

Attachment to Community Development Board Special Permit

Application

Proposed Drive-Through Lane & Canopy Addition (Section V-D) 248 Broadway – Map 612, Block 120, Lot 11

On behalf of the Applicant, NES Group, Inc., we offer the following narratives relative to the requested Special Permit for the proposed drive-through use pursuant to the Special Permit review criteria set forth in Section XI of the Zoning Ordinance:

How does the special permit meet the general requirements of Section XI-B.2 of the Zoning Ordinance?

The project has been designed to meet the general requirements of Section XI-B.2 of the Zoning Ordinance. Please see explanations for each requirement below:

a. Social, economic, or community needs which are served by the proposal

The proposed site improvements will allow the community more options in using the existing Methuen Credit Union. As drive-thru services have become increasingly more preferable to users, the additional drive-thru lane will be able to better serve the needs of the clientele of the Methuen Credit Union and the community as a whole.

b. Traffic flow and safety, including parking and loading

The proposed traffic patterns through the site will be consistent with the flow through the existing drive-thru on site, with the additional drive-thru lane allowing for more efficient traffic flow through the site. This will consist of two drive-thru lanes and one drive-thru bypass lane to maintain an emergency egress around the building. The site will maintain the existing ADA parking space and location. The drive-thru lanes and parking spaces have been designed to adhere to the applicable requirements in the Methuen Zoning Ordinance.

c. Adequacy of utilities and other public services

The existing utility connections that serve the site will be suitable to accommodate the proposed site improvements. No new utility connections are proposed. No additional capacity will be required from public services.

d. Neighborhood character and social structures

The subject site is located within a commercial area. Surrounding uses are largely commercial, located within the Central Business District. Operation of the facility will be consistent with the existing operation and with other commercial uses in the vicinity of the site and is not anticipated to represent a nuisance to same.

This site received a Special Permit for a drive-thru establishment in October of 2010. This project proposes a modification to the existing drive-thru to allow more efficient site operation.

e. *Impacts on the natural environment*

The developed portion of the site is to remain largely consistent with existing conditions, with no expansion of the existing development footprint and a slight reduction of impervious area. Therefore the proposed improvements to the site will not result in any adverse impact to the environment.

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*

The proposed site improvements will allow an existing business in the City of Methuen to continue to function and improve its services to its customers and the surrounding community. Additionally, the existing facility is anticipated to operate similarly to existing conditions, with no increased requirements for City services.

g. *Consistency with the most recent City of Methuen Master Plan*

The proposed site improvements are consistent with the City of Methuen 2035 Master Plan draft documents. The promotion of economic development is listed as a Master Plan goal. This project allows a business to expand its offerings to its customers, which is in line with this goal.

How does the special permit meet the general requirements of Section XI-D of the Zoning Ordinance?

The project has been designed to meet the general requirements of Section XI-D of the Zoning Ordinance. Please see explanations for each requirement below:

- *A Drive-up Retail, Business, or Service Establishment shall not constitute a nuisance of any type.*

There is currently an existing drive-thru lane servicing the establishment. The project proposes the addition of one drive-thru lane to accommodate the bank's proposed pneumatic tube system, however the facility is anticipated to function similar to existing operations with improved drive-thru efficiency. Accordingly, the proposed project is not anticipated to cause any other nuisance.

- *Access to such drive-up service shall conform to Section VI-B-5 Yard Requirements.*

The project is proposed to conform to these requirements.

- *Drive-up Retail, Business, or Service Establishment shall not operate after Midnight without an additional special permit from the Community Development Board.*

BOHLER //

The existing and proposed drive-thru services are not proposed to operate after midnight.

- *Drive-up Retail, Business, or Service Establishment must comply with Methuen Municipal Code, Article VI, Section 9-61 Regulation of Loudspeakers, Amplifiers, and Paging Systems.*

The proposed drive-thru lane project is proposed to conform to these requirements.

We look forward to discussing this project further with you at the upcoming hearing on June 12, 2024. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER ENGINEERING



Kate Engler



Matthew Bombaci, P.E.