to serve notice on applicant of a cease and desist work order should a violation of the endorsement, the approval, the conditions or the restrictions be found to exist. Such cease and desist work order, when served in writing, directing itself to the violation occurring, shall act to prohibit any and all work on the areas as mentioned in such order.
- 8) This Site Plan Approval shall be deemed to have lapsed two years after the date of the grant of this approval if a substantial use thereof has not sooner commenced, except for good cause. Such approval may, for good cause, be extended in writing by the Community Development Board upon the written request of the applicant.
- 9) The following documents and plans shall be deemed part of the decision:
- a) Site Plan: 14 Calumet Road, Methuen, MA; prepared for 14 Calumet Road, LLC; prepared by Andover Consultants Inc.; dated January 10, 2018, rev. through August 10, 2020; containing 7 sheets.
 - b) Stormwater Management Report, Calumet Road, Methuen, Massachusetts; dated January 16, 2018, rev. through July 22, 2020; prepared for Ocean Storage LLC; prepared by Andover Consultants Inc.
 - c) Landscape Plan, Calumet Road; dated 06-29-2020; prepared by Weinmayr/Jay Associates, Inc.
 - d) Site Lighting Photometric Plan, 14 Calumet Road, Methuen, Mass, dated January 10, 2018, prepared by Engineering Advantage, Inc.
 - e) Memorandum prepared by Bayside Engineering dated June 30, 2020

- f) Architectural Plans; True Storage, 14 Calumet Road, Methuen, MA 01844; prepared by Brady Sullivan; dated 5/15/20; containing Sheets A1-0, A1-1, A1-2, A2-0.
- g) GZA Soil Management Plan dated 2/5/18 and 7/30/18
- h) Soil Management Plan, Self-Storage Facility Construction, Calumet Road Parcel, Methuen, Massachusetts, prepared by Charles A Lindberg, LSP, GZA, dated 11/12/2018