

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. - *APPLICANT MOTION TO CONTINUE TO BE CONSIDERED BY THE ZBA*

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. - *APPLICANT MOTION TO CONTINUE TO BE CONSIDERED BY THE ZBA*

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).

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/>.

COPANI, TARLOW & CRANNEY

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PARALEGALS

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MAUREEN WINSHIP
JULIE A. SOWINSKI
DONNA L. COPANI

Methuen City Hall
Zoning Board of Appeals
Searles Building
41 Pleasant Street
Methuen, MA 01844

November 8, 2023

Re: Scrub-A-Dub Auto Wash Centers, Inc.
Application for Special Permit 2023-26
Application for Variance 2023-27

Property Address: 171 Pelham Street

Attn: Matthew D'Agostino, Chairman, and Board Members

Mr. Chairman,

The Applicant is requesting a continuance of the aforementioned petitions for Special Permit and Variance scheduled at a Public Hearing before the Zoning Board of Appeals on Wednesday, November 15, 2023 to the next regularly scheduled public meeting of the Board.

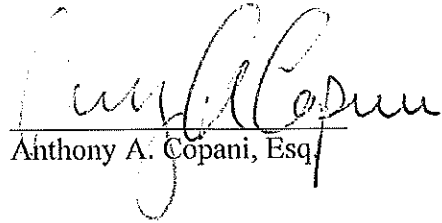
As the Board is aware, the Applicant has made several requests to meet with the various City departments to receive their input regarding the details of its submittal. These requests were made both before and after the filing of the aforementioned applications.

On Wednesday, November 8, 2023 (the date of this request for continuance) a workshop was held at City Hall with various departments in attendance. Based on their input, the Applicant is revising its plans to address the concerns and recommendations set forth at the meeting.

Also, in support of this request for continuance, the first Public Hearing on this matter was held on Wednesday, October 25, 2023. Because of the holiday, there is only a 21 day time period between the Public Hearings and only 7 day time period from the Applicant's meeting with the City Boards to allow the Applicant to make revisions to its submittal.

There were many residents in attendance at the October hearing and I recommend that they are notified of the Applicant's request for continuance. The Board's consideration in this matter is greatly appreciated.

Sincerely,



Anthony A. Copani, Esq.