

23 Baremeadow Street
Methuen, MA

Definitive Subdivision Frontage Waiver

City of Methuen
NOTICE OF DECISION

You are hereby notified of the decision of the Community Development Board on the application of Peter Ciaraldi, 9 Olde Woode Road, Salem, NH to grant a frontage waiver for Lot 2 to allow for frontage of 62.94 feet on Baremeadow Street where 100 feet is required for property located at 23 Baremeadow Street; Parcel ID 912-99-116A in the RC Zoning District.

The frontage waiver application was filed with the City Clerk on: June 9, 2020.

The Community Development Board held a public hearing on: August 13, 2020.

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 August 13, 2020 to GRANT the frontage waiver as shown on the following plan: Frontage & Lot Area Waiver Plan for 23 Baremeadow Street; prepared for Pete Ciaraldi, Professional Building Services; prepared by Civil Design Consultants, Inc.; dated June 1, 2020.

The Community Development Board made the following findings pursuant to Section 2.3.3.1-3 of the Frontage Waiver of the City of Methuen Subdivision Rules and Regulations:

1. Maintains the integrity and economic health of the neighborhood: The frontage provided along Nimmo Street is a pre-existing condition and the allowance of the reduced frontage will maintain the integrity and economic health of the neighborhood. Frontage provided along Baremeadow and Bailey Street exceed the minimum frontage required.
2. Results in the location and siting of a structure in a manner consistent with the surrounding neighborhood. The new lot is consistent with the surrounding neighborhood.
3. Acquires some abutting property as preferable alternative. The existing frontage on Nimmo Street is between Bailey and Baremeadow Street. There is not abutting property that is available to add to the frontage.
4. Maximizes available frontage on a public way without causing any other lot to be in non-compliance. Frontage on Baremeadow and Bailey Street exceed the required frontage.
5. Complements other lots in the neighborhood. Frontage on Baremeadow and Bailey Street exceed the required frontage.
6. Provides adequate actual access to the buildable portion of the lot. Adequate actual access can be provided by the frontage along Baremeadow Street which exceeds the minimum required.

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