

TRANSCRIPT OF PUBLIC RECORD
ZONING BOARD OF APPEALS MEETING
MAY 26TH, 2010

This Regular Meeting of the **Zoning Board of Appeals**, was held in the Great Hall of Searles Building, City Hall, and was called to order at 7:12 PM.

MEMBERS IN ATTENDANCE:

Mr. Matthew D'Agostino, Chairman
Ms. Laura Walta, Vice Chairman
Mr. Richard Lacroix, Clerk
Mr. Robert Andrew, Alternate Member
Mr. Vincenzo Pesce, Member
Mr. Ronald Marsan

MEMBERS ABSENT:

Mr. Jesse Ramirez, Member

OTHERS IN ATTENDANCE:

Ms. Gwen Martone, Zoning Board Secretary

ATTENDANCE:

Board Clerk, Richard Lacroix called the roll with all one member absent

ROLL CALL:

Board Clerk, Richard Lacroix called the roll of Applicants.

Petitions Continued From April 28th, 2010:

#2010 – 4 A To Z, LLC, 268 Hampstead Street, Methuen, MA 01844

Special Permit required under Section V-D of the Comprehensive Zoning ordinance of the City of Methuen to change warehouse and office space into an Indoor Commercial Recreation Use in a Highway Business District (BH) at #268 Hampstead Street, Methuen, MA 01844.

Joseph Maynard of Benchmark Engineering, Inc. appeared before the Board on behalf of the petitioner. According to Mr. Maynard the applicant is seeking a special permit to allow an indoor, commercial, recreation/use in a BH Zone. He indicated that his client has narrowed it down and he is proposing to do an indoor baseball type of use with some type of batting / pitching cages. He stated that it would be run by his client, the owner of the building, Keith Guilmette, who also owns Control Systems that occupies a good portion of the building. Chairman D'Agostino invited the petitioner up to the podium to explain what he was planning to do at this location. According to Mr. Guilmette he is looking to have an indoor facility for batting and pitching for baseball and or softball with curtained off areas for baseball and softball practice. Mr. D'Agostino questioned if it was going to be year round and what the hours of operation would be. The petitioner indicated that it would be year round and that the hours would be 7:00 AM to 10:00 PM., 7 days of week if the clientele is looking for

the availability. Additionally he indicated that they would be no indoor games played and that basically the facility would be rented by coaches to work with their teams. He further indicated that he is providing the space, balls and pitching machines and all other equipment would be the renters responsibility. Chairman D'Agostino questioned the number of cages to which the petitioner respond that there would be 3. Additionally Mr. D'Agostino questioned if they would be running birthday parties. The petitioner responded that he really hadn't thought about that so that he doesn't think so, that he didn't believe it to be that type of a venue. He further indicated that if he felt there was a need for that use that he would try to add it to his operation if it could be done successfully.

Board Member Vin Pesce questioned the square footage and the length. The petitioner indicated that the facility would be 4,000 sq. ft. and that the batting cages would be 55 ft. in length. Additionally he questioned if there were going to be emergency exits to which the petitioner responded yes. At this time it was explained by the Board Secretary that building permits would have to be issued to modify the building and that those issues would be addressed at that time. Mr. Pesce questioned if the square footage would be adequate for 3 cages. The petitioner indicated that they looked at other facilities and have actually laid the interior out on paper and that the square footage was adequate.

Chairman D'Agostino opened the meeting to Public Participation and no one spoke either in favor or in opposition of this application. Having no discussion, Public Participation was closed and the applicant returned to the podium.

MOTION: *Richard Lacroix motioned that approval is specific to batting cages for baseball and or softball instructional purposes only and that any other use other than baseball and or softball will require additional approval from the Zoning Board of Appeals.*

Laura Walta second this motion

VOTE: 5-0-0 UNANIMOUSLY APPROVED

ROLL CALL: *Mr. Richard Lacroix – yes, per plan with conditions
Mr. Robert Andrew – yes, per plan with conditions
Mr. Ronald Marsan – yes, per plan with conditions
Ms. Laura Walta – yes, per plan with conditions
Mr. Matthew D'Agostino – yes, per plan with conditions*

VOTE: 5-0-0 UNANIMOUSLY APPROVED

ADJOURNMENT:

MOTION: *Matthew D'Agostino moved to approve a 7:19 PM adjournment.
Robert Andrew seconded this motion.*

VOTE: 5-0-0 UNANIMOUSLY APPROVED

Respectfully submitted,

Gwen Martone, Zoning Board Secretary
Methuen, MA 01844