

TD-20-8B
TD-21-1B



City of Methuen, Massachusetts
Department of Economic & Community Development
The Searles Building, 41 Pleasant Street
Methuen, Massachusetts 01844
Telephone (978) 983-8560 Fax (978) 983-8976

Neil Perry
Mayor

William J. Buckley
Director

Order 944

Memorandum

To: Neil Perry, Mayor

From: Kathleen Bradley-Colwell, Planning Division Director *KBColwell*

Date: January 5, 2021

Re: January 19, 2021 City Council Agenda -Zoning Ordinance Amendment

The Community Development Board recommended favorable action on the proposed Zoning Amendment to Section V-D Table of Use Regulations to allow Storage Facilities, Self or Mini-Warehouses by Special Permit from the Zoning Board of Appeals. Please see the attached memo sent to the City Council with the proposed change to the Table of Uses highlighted. The Board requests that the City Council vote to adopt this zoning ordinance amendment at their January 19, 2021 meeting.

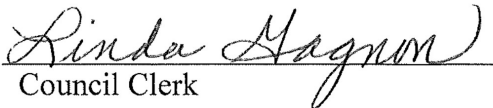
If you have any questions or need additional information, please do not hesitate to contact me.

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METHUEN, MA
2021 AUG 23 AM 10:57

cc. William J. Buckley, Director
Stephen F. DeFeo, Jr., Chairman Community Development Board

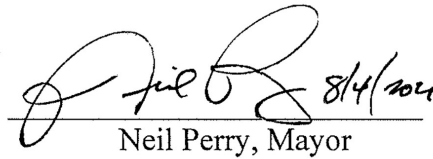
First Read: September 8, 2020
Adopted: January 19, 2021
Effective: February 19, 2021

I do hereby certify that at a meeting of which a quorum was present, the foregoing ordinance was adopted by an 8 to 1 vote on January 19, 2021.


Council Clerk


Steve Saba, City Council Chairman

Approved under MHRC Sec. 3-6
Date: _____

Approved:  8/4/2021
Neil Perry, Mayor



Neil Perry
Mayor

City of Methuen, Massachusetts

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William J. Buckley
Director

Memorandum

To: James McCarty, Chairman, City Council

From: Stephen F. DeFeo, Jr., Chairman, Community Development Board

Date: October 15, 2020

Re: Proposed Zoning Ordinance Amendment: Amend Section V-D Table of Use Regulations to allow Storage Facilities, Self or Mini – Warehouses by Special Permit from the Zoning Board of Appeals in the BH (Business Highway) and IL (Limited Industrial) Zone

At our regularly scheduled meeting held on October 14, 2020 the Community Development Board **voted unanimously (5-0) to recommend favorable action** on the proposed amendment to the Methuen Comprehensive Zoning Ordinance to amend Section V-D Table of Use Regulations to allow Storage Facilities, Self or Mini – Warehouses by Special Permit from the Zoning Board of Appeals in the BH (Business Highway) and IL (Limited Industrial) Zone as shown on the attached Table.

If you have any questions or need additional information, please do not hesitate to contact me.

	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
General Business con't															
Truck or freight terminal	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	NO	SP CD	NO
Storage Facility, Self or Mini-Warehouse	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA X	NO	NO	SP ZBA X	NO
Warehouse, Indoor	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	SP ZBA	SP ZBA	Y	NO
Wholesale establishment, Indoor	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	NO
Industrial Uses:															
Commercial & industrial research & development and testing lab	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	Y	NO
Manufacturing, Food Products	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO
Manufacturing, Industrial	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	NO	Y	NO
Manufacturing, Light	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	SP CD	SP CD	Y	NO
Manufacturing, masonry materials	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO
Research and development laboratory for non-hazardous materials	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	SP CD	SP CD	SP CD
Registered Marijuana Dispensary (RMD)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO



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William J. Buckley
Director

Memorandum

To: James McCarty, Chairman, City Council
From: Stephen F. DeFeo, Jr., Chairman, Community Development Board
Date: September 10, 2020
Re: Proposed Zoning Ordinance Amendment to require "Storage Facility, Self or Mini-Warehouse" by Special Permit from the ZBA in the BH and IL Zones

As per the City Council's request, the Community Development Board voted to **schedule a joint public hearing on October 14, 2020 at 6 PM via Zoom** to discuss the proposed amendment to the Zoning Ordinance Table of Uses to require a Special Permit from the Zoning Board of Appeals (ZBA) for all "Storage Facilities, Self or Mini-Warehouses" in the BH and IL Zones. The Zoning Ordinance defines "Storage, Facility, Self or Mini-Warehouse" as "a facility where individual portions of the spaces are rented to consumers for the temporary indoor storage of business or personal items." Currently this use is allowed as-of-right (i.e. allowed without any permits from a land use board) in the BH and IL Zones.

Not all property in the BH and IL Zone is suitable for self-storage. Requiring a Special Permit from the ZBA for the use will allow that Board to make a "determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site".

Please see the attached proposed amended Table of Uses.

If you have any questions or need additional information, please do not hesitate to contact the Economic and Community Development Department.

cc. Neil Perry, Mayor
William J. Buckley, Director, Economic and Community Development
Community Development Board



Neil Perry
Mayor

City of Methuen, Massachusetts

Department of Economic & Community Development

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William J. Buckley
Director

Memorandum

To: James McCarty, Chairman, City Council

From: Stephen F. DeFeo, Jr., Chairman, Community Development Board

Date: February 12, 2020

Re: Proposed Zoning Ordinance Amendment to require "Storage Facility, Self or Mini-Warehouse" by Special Permit from the ZBA in the BH and IL Zones

The Community Development Board voted to recommend that the Table of Uses be amended to require a Special Permit from the Zoning Board of Appeals (ZBA) for all "Storage Facilities, Self or Mini-Warehouses" in the BH and IL Zones. The Zoning Ordinance defines "Storage, Facility, Self or Mini-Warehouse" as "a facility where individual portions of the spaces are rented to consumers for the temporary indoor storage of business or personal items." Currently this use is allowed as-of-right (i.e. allowed without any permits from a land use board) in the BH and IL Zones.

Not all property in the BH and IL Zone is suitable for self-storage. Requiring a Special Permit from the ZBA for the use will allow that Board to make a "determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site".

Please see the attached proposed amended Table of Uses.

The Community Development Board requests that you consider the proposed zoning ordinance amendment for a first read and then send it back to the Board to schedule a joint public hearing. If you have any questions or need additional information please do not hesitate to contact the Economic and Community Development Department.

cc. Neil Perry, Mayor
William J. Buckley, Director, Economic and Community Development