

CITY OF METHUEN
ZONING BOARD OF APPEALS
THE SEARLES BUILDING
41 PLEASANT ST, ROOM 203
METHUEN, MA 01844

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MEETING AGENDA

THE GREAT HALL
41 PLEASANT STREET
METHUEN, MA 01844

WEDNESDAY NOVEMBER 15, 2023
7:00 PM

- 1) Roll call
- 2) Pledge of Allegiance
- 3) Acceptance of Minutes
 - a) October 25, 2023
- 4) Old business
 - a) Any correspondence to the Board not related to items on this agenda:
 - i) N/A
 - b) Request(s) to withdraw petition(s) from the agenda:
 - i) N/A
 - c) Request(s) for reconsideration of a denied decision:
 - i) N/A
 - d) Request(s) for significant change(s) on a denied decision:
 - i) N/A
 - e) Request(s) for a time extension on a granted decision:
 - i) N/A
 - f) Continued petitions from prior meeting:
 - i) 2023-26 Scrub-A-Dub Auto Wash Centers, Inc.

A Special Permit is required under Section V-D (Table of Use Regulations) of the City of Methuen's Comprehensive Zoning Ordinance for an Automobile Wash, in a BH (Business Highway) Zone at 171 PELHAM STREET, METHUEN, MA 01844 (Parcel 512-126B-1).

- ii) 2023-27 Scrub-A-Dub Auto Wash Centers, Inc.

A Variance is required for Maximum Lot Coverage (allowed is 35% request is for 65.3%) under Section VI-D of the City of Methuen Comprehensive Zoning Ordinance, and a Variance is required under Section VI-D, for a 14.9-foot-wide canopy along Cross Street with 0 frontage (Minimum Allowed is 25 feet), in a BH (Business Highway) Zone at 171 PELHAM STREET, METHUEN, MA 01844 (Parcel 512-126B1).

[View Scrub A Dub Letter](#)

5) New business

a) Applications for Special Permit:

i) N/A

b) Applications for Variances:

i) 2023-28 Thomas & Diane Robillard

A Variance is required under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen, for a 2- story addition (46' x 39.9') to the right side of existing home that will be too close to the front setback (12.2' asking, 40.0' required) in a RR (Rural Residential) Zone. Also, to clarify the left side setback (existing 13.1' required 30.0') and rear setback of existing shed (existing 5.3' required 7.5') at **11 FILBERT STREET, METHUEN MA, 01844 (PARCEL: 310-126A-25).**

c) Applications for Fence Waiver:

i) N/A

6) Adjournment

NEXT ZONING BOARD OF APPEALS MEETING: DECEMBER 14, 2023

Anyone needing an access accommodation to participate in City of Methuen programs or services, please contact Sandy Almonte, ADA Coordinator, at SAlmonte@ci.methuen.ma.us at least two (2) weeks in advance, or 2 business days before, any Board of Commission meeting. This notice is available in alternative formats upon request.

For this meeting, members of the public who wish to watch the meeting may do so on their televisions by turning to Comcast Xfinity Channel 8 or Verizon FiOS Channel 32 or view on a computer or cell phone via live stream at <https://www.methuentv.org/methuen-government-tv-live-stream/>.