

70-25-18

ORDINANCE # 1049

Ordinance Amending the Comprehensive Zoning Ordinance of the City of Methuen- 11 Cross Street, Methuen, MA – CROSSLD QOZB, LLC

BE IT ORDAINED, by the City Council of the City of Methuen, that pursuant to the authority conferred by Chapter 40A, Section 5 of the Massachusetts General Laws, and for the purpose of promoting the health, safety and the general welfare of the inhabitants of the City of Methuen, the City Council hereby approves the following amendment to the Zoning Ordinance of the City of Methuen:

WHEREAS, The Petitioner – Cross Street Planned Residential Development District (CSPRDD) to the list, and

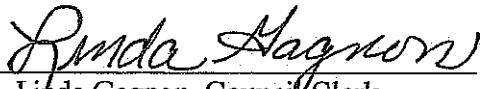
WHEREAS, said parcel is located on Assessor's Tax Parcel 512-124-23, containing approximately 5.32 acres of land, and incorporated by reference herein as submitted by Attorney Bobrowski on behalf of CROSSLD QOZB, LLC, 11 Cross Street, Methuen, MA "attached".

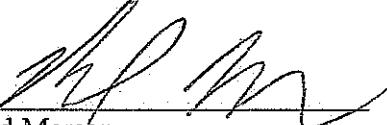
NOW THEREFORE the City Council of the City of Methuen hereby amends the Comprehensive Zoning Ordinance of the City of Methuen to change/rezone that area of land located at 11 Cross Street, Methuen, and as more particularly described in the attached petition, Tax Parcel 512-124-23, 11 Cross Street, Methuen, MA, from its present designation as a Highway Business District to Residential Development District.

BE IT FURTHER ORDERED: That the Petitioner is required to obtain a special permit from the Community Development Board in order to proceed with this project.

First Read: November 5, 2025
Adopted: December 15, 2025
Effective: January 14, 2026

I do hereby certify that at a meeting of which a quorum was present, the foregoing ordinance was adopted by a unanimous vote on December 15, 2025.


Linda Gagnon, Council Clerk


Ronald Marsan
City Council Chair

Approved under MHRC Sec. 3-6
Date: 12/31/25

Approved: David P. Beauregard, Jr.
David P. Beauregard, Jr. Mayor

Proposed New Zoning Ordinance revised 12-04-25

TO SEE IF THE CITY COUNCIL WILL VOTE TO AMEND THE METHUEN COMPREHENSIVE ZONING ORDINANCE BY ADDING THE FOLLOWING CROSS STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT, AS SET FORTH IN PROPOSED NEW ARTICLE XIV:

Item 1. In Methuen Comprehensive Zoning Ordinance Section III-B Establishment of Districts, add “Cross Street Planned Residential Development District” (CSPRDD) to the list.

Item 2. Add the following new Article XIV to the Methuen Comprehensive Zoning Ordinance, inclusive:

ARTICLE XIV CROSS STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (CSPRDD)

XIV-A Purpose. The purpose of the Cross Street Planned Residential Development District (“CSPRDD”) is as follows:

1. To promote a diversity of housing types in the City, including affordable housing;
2. To promote the productive reuse of the property presently underutilized as a heavy equipment contractor yard;
3. To support existing businesses in the adjacent Highway Business District;
4. To create a self-sufficient neighborhood that does not rely on vehicular traffic;
5. To serve as a model for the redevelopment of other underutilized properties in other areas of the City.

XIV-B Location. The CSPRDD is located on Methuen Assessor’s Tax Parcel 512-124-23, containing approximately 5.32 acres of land.

XIV-C Special Permit and Site Plan Approval Required. The Cross Street Planned Residential Development District (CSPRDD) shall require the issuance of a Special Permit by the Community Development Board (CDB) pursuant to Methuen Comprehensive Zoning Ordinance Section XI Special Permits. The CSPRDD shall also require the issuance of Site Plan Approval by the CDB pursuant to Methuen Comprehensive Zoning Ordinance Section XII Site Plan Approval. The CDB shall conduct the special permit and site plan review proceedings concurrently at the request of the applicant. The following uses are eligible for inclusion in CSPRDD:

1. Multifamily Dwellings containing not more than 65 units in any single building in the CSPRDD with the total number of dwelling units in the CSPRDD not to exceed 168; and

2. Ancillary or accessory uses, clubhouse, pool, health and fitness facility, and other amenity spaces for the residents.

XIV-D Dimensional and Density Regulations. The following dimensional and density regulations shall apply in the CSPRDD:

1. Minimum Aggregate Lot Area: 5 acres.
2. Minimum Aggregate Lot Frontage: 200 feet.
3. Minimum Lot Width: 200 feet.
4. Maximum Building Height; Multifamily Buildings: 4 stories and 56 feet, except 5 stories and 70 feet where parking is located under the building.
5. Maximum Building Height; Ancillary or Accessory Buildings: 2 stories and 35 feet.
6. Building Setback: All buildings shall be set back not less than 25 feet from the boundary of the CSPRDD, except where the CDB grants a waiver.
7. Multifamily Dwelling Separation. No multifamily building shall be located within 40 feet of any other multifamily building(s), except where the CDB grants a waiver.
8. Density; Multifamily Dwellings: The total number of dwelling units shall not exceed 35 units per acre of the total CSPRDD lot area, however in no event shall the total number of dwelling units in the CSPRDD exceed 168.

XIV-E Bedroom Mix. In a CSPRDD, one-bedroom, two bedroom, and three-bedroom units shall be allowed. A minimum of 10% of the total dwelling units shall be three-bedroom units.

XIV-F Parking and Loading. The following parking and loading requirements shall apply in the CSPRDD. The standards set forth below are in lieu of those otherwise provided in Section VIII of the Zoning Ordinance. Both surface and underground parking areas are permissible.

- 1. Multifamily Dwellings:** Minimum 1 space per one bedroom dwelling unit; Minimum 1.75 spaces per two-bedroom dwelling unit; Minimum two spaces per three-bedroom dwelling unit; at the discretion of the CDB.
- 2. Ancillary and Accessory Buildings available to residents:** Minimum 1 space per 350 square feet gross floor area; at the discretion of the CDB.

Proposed New Zoning Ordinance revised 12-04-25

3. Loading Areas. See Section VIII-D of the Zoning Ordinance.

XIV-G Driveways and Utilities. The principal driveways serving the site shall be adequate for the intended use and vehicular traffic and shall be maintained privately. Minimum travel width of each lane on a driveway within the CSPRDD shall be eleven feet. The connection of all buildings in the CSPRDD to the municipal water and sewer systems is required. All water, sewer, gas, electricity, cable, and telephone lines shall be installed underground.

XIV-H Signs and Lighting. Signs and lighting associated with multifamily dwellings and ancillary or accessory buildings in the CSPRDD shall comply with the standards set forth in Section VII of the Zoning Ordinance, unless waived by the CDB.

XIV-I Affordable Housing. The following standards shall apply:

1. Minimum Number of Affordable Housing Units. Twenty-five percent (25%) of the dwelling units in the CSPRDD shall be and shall remain Affordable Units as defined by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) for the life of the Project. Subject to approval by the EOHLC, all dwelling units shall be eligible to be included in the City's Subsidized Housing Inventory (SHI), as maintained by EOHLC.
2. Regulatory Agreement. Prior to issuance of the first certificate of occupancy, the Applicant shall execute a Regulatory Agreement that shall be countersigned by the EOHLC and the City to preserve the affordability of the dwelling units as set forth herein.
3. Certification of Continuing Tenant Eligibility. The owner or manager of the CSPRDD shall recertify to EOHLC and the City annually, or less frequently as may be required by EOHLC, the continuing eligibility of any tenant in an Affordable Unit. Upon request, the Applicant shall provide the City with all necessary information to determine whether the required affordability levels are in place.
4. Local Preference. For the initial rent-up of the CSPRDD, the maximum number of Affordable Units allowed by law, but not more than seventy percent (70%) of the Affordable Units, shall be reserved for households that qualify under a local preference definition approved by the EOHLC. A lottery shall be established in a form approved by the EOHLC and/or the Project's Monitoring Agent to effectuate this local preference, with an approved secondary lottery for all other applicants.