



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

JAN 2023

Received  
Community  
Development  
Department

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

This form must be typewritten

APPLICANT:	Route 28 Development, LLC c/o The Wilder Companies, Ltd.
ADDRESS:	800 Boylston Street Suite 1300 Boston, MA 02199

1. Application is hereby made for a Special Permit under Section(s) XI-D(12); XI-D(12)(d)(iii)

~~Exempted~~ drive up window/food before 6AM. of the Zoning By-Laws.

2. Assessor Parcel ID of all affected parcels, location and general description of property bounded and described as follows:

Parcel ID 716-111-1, 4 Broadway, Methuen.

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b. Premises affected are in Zoning District

BH

3. Ownership:

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

Route 28 Development, LLC

322 Reservoir Street, unit #2

Needham, MA 02494

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

Prospective Purchaser Name	N/A	Address
Lessee Name		Address
	Other The Wilder Companies works for Owner as Explains Property Manager and Landlord Representative	

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

Site: Shopping Center
Site Amenities:  The Shopping Plaza is on a 4.73 Acre site. It was built in 2016. It has nine units for tenants, with 47780 sq ft.
Exterior Building Construction: Stucco on a slab. Steel Frame
Interior Building Construction: Steel and wood construction.

Refer to plans numbered: \_\_\_\_\_ submitted with this application.

5. Has there been a previous petition, under zoning, on these premises: yes

If so, when: 2016

6. Deed recorded in Registry of Deeds in: Book: 13827 b Page: 26 or

Land Court Certificate Number: \_\_\_\_\_, Book: \_\_\_\_\_ Page \_\_\_\_\_

7. How does the special permit meet the general requirements of Section XI-C of the Zoning Ordinance?  
(answer all sub-section and paragraphs in a separate report).

The proposed use is currently allowed on the existing site.
The site has been approved previously with the current traffic flow and safety requirements. There is ample parking on the site to accomodate the use. It is a service provided to the surrounding community and social structure.
There is a positive tax benefit and employment benefit to the surrounding neighborhood. It is consistent with the nature of the zoning and the shopping Plaza.

\* (Have additional sheets if necessary)

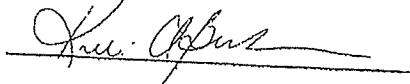
APPLICATION FOR SPECIAL PERMIT

8. How does the special permit meet the general requirements of Section XI-D? (answer all paragraphs pertaining to requirements in a separate report).

The use promotes the most efficient use of the land on
this site. This use expands the mixed uses on retail
on the site. The site has already been approved to
accommodate the new use as to water, sewer, drainage
and parking. The use is allowed under the BH zoning District.
This use will not overburden the current uses and <del>xx</del> municipal services in this area of the town.

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

APPLICANT(S) SIGNATURE:

  
\_\_\_\_\_  
Kelli A. Burke  
Print Name

\_\_\_\_\_  
Print Name