



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

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

This form must be typewritten

APPLICANT: **DANIEL BRENNAN- AGENT FOR: BIG BLUE SWIM SCHOOL**

ADDRESS: **90 Pleasant Valley Street, Methuen, MA 01844**

1. Application is hereby made for a Special Permit under Section(s) TABLE OF USE VD

Paragraph(s) GYM/WORKOUT CLUB USE 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-910-79-1

b. Premises affected are in Zoning District BH.

3. Ownership:

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

**CORE FUND LOOP PROPERTY, LLC / C/O CHARTER REALTY MNGMT CORP
75 HOLLY HILL LN STE 305, GREENWICH, CT 06830-6098**

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

	Prospective Purchaser Name	Address
	Lessee Name	Address
	BZ Royal County Down, LLC DBA Big Blue Swim School Gary Cohen	27 Cedar St. Cohasset, MA 02025
	Other Explain: DANIEL BRENNAN AGENT FOR BIG BLUE 603-505-5633 DPBPERMITS@GMAIL.COM	8 STONEGATE LANE, SALEM NH 03079

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

Site:	This property contains 45.986 acres of land mainly classified as Shop Center with a(n) Super Market style building, built about 2000 , having Conc. Block exterior and Membrane roof cover.
Site Amenities:	Large commercial shopping center with ample parking
Exterior Building Construction:	built about 2000 , having Conc. Block exterior and Membrane roof cover. No major exterior changes proposed. Only signage
Interior Building Construction:	Newly sub-divided space (10,00SF) to be a new swimming lesson school with interior pool, lobby, restrooms and dressing rooms

Refer to plans numbered: C-101, L1-0A, SP-01, SP-02, A2-01 submitted with this application.

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

If so, when: _____.

6. Deed recorded in Registry of Deeds in: Book: 11081, Page: 143 or

Land Court Certificate Number: _____, Book: _____ Page _____.

7. How does the special permit meet the general requirements of Section XI-B(2) of the Zoning Ordinance? (answer all sub-section and paragraphs in a separate report).

attached report addressing sub-section and paragraphs

* (Have additional sheets if necessary)

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

not applicable

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

APPLICANT(S) SIGNATURE:



DANIEL BRENNAN

Print Name

Print Name

7. How does the special permit meet the general requirements of Section XI-B(2) of the Zoning Ordinance? (answer all sub-section and paragraphs in a separate report).

Criteria. Special permits shall be granted by the SPGA, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any other specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:

- a. Social, economic, or community needs which are served by the proposal;**
Big Blue Swim School will serve the community well in teaching children the proper technique and joys for swimming.
- b. Traffic flow and safety, including parking and loading;**
The site has ample parking and should not cause any increase in traffic flow issues and there will be infrequent deliveries needed for the operation.
- c. Adequacy of utilities and other public services;**
The utilities provided by the building management will be sufficient for the operation.
- d. Neighborhood character and social structures;**
The neighborhood character will only be enhanced by the services provided and exterior changes are limited to simple signage
- e. Impacts on the natural environment; and**
There is no major exterior work proposed and the natural environment will remain undisturbed
- f. Potential fiscal impact, including impact on City services, tax base, and employment. Said analysis shall conform to with the Rules and Regulations of the SPGA.**
There is no anticipated impact to City services or tax base. We will look to hire people from the community.
- g. Consistency with the most recent City of Methuen Master Plan.**
The proposed is consistent with the Master Plan

AUTHORIZATION

(to be signed by the owner of the subject property)

I am the record owner of the property for which this application is being filed with Community Development Board of the City of Methuen, and as such, I have been advised of and I am familiar with the work proposed for my property. My deed of ownership is recorded at the Essex North Registry of Deeds in book 11081

Page 143, and the street address is 90 Pleasant Valley Street, Methuen, MA 01844

I hereby authorized and designate DANIEL BRENNAN, of
(name)

8 STONEGATE LANE, SALEM NH 03079

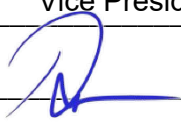
(address)

to file this application.

Duncan Walker

Name of Property Owner (please print) on behalf of Core Fund Loop Property 2, LLC

Title: Vice President

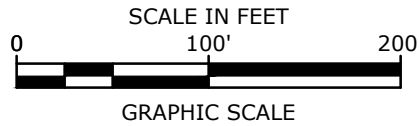
Signature: 

Date: 2/22/2022

Address: 2001 Ross Avenue, Suite 3400, Dallas, TX 75201

Telephone: 972-715-7400

OVERALL PARKING TABLE - CURRENT USES FEBRUARY 2022							
Tenant	Suite #	SF	# Seats	# Employees	Parking Standard	Total Required	
Pearl Vision	250	2,885		4	Per 250 SF + 2 empl	14	
Experimax	140	1,120		2	Per 250 SF + 2 empl	5	
One Stop Liquors	100	31,800		10	Per 250 SF + 2 empl	132	
BioLife Plasma	102	13,002		10	Per 250 SF + 2 empl	57	
Big Blue Swim	104	10,000			Assembly - Per 20 SF Office - Per 300 SF Fixed Bench - Per 6 linear FT Other - Per 1,200 SF	106	
Vacant	106	15,626		5	Per 250 SF + 2 empl	65	
Planet Fitness	110	20,350		10	Per 250 SF + 2 empl	86	
Vacant	114	1,500		5	Per 250 SF + 2 empl	9	
Supercuts	160	1,490		8	Per 250 SF + 2 empl	10	
Tropical Smoothie Café	165	1,990	25	5	Per 2 emp+per 4 seats	9	
Crumb! Cookies	170	1,776	25	5	Per 2 emp+per 4 seats	9	
Not Your Average Joe's	200	5,000	183	15	Per 2 emp+per 4 seats	53	
Chuck E. Cheese's	260	11,440	486		Per 4 fixed seats	122	
TGI Friday's	500	6,830	321	25	Per 2 emp+per 4 seats	93	
Famous Footwear	350	7,502		5	Per 250 SF + 2 empl	33	
Wendy's	800	3,000	75	10	Per 2 emp+per 4 seats	24	
Old Navy	120	24,382		10	Per 250 SF + 2 empl	103	
Gong Cha Tea & Spa	130	10,800	25	5	Per 2 emp+per 4 seats	9	
Aspen Dental	704	3,382		4	Per 250 SF + 2 empl	16	
Olympia Sports	315	3,856		5	Per 250 SF + 2 empl	18	
Gamestop	240	1,349		1	Per 250 SF + 2 empl	6	
Santander Bank	275A	2,500		4	Per 250 SF + 2 empl	12	
Santander Bank ATM	275B	100			Per 250 SF + 2 empl	0	
Verizon	701	2,135		3	Per 250 SF + 2 empl	10	
T-Mobile	230	1,480		2	Per 250 SF + 2 empl	7	
Bath & Body Works	150	2,512		3	Per 250 SF + 2 empl	12	
Starbucks	650	2,200	61	6	Per 2 emp+per 4 seats	18	
Ann Taylor Loft	300	5,000		4	Per 250 SF + 2 empl	22	
Carter's / Osh Kosh	125	5,006		3	Per 250 SF + 2 empl	22	
Olive Garden	400	7,500	263	20	Per 2 emp+per 4 seats	76	
Margarita's	600	7,630	270	25	Per 2 emp+per 4 seats	80	
AMC Entertainment	50	93,000	916		Per 4 fixed seats	229	
European Wax	135	1,173		4	Per 250 SF + 2 empl	7	
Chipotle	244	2,338	35	5	Per 2 emp+per 4 seats	11	
Marshall's	330	28,176		15	Per 250 SF + 2 empl	120	
Vacant	320	5,951		5	Per 250 SF + 2 empl	26	
Orange Theory	118	3,912		3	Per 250 SF + 2 empl	17	
Jersey Mikes	703	1,364	12	5	Per 2 emp+per 4 seats	6	
Management Office		1,000			Per 300 SF	3	
				Total Parking Spaces Required =		1,654	
				Total Parking Spaces Available =		2,315	
* Please note: While we tried to be as accurate as possible, assumptions were made on uses, number of seats, and number of employees.							



**Charter Realty &
Development Corp.**
1666 Massachusetts Avenue,
Suite 4
Lexington, Massachusetts 02173

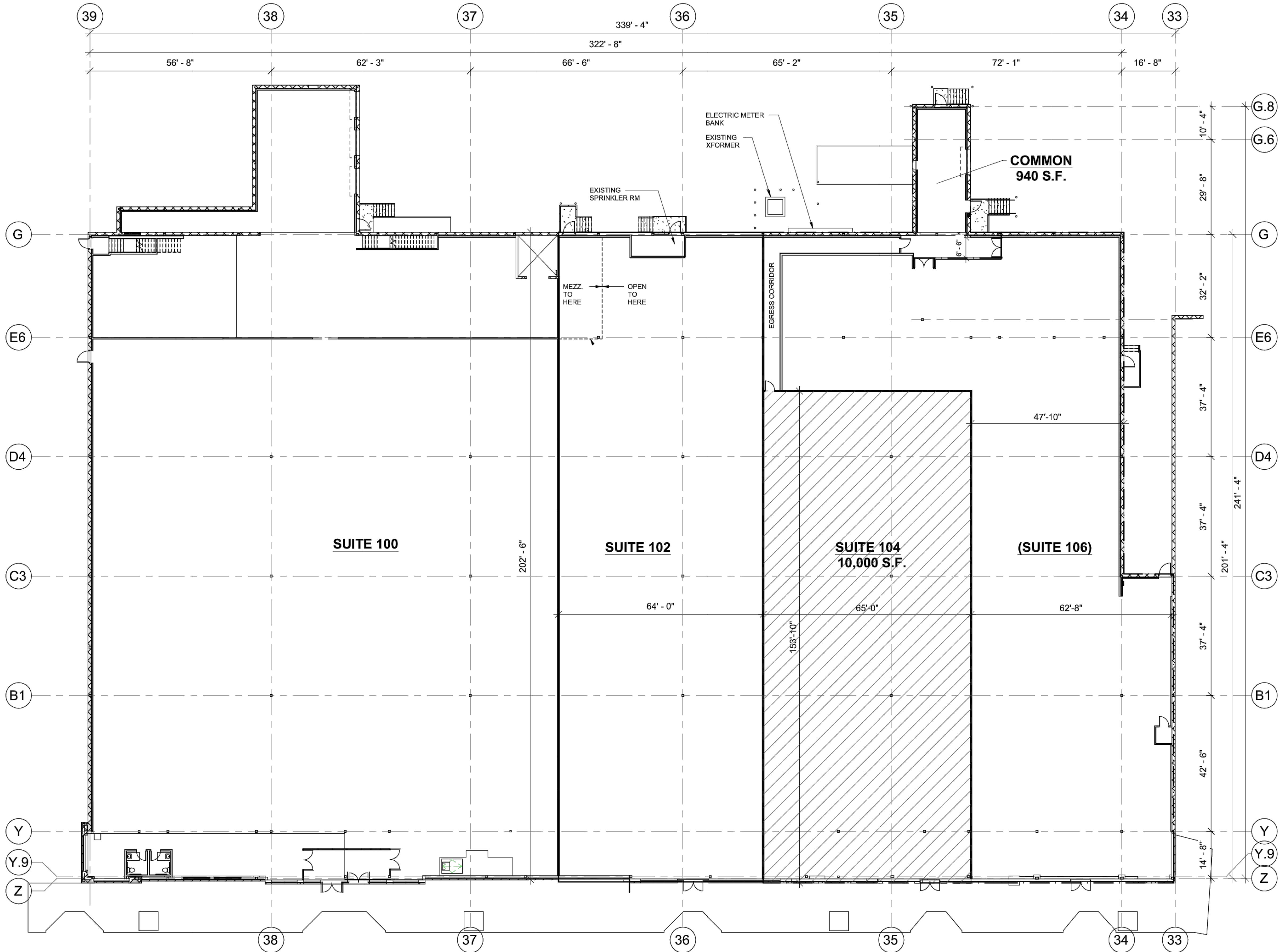
MARK	DATE	DESCRIPTION

PROJECT NO:	C1026-12
DATE:	02/17/2022
FILE:	C1026-12_C-DSGN_BSwim.dwg
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

SCALE: AS SHOWN

C-101

PLOT DATE: 2/21/2022 11:38 AM PLOTTED BY: EUCI



01 LOD PLAN - SUITE 104
1/16"=1'-0"

MUNICIPAL APPROVAL STAMP

CLIENT

BigBlue
SWIM SCHOOL

METHUEN - THE LOOP
90 PLEASANT VALLEY ST
METHUEN, MA, 01844

PROJECT



DXU
ARCHITECTS
4125 West Street • 2nd Floor • Chicago, IL 60647
P. 312.851.1334 • d.x.u.a.r.c.h.i.t.e.c.t.s

CONSULTANTS

CLIENT REVIEW

Project Number: 21-349

Drawn By: EK

Approved By: AV

No. Issue Date

SHEET TITLE & NUMBER

LOD PLAN

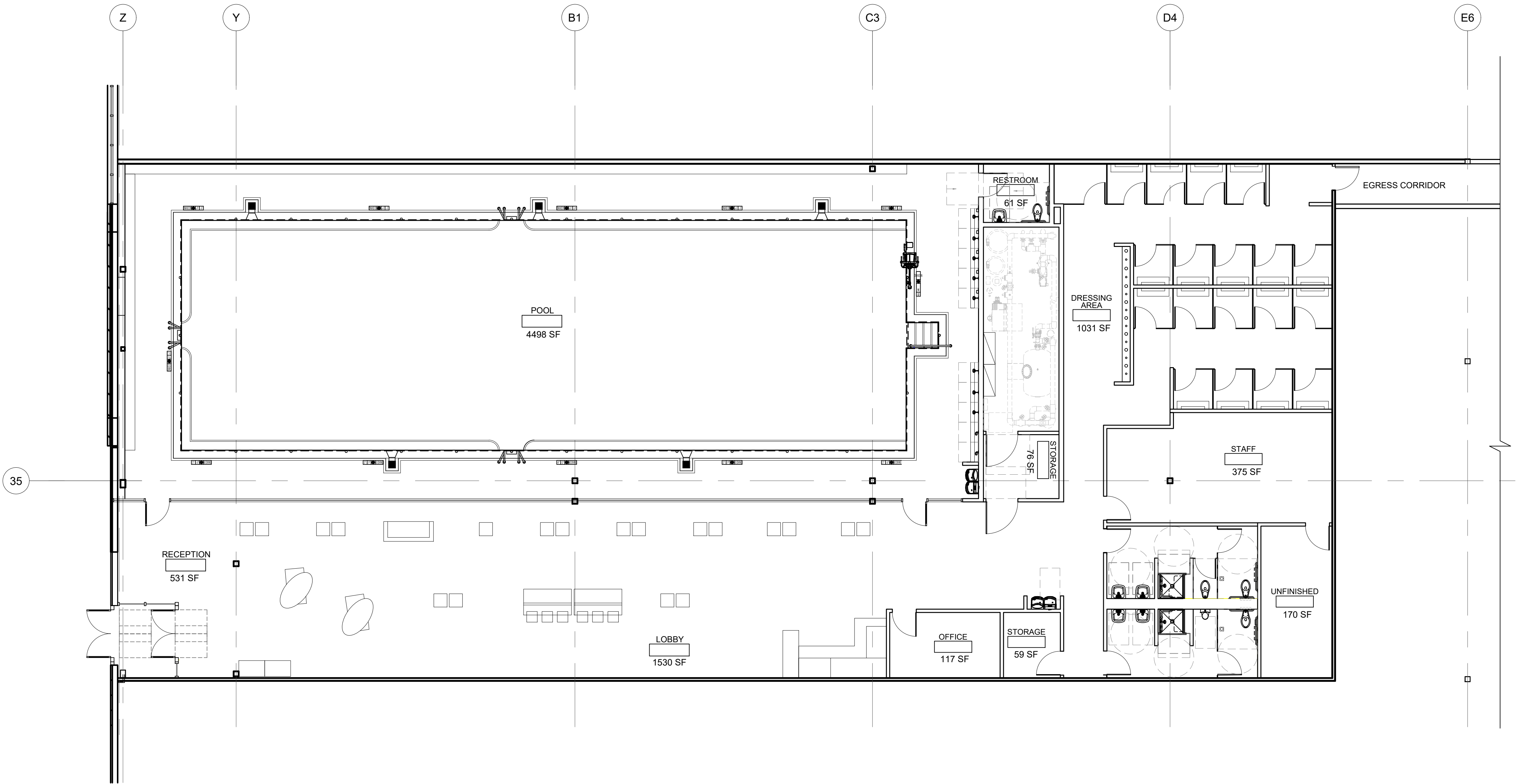
L1-0A

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PLOT DATE: 2/21/2023 11:58 AM PLOTTED BY: EUCO

OFF-STREET PARKING CALCULATION

AREA DESCRIPTION:	AREA	AREA PER PARKING SPACE	TOTAL OCCUPANTS
OTHER PLACES OF PUBLIC ASSEMBLY	1,530 SF	20 SF	76
OFFICE (Office, Reception & Staff Area)	1,020 SF	300 SF	3
POOL FIXED BENCH	132 FT	6 LINEAR FT	22
POOL / DRESSING AREA	5,529 FT	1,200 SF	5
TOTAL			106



01 SCHEMATIC FLOOR PLAN

1/8"=1'-0"

MUNICIPAL APPROVAL STAMP

BigBlue
SWIM SCHOOL

METHUEN - THE LOOP
90 PLEASANT VALLEY ST
METHUEN, MA, 01844

CLIENT

PROJECT



ARCHITECT
D&U
ARCHITECTS
412 S. West Street • 2nd Floor • Chicago • IL 60607
P. 312.551.1334 • d&uarch.com
CONSULTANTS

CLIENT REVIEW

Project Number: 21-349	Approved By: AV	Date
Drawn By: EK		
No.	Issue	

SHEET TITLE & NUMBER

SCHEMATIC
FLOOR PLAN

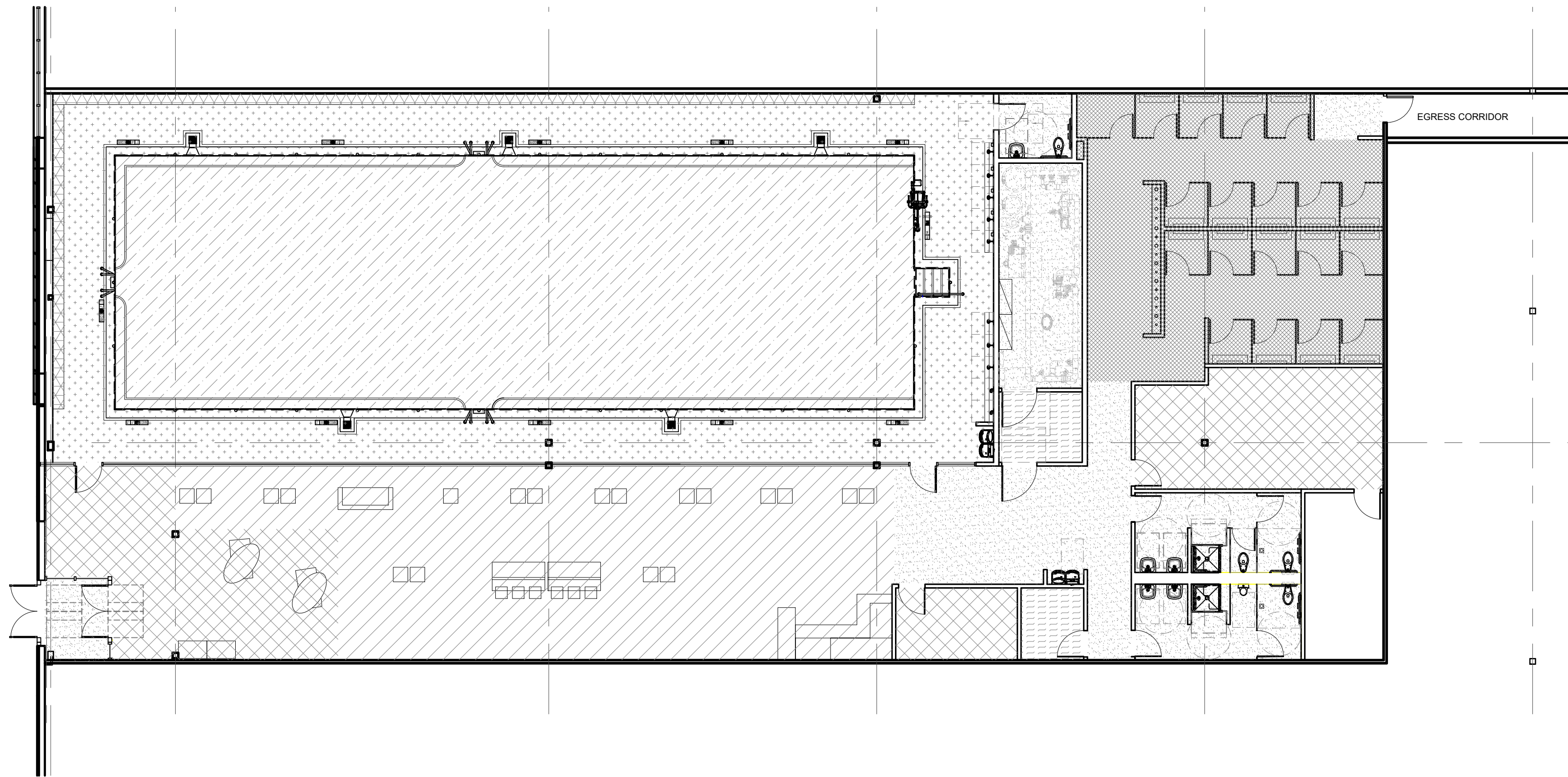
SP-01

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PLOT DATE: 2/21/2022 10:49 AM PLOTTED BY: EUGO

01 OCCUPANCY DIAGRAM

NTS



LEGEND

- LOBBY (UNCONCENTRATED SEATING)
- BUSINESS
- POOL AREA
- POOL DECK
- POOL SEATING (CONCENTRATED)
- DRESSING AREA
- STORAGE
- MECHANICAL / CORRIDOR / CLOSET / TOILET ROOM

OCCUPANCY LOAD CALCULATION

AREA DESCRIPTION:	AREA	AREA PER OCCUPANT	TOTAL OCCUPANTS
LOBBY (UNCONCENTRATED SEATING)	1,530 SF	15 NET	103
BUSINESS	1,020 SF	100 GROSS	12
POOL AREA	2,641 SF	50 GROSS	52
POOL DECK	1,690 SF	15 GROSS	112
POOL SEATING (CONCENTRATED)	166 SF	7 NET	23
DRESSING AREA	1,031 SF	50 GROSS	20
STORAGE	135 SF	300 GROSS	1
TOTAL			323

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METHUEN, MA, 01844



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CLIENT REVIEW

Project Number: 21-349	Approved By: AV	Date
Drawn By: EK		
No.	Issue	

SHEET TITLE & NUMBER

OCCUPANCY LOAD
CALCULATION

SP-02

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PLOT DATE: 2/21/2023 10:49 AM PLOTTED BY: BUCI

01 SCHEMATIC EXTERIOR ELEVATION

1/8"=1'-0"



MUNICIPAL APPROVAL STAMP

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SWIM SCHOOL

METHUEN - THE LOOP
90 PLEASANT VALLEY ST
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CLIENT REVIEW

Project Number: 21-349	Approved By: AV	Date
Drawn By: EK		
No.	Issue	

SHEET TITLE & NUMBER

EXTERIOR
ELEVATION

A2-01

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