



**CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD
APPLICATION FOR SITE PLAN APPROVAL**

APPLICANT: Park Silver Development LLC
ADDRESS: 8171 Maple Lawn Boulevard Suite 300 Fulton, Md 20759

1. Application is hereby made for a Site Plan Approval under Section XII of the City of Methuen Comprehensive Zoning Ordinance.
2. Assessor's parcel ID of all affected parcels, location and general description of property bounded and described as follows:
3. The parcel is identified as assessor's parcel ID 1010-108-457. The Project Site is a 11.05-acre parcel located on the southerly side of Pleasant Valley Street in Methuen, Massachusetts. The site is bound by Pleasant Valley Street to the north, Interstate Route 495 to the south-west and by Route 213 by the south-east.

b. Premises affected are in Zoning District Zoning designated as IL (Limited Industrial).

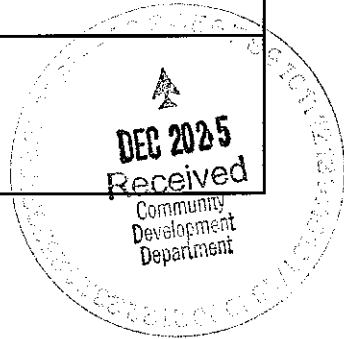
4. Ownership:

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

HEAVENLY INVESTMENTS VI, LLC

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

	Prospective Purchaser Name: Park Silver Development LLC	Address 8171 Maple Lawn Boulevard Suite 300 Fulton, Md 20759
	Lessee Name	Address
	Other Explain:	



5. General description of structure(s) and site:

<p>Site: The Project Site is a 11.05-acre parcel located on the southerly side of Pleasant Valley Street in Methuen, Massachusetts. The site is bound by Pleasant Valley Street to the north, Interstate Route 495 to the south-west and by Route 213 by the south-east.</p>
<p>Building Size (inc. height & # of stories): The height of the building is forty-five (45) feet, consisting of four stories</p>
<p>Site Amenities: The plan includes building a four-story, 122-room extended-stay hotel on the existing 11.05-acre property. Additional work will provide 129 parking spaces, drive aisles, and an access curb cut to Pleasant Valley Street. The development will make use of existing site infrastructure and utilities, such as the stormwater basin, drainage, and sewer systems</p>
<p>Exterior Building Construction: The proposed building will be four stories with a flat roof, featuring cement board lap siding in three colors. It will include aluminum sling windows and a main entrance of hollow metal and glass. Refer to Site and Architectural plans attached.</p>
<p>Interior Building Construction: The interior features a type V-A wooden frame and will include an elevator. Guest rooms include deluxe queen, double queen, and king suites, each fully furnished with a kitchenette featuring a refrigerator, microwave, and two-burner cooktop. Reference plans as aforesaid.</p>

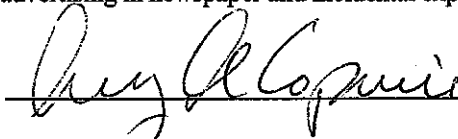
Refer to plans numbered: Proposed Site Plans prepared by Andover Consultants, Inc., Architectural Plans prepared by brr Architecture, Inc., and Stormwater Report submitted with this application. Traffic Study, Landscaping and Lighting Plan, if not submitted at the time of filing, will follow.

** In addition to the drainage calculations submitted, the Community Development Board may require the completion of traffic impact studies and review by the Commonwealth of Massachusetts.*

6. Deed recorded in Registry of Deeds in Book: 17976, Page: 34

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

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

SIGNED:  _____

PRINTED: Anthony A. Copani, Esq., as authorized signatory for Park Silver Development LLC and Dimitrios Saragas, Manager of Heavenly Investments VI, LLC

DATED: December 1, 2025