

RE: 128 Pleasant Street-Car Wash

I am writing to formally express my strong objection to the proposed construction of a car wash near my residence at (136 Pleasant Valley Street). I understand that a city hearing is scheduled to discuss this matter, and I would like my concerns to be duly considered during the proceedings.

I am deeply concerned about the potential negative impacts that the construction and operation of the car wash may have on our community and on my family's quality of life. My primary concerns include

1. Noise Pollution – The anticipated noise levels from car wash operations can increase the level of noise that we expect to have living on a business highway. One of the variances that is being requested is a Right Side Screening & Space Buffer of 5 ft. (instead of 30ft) which means that the Car Wash will be right on top of our property.
2. Traffic Congestion – Increased traffic flow in our area due to the car wash may pose safety risks and inconvenience to residents.
3. Environmental Impact – I am apprehensive about the potential environmental consequences, such as water runoff and chemical discharges, which could affect the local ecosystem.
4. Property Value – There is a valid concern about the impact of a car wash on our property value, which may affect the long-term investment of our home.

On December 18th, the city council passed an ordinance to limit the number of future car washes in Methuen. Ten days later, the zoning board considered the petition for an additional cash wash on the East Side of Methuen on Pleasant Valley St.

There is also no need for an additional Car Wash on this stretch of street, as there is a Haffners Gas Station, with a Car wash and Vacuums located at 96 Pleasant Valley St, Methuen, MA 01844. This is 0.4 miles away from the proposed car wash location that Alan Kamal is requesting.

I kindly request that these concerns be thoroughly examined during the city hearing. I urge the Zoning Board to consider alternative locations that may minimize the adverse effects to our area.

I appreciate your attention to this matter and trust that you will carefully evaluate the potential consequences of approving a proposed car wash construction in such close proximity to a residential home.

Sincerely,

Franklin Ventura

136 Pleasant Valley St

Methuen MA 01844

978-390-8630

2/27/2024

Dear Zoning Board Members,

I am a unit owner at 126A Pleasant Valley St., in Methuen, and have maintained an orthodontic practice in Unit #10 for many years.

I feel compelled to firmly oppose the construction of a car wash on the adjacent lot at 128 Pleasant Valley St. I am in total opposition to this ill conceived project for the following reasons; Pleasant Valley St., near the loop is a heavily trafficked main road. There have been numerous accidents over the years due to the heavy traffic flow. Another car wash on this road will likely increase the risk of both automobile accidents, as well as pedestrians being involved in auto accidents. A car wash with cars flowing in and out, at all hours, will only increase the likelihood of these potentially deadly accidents. There is already a car wash, Haffner's less then 2 block from this proposed new car wash [Which brings up the question, why does Methuen need two car washes within two blocks of each other?]

The people who are proposing to build this car wash on this small piece of property have requested a variance. The Methuen City bylaw allows up to 25% of the actually footprint of the car wash to cover the entire property in question. The car wash people have asked for a variance to allow for over 50% of the property to be covered by the carwash itself. This, of course, would place the building extremely close to the abutters on either side, and equally important, much closer to Pleasant Valley Street, which would, in all likelihood, increase the possibility of auto and pedestrian accidents. The car wash people have called this meeting, to appeal to the zoning board, which has, in it's wisdom, denied this variance. If this variance was granted, it would set a precedence for other businesses, and of course car washes, to request similar variances, based on a ruling to grant this variance. That could lead to many ugly issues moving forward.

I request, as an abutter and property owner, to urge you to avoid all the problems mentioned above, and vote against this ill conceived project.

Thank you

Respectfully,
Stephen Weisner, DMD
Condo Unit Owner#10
126A Pleasant Valley St.
Methuen, MA 18144

UPDATED 3/20/2024 from Stephen Weisner

Subject: Carwash application for a special permit and variance at 128 Pleasant Valley St, Methuen, MA. The permit and variance numbers are 2024-01 and 2024-02; ZBA meeting scheduled for 3/27/2024.

From: Dr. Stephen Weisner, 126A Pleasant Valley St.; Owner of Unit #10; Abutter

03/20/2024

Dear Zoning Board Members,

This email addresses my previous email sent to the Zoning Board, for the meeting held on 2/28/2024. This portion of the meeting addressing the carwash permitting and variance was postponed, until 3/27/2024.

My previous email to the ZBA was to state my disapproval of the carwash being built at 128 Pleasant Valley St., which abuts our property.

The purpose of this current email is to void my previous email disapproving of the carwash being built at 128 Pleasant Valley St..

I neither approve, nor disapprove the carwash being built at 128 Pleasant Valley St.

Thank you

Stephen Weisner, DMD

Date : 2/27/2024

Dear board members

As an owner at 126 A pleasant valley street adjacent to the property in question at 128 pleasant valley street, I am overly concerned about this particular project. As you know pleasant valley street is already a very busy one, a car wash will increase the traffic tremendously and I believe it will increase the risk of accidents due to that.

There is another car wash at haffner couple of blocks down the street, I don't see the need neither the benefit of adding another one that comes with all the inconvenience and risks to us and other neighbors.

Also getting that close to our property line through a variance, we would definitely and firmly oppose that.

I will urge you to decline such a project in a small lot as 128 pleasant valley street, to avoid all the risks and nuisance to all the neighbors whether abutters or just close by.

As my right as an abutter owner , I voice firmly my total opposition to this project.

Respectfully yours

George Abou-Ezzi DMD

Owner of two units at

126 A pleasant valley street

Deir zoning board members,

I am one of the unit owners at 126A Pleasant Valley St.

The proposed car wash establishment next-door is not only inconvenient to us professionals next-door, but also is a big contributor to a potential hazardous situation that we most likely will be having to deal with; Such establishment will invite many motor vehicles to the area and would cause accidents given the road structure and width at that given location. Based on my experience as a real estate attorney, dealing with structural engineers, as a part of my work on a daily basis, I believe this stretch of land is way too small to build anything on there let alone a car wash, requiring long driveways and setbacks; furthermore, This type of business would potentially cause contribute of nearby lands. Our building is occupied by professionals offering services such as health and Legal services; allowing a car wash right adjacent to our establishment, will discourage many clients, and most importantly many patients who come to see doctors in our building would not feel safe coming to our building.

We already have enough car washes in Methuen, I strongly oppose this proposed project.

Thank you!

Bachir Atallah Esq.
Attorney At Law

[Atallah Law Firm PLLC](#)

Dear Zoning Board Members,

I hope this letter finds you in good health. I am the owner of two units in 126A Pleasant Valley Street. I am writing to you with deep concern regarding the proposal for a car wash facility adjacent to our properties, particularly in light of the safety considerations for our customers and patients who frequent our business at 126A Pleasant Valley Street. Additionally, I am compelled to share my personal experience as a victim of a rear-end car accident.

As a healthcare professional and business owner, the safety of our customers and patients has always been a top priority for us. We have faced challenges in the past due to visual obstructions, notably caused by a tree located at 128 Pleasant Valley Street. This tree presented significant visibility issues for individuals accessing our business and resulted in multiple car accidents for our customers. Fortunately, it was later removed. However, the addition of a car wash in close proximity could potentially magnify the safety risks we previously encountered.

Our customers and patients, many of whom are local residents in Methuen, rely on our services for their health and well-being. Introducing a car wash next door not only amplifies the risk of accidents and collisions for these individuals but also undermines the trust and confidence they place in us as a healthcare provider. Furthermore, the increased traffic and activity associated with the operation of a car wash could further compromise the safety and accessibility of our premises, potentially deterring individuals from seeking the care and assistance they need.

Given these considerations, I respectfully urge you to reconsider the proposal to establish a car wash at the proposed site. The safety and well-being of our community, including our valued customers and patients, should take precedence in any decision-making process.

Thank you for your attention to this matter, and I sincerely hope that you will take into account the concerns raised by myself and other members of the community.

Sincerely,

Dr. Hongsheng Liu