

CIVIL DESIGN Consultants, Inc.

Survey - Design - Permitting - Construction Administration
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Methuen MA 01844-3032
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June 1, 2020

Community Development Board
Searles Building
Room 217
41 Pleasant Street
Methuen, MA 01844

CDCI File #: 19-10179
Application for Approval of a Modified Definitive
Subdivision Plan - Frontage Waiver
23 Baremeadow Street
Methuen, MA 01844

Civil Design Consultants, Inc. (CDCI) is pleased to provide the enclosed Application for Approval of a Modified Definitive Subdivision Plan - Frontage Waiver for 23 Baremeadow Street, Parcel ID 912-99-116A, on behalf of the Applicant, Pete Ciaraldi. The Applicant proposes to divide the existing lot at 23 Baremeadow Street into two (2) lots. A variance was granted to lot area and lot frontage by the Zoning Board of Appeals on May 27, 2020.

The lot provides frontage along Baremeadow Street, Bailey Street, and Nimmo Street. The frontage provided along Baremeadow Street and Bailey Street exceeds the minimum requirement of 100-FT, however, the frontage along Nimmo Street is below the minimum, with 62.94-FT provided. The frontage along Nimmo Street is pre-existing and not a condition created by the subdivision of the lot. In accordance with Section 2.3.3.1 – Frontage Waiver, of the City of Methuen Subdivision Rules and Regulations, the following shall be considered in the granting of a Frontage Waiver:

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 Street and Bailey Street exceeds the minimum required for the zoning district.

2. Results in the location and siting of a structure in manner consistent with the surrounding neighborhood

The lot created through this application is consistent with the lots of the surrounding neighborhood and will result in a dwelling in a site consistent with the surrounding neighborhood. Frontage provided along Baremeadow Street and Bailey Street exceeds the minimum required for the zoning district.

3. Acquires some abutting property as preferable alternative

Due to the existing frontage being located between two adjacent rights-of-way, it is not possible to acquire property to meet the minimum requirement.

4. Maximizes available frontage on a public way without causing any other lot be in non-compliance

Frontage provided along Baremeadow Street and Bailey Street exceeds the minimum required for the zoning district. The proposal is such that the existing residence at 23 Baremeadow Street will maintain compliance with the zoning ordinance and no abutting properties will be affected by the subdivision in regards to zoning compliance.

5. *Complements other lots in the neighborhood which may have insufficient frontage*

The lot exceeds the minimum frontage required along Baremeadow Street and Bailey Street and will complement other lots in the neighborhood.

6. *Provides adequate actual access to the buildable portion of the lot*

Adequate actual access to the lot can be provided by the frontage along Baremeadow Street which exceeds the minimum required.

7. *Is in the public interest and not inconsistent with the intent and purpose of the subdivision control law.*

The granting of the Frontage Waiver is in the public interest and not inconsistent with the intent and purpose of the subdivision control law. The frontage provided along Baremeadow Street and Bailey Street exceeds the minimum required for the zoning district. The frontage along Nimmo Street is pre-existing and not a condition created by the subdivision of the lot.

Should you have any questions, comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



William Hall, P.E.
Project Manager

cc: Pete Ciaraldi, Applicant
CDCI File#: 19-10179

CITY OF METHUEN
FORM C-1 APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE
SUBDIVISION PLAN –FRONTAGE WAIVER

A plan showing a lot having less than the required frontage under Zoning is not entitled to FORM A (ANR) endorsement. Any plan depicting a lot with inadequate frontage shall be filed as a definitive plan under the Subdivision Rules and Regulations. A frontage variance from the Zoning Board of Appeals must be obtained prior to Community Development Board action.

TO THE COMMUNITY DEVELOPMENT BOARD:

The undersigned represents that they are the owners of a certain parcel of land located at 23 Baremeadow Street (address) which they propose to divide into 2 lots, as depicted on the accompanying plan; and hereby petitions the Community Development Board to waive, to the extent shown on the submitted plan, the frontage requirements of the City of Methuen Comprehensive Zoning Ordinance and the Community Development Board's Subdivision Rules and Regulations pursuant to the authority of M.G.L. Ch. 41, Sec. 81-R.

Assessor's Map/Parcel: Parcel ID 912-99-116A Deed Book/Page: Book 5572 Page 260

Name of Applicant: Pete Ciaraldi

Address of Applicant: 9 Olde Woode Road, Salem, NH 03079

Applicant's contact information: (603) 898-2977

Name of Owner: Gloria M. Kirsch - Trustee of GMK Realty Trust

Address of Owner: 23 Baremeadow Street, Methuen, MA 01844

Owner's contact information: _____

Zoning District: RC

Frontage required: 100-FT Frontage provided: 133.84-FT on Baremeadow Street, 161.15-FT on Bailey Street, and 62.94-FT on Nimmo Street

Attach a Statement of justification for a frontage waiver, consistent with Section 2.3.3.1 Frontage Waiver of the Subdivision Rules and Regulations.

Attach a copy of the frontage variance from the Zoning Board of Appeals

Applicant's signature: Pete M Ciaraldi Date: 5/28/20

Owner's signature: Gloria M. Kirsch Date: 5/28/20
(Provide signatures of all subject landowners)



Patriot Properties

Methuen

04/17/2020

7:57:11AM

Abutters List

Filter Used: DataProperty.AccountNumber in (11383,11546,11535,11537,11534,11536,31000,11384,11385,11950,19430,19429)

20 APR 17 AM 9:04

912 - 99 - 116A
23 Baremeadow

Certified Abutter's List
Assessor's Office
Shuree Moman

Methuen Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
912-100-25	35 BAREMEADOW ST	SPES DEVELOPMENT CORPORAT	TAYLOR ANNETTE M	65 MERRIMACK ST 13	LAWRENCE	MA	01843
912-82-3	18 BAREMEADOW ST	TAYLOR ANTHONY		18 BAREMEADOW ST	METHUEN	MA	01844-5258
912-82-4	24 BAREMEADOW ST	FARRAH DAVID W		79 DAVIS RD	METHUEN	MA	01844-5258
912-99-111	47 BAILEY ST	BREGLIA VINCENT P & EILEEN M T	BREGLIA CAROLINE TR	47 BAILEY ST	METHUEN	MA	01844-5261
912-99-116	19 BAREMEADOW ST	GRELLE FRANK C & ELAINE RLE	EVANS AMY TR	19 BAREMEADOW ST	METHUEN	MA	01844-5256
912-99-116A	23 BAREMEADOW ST	KIRSCH GLORIA R TR	GMK REALTY TRUST	23 BAREMEADOW ST	METHUEN	MA	01844-5256
912-99-117	17 BAREMEADOW ST	ALIX DENISHA	CORREA NEFTALI M	17 BAREMEADOW ST	METHUEN	MA	01844
914-99-107A	31 BAILEY ST	PRENAYEAU NICHOLAS	PRENAYEAU GABRIELLA	31 BAILEY ST	METHUEN	MA	01844-5261
914-99-110	43 BAILEY ST	WESTAWAY PAUL		43 BAILEY ST	METHUEN	MA	01844-5261
914-99-115	22 BAILEY ST	GILBERT JOHN F	GILBERT DOLORES A	22 BAILEY ST	METHUEN	MA	01844-5262
914-99-118	15 SENECA ST	CARLETON SCOT V	CARLETON DIANE L	15 SENECA ST	METHUEN	MA	01844

Parcel Count:

11

End of Report

35 BAREMEADOW ST	912-100-25	15 SENECA ST	914-99-118
LUC: 0137		LUC: 101	
SPES DEVELOPMENT CORPORATION			
65 MERRIMACK ST 13			
LAWRENCE, MA 01843			
18 BAREMEADOW ST 912-82-3			
LUC: 101		CARLETON SCOT V	
TAYLOR ANTHONY			
TAYLOR ANNETTE M			
18 BAREMEADOW ST			
METHUEN, MA 01844-5258			
24 BAREMEADOW ST	912-82-4	15 SENECA ST	914-99-118
LUC: 101		CARLETON DIANE L	
FARRAH DAVID W			
79 DAVIS RD			
METHUEN, MA 01844-5258			
47 BAILEY ST	912-99-111	15 SENECA ST	914-99-118
LUC: 101		15 SENECA ST	
BREGGLIA VINCENT P & EILEEN M TR			
BREGGLIA CAROLINE TR			
47 BAILEY ST			
METHUEN, MA 01844-5261			
19 BAREMEADOW ST	912-99-116	15 SENECA ST	914-99-118
LUC: 101		15 SENECA ST	
GRELLA FRANK C & ELAINE RLE			
EVANS AMY TR			
19 BAREMEADOW ST			
METHUEN, MA 01844-5256			
23 BAREMEADOW ST	912-99-116A	15 SENECA ST	914-99-118
LUC: 101		15 SENECA ST	
KIRSCH GLORIA R TR			
GMK REALTY TRUST			
23 BAREMEADOW ST			
METHUEN, MA 01844-5256			
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