



**CITY OF METHUEN
COMMUNITY DEVELOPMENT BOARD**

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT: Wan Yan, LLC

ADDRESS: 53 Mayflower Drive
North Andover, MA 01845

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:
Land at 125 Merrimack Street, Parcel ID 1113-109W-19, consisting of 2.89 acres and bounded
by Merrimack Street on the west, lands of Elgeo Realty Trust and Liv Luv Revocable Trust on the
north, land of Liv Luv Realty Trust on the east, and lands of Heavenly Investments II, LLC and
7 Eleven, Inc. on the south.

b. Premises affected are in Zoning District BH

3. Ownership:

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

Wan Yan, LLC, 53 Mayflower Drive, North Andover, MA 01845

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

	Prospective Purchaser Name	Address
	Lessee Name	Address
	Other Explain:	

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

Site: The site has an existing 2,475 sf building with 2,475 sf basement (former Santander Bank) with access driveways and parking. The building will be expanded to 4,640 sf to accommodate a new 147 seat restaurant with a new parking lot with 95 spaces.
Building Size (inc. height & # of stories): Proposed building size is 4,640 sf plus an existing 2,475 sf basement.
Site Amenities: New parking lot for 95 vehicles, new stormwater management system.
Exterior Building Construction: Brick masonry
Interior Building Construction: Wood frame, drywall

Refer to plans numbered: 1 through 12 submitted with this application.

** 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.*

5. Deed recorded in Registry of Deeds in: Book: 16335, Page: 238 or

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

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

SIGNED: _____



David R. Jordan, PE, PLS, LEED AP
Greenman-Pedersen, Inc.

PRINTED: _____

Owner's Representative

DATED: _____

April 7, 2021

SCHEDULE OF ADMINISTRATIVE FEES

Revised June 12, 2013

Special Permit	\$300 plus \$300 per dwelling unit for residential plus \$0.15 per square foot gross floor area for non-residential
Modification or Amendment of a Special Permit	\$150
Wind Energy Conversion Facilities	\$1,000
Personal Wireless Service Facilities	\$1,000
Large Scale Ground Mounted Solar Photovoltaic Installations	\$1,000
Repetitive Petitions	\$100
Applications for Amendments to the Zoning Ordinance	\$300
Site Plan Approval	\$300 plus \$300 per dwelling unit for residential plus \$0.15 per square foot gross floor area for non-residential

$$7,115 \text{ SF} \times \$0.15 = \$1067.25 + \$300.00 = \$1,367.25$$



Patriot Properties

125 Merrimack St
1113-109W-19

04/05/2021

11:10:57AM

Methuen

Abutters List

Filter Used: DataProperty.AccountNumber in
(16673,16571,16572,16573,16574,16575,100489,100490,100491,100492,100493,22525,22524,22531,16675,22522,16576,22519,22514,16676,16678,22521,16674)

21 APR 5 11:25

Certified Abutter's List
Assessor's Office
[Signature]

Methuen Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1012-108-110	126 MERRIMACK ST 7	RP15 LLC		75 AVCO RD UNIT E	HAVERHILL	MA	01835
1012-108-110A	126 MERRIMACK ST 1	EFFJAM REALTY TRUST		7 SHADOW LN	ANDOVER	MA	01810-2852
1012-108-110B	126 MERRIMACK ST 2	EFFJAM REALTY TRUST		7 SHADOW LN	ANDOVER	MA	01810-2852
1012-108-110C	126 MERRIMACK ST 3	EFFJAM REALTY TRUST		7 SHADOW LN	ANDOVER	MA	01810-2852
1012-108-110D	126 MERRIMACK ST 4	EFFJAM REALTY TRUST		7 SHADOW LN	ANDOVER	MA	01810-2852
1012-108-110E	126 MERRIMACK ST 5	EFFJAM REALTY TRUST		7 SHADOW LN	ANDOVER	MA	01810-2852
1012-108-110F	126 MERRIMACK ST 6	EFFJAM REALTY TRUST		7 SHADOW LN	ANDOVER	MA	01810-2852
1012-108-111	130 MERRIMACK ST	SARAGAS GEORGE TR	ELAINE REALTY TRUST	7 SHADOW LN	ANDOVER	MA	01810-2852
1113-109W-10	76 AYER ST	LUG JEREMY C		76 AYER ST	METHUEN	MA	01844-6124
1113-109W-11	78 AYER ST	DASILVA CARLOS A		78 AYER ST	METHUEN	MA	01844
1113-109W-12	80 AYER ST	DIAZ DIOMILET ALEXIS		80 AYER ST	METHUEN	MA	01844
1113-109W-13	82 AYER ST	SULLIVAN JULIA	BELL GEORGE ESTES JR	82 AYER ST	METHUEN	MA	01844-6124
1113-109W-14	90 AYER ST	MARCELLO MICHAEL D TR	MICHAEL D MARCELLO RE	90 AYER ST	METHUEN	MA	01844
1113-109W-18B	(VP) MERRIMACK ST	SAINI KAUSHALIA D & PRITAPA	RANI SUNITA & MEENU	129 MERRIMACK ST	METHUEN	MA	01844
1113-109W-19	125 MERRIMACK ST	WAN YAN LLC		53 MAYFLOWER DR	N ANDOVER	MA	01844
1113-109W-19A	127 A MERRIMACK ST	SIDERI ANN D TR	LIV LUV REVOCABLE TRUS	26A FLUME RD	MAGNOLIA	MA	01930
1113-109W-19B	127 MERRIMACK ST LT 1	SARAGAS DIMITRIOS TR	ELGEO REALTY TRUST	7 SHADOW LN	ANDOVER	MA	01810
1113-109W-20	119 MERRIMACK ST	7 ELEVEN INC	ATTN AD VALOREM STORE	PO BOX 711	DALLAS	TX	75221-0711
1113-109W-20B	115 MERRIMACK ST LT A1	HEAVENLY INVESTMENTS III LLC		104 PLAISTOW RD	HAVERHILL	MA	01830
1113-109W-6C	70 A AYER ST LT A	KEDDIE SEAN K		70A AYER ST	METHUEN	MA	01844-6124

Parcel Count: 20

End of Report

126 MERRIMACK ST 7	1012-108-110	80 AYER ST	1113-109W-12
RP15 LLC	LUC: 444	DIAZ DIOMILET ALEXIS	LUC: 104
75 AVCO RD UNIT E		80 AYER ST	
HAVERHILL, MA 01835		METHUEN, MA 01844	
126 MERRIMACK ST 1	1012-108-110A	82 AYER ST	1113-109W-13
EFFJAM REALTY TRUST	LUC: 327	SULLIVAN JULIA	LUC: 101
7 SHADOW LN		BELL GEORGE ESTES JR	
ANDOVER, MA 01810-2852		82 AYER ST	
		METHUEN, MA 01844-6124	
126 MERRIMACK ST 2	1012-108-110B	90 AYER ST	1113-109W-14
EFFJAM REALTY TRUST	LUC: 327	MARCELLO MICHAEL D TR	LUC: 101
7 SHADOW LN		MICHAEL D MARCELLO REV TR	
ANDOVER, MA 01810-2852		90 AYER ST	
		METHUEN, MA 01844	
126 MERRIMACK ST 3	1012-108-110C	(VP) MERRIMACK ST	1113-109W-18B
EFFJAM REALTY TRUST	LUC: 327	SAINI KAUSHALIA D & PRITAPA	LUC: 132
7 SHADOW LN		RANI SUNITA & MEENU	
ANDOVER, MA 01810-2852		129 MERRIMACK ST	
		METHUEN, MA 01844	
126 MERRIMACK ST 4	1012-108-110D	125 MERRIMACK ST	1113-109W-19
EFFJAM REALTY TRUST	LUC: 327	WAN YAN LLC	LUC: 341
7 SHADOW LN		53 MAYFLOWER DR	
ANDOVER, MA 01810-2852		N ANDOVER, MA 01844	
126 MERRIMACK ST 5	1012-108-110E	127 A MERRIMACK ST	1113-109W-19A
EFFJAM REALTY TRUST	LUC: 327	SIDERI ANN D TR	LUC: 332
7 SHADOW LN		LIV LUV REVOCABLE TRUST	
ANDOVER, MA 01810-2852		26A FLUME RD	
		MAGNOLIA, MA 01930	
126 MERRIMACK ST 6	1012-108-110F	127 MERRIMACK ST LT 1	1113-109W-19B
EFFJAM REALTY TRUST	LUC: 327	SARAGAS DIMITRIOS TR	LUC: 325
7 SHADOW LN		ELGEO REALTY TRUST	
ANDOVER, MA 01810-2852		7 SHADOW LN	
		ANDOVER, MA 01810	
130 MERRIMACK ST	1012-108-111	119 MERRIMACK ST	1113-109W-20
SARAGAS GEORGE TR	LUC: 334	7 ELEVEN INC	LUC: 333
ELAINE REALTY TRUST		ATTN AD VALOREM STORE 40098	
7 SHADOW LN		PO BOX 711	
ANDOVER, MA 01810-2852		DALLAS, TX 75221-0711	
76 AYER ST	1113-109W-10	115 MERRIMACK ST LT A1	1113-109W-20B
LUG JEREMY C	LUC: 101	HEAVENLY INVESTMENTS III LLC	LUC: 316
76 AYER ST		104 PLAISTOW RD	
METHUEN, MA 01844-6124		HAVERHILL, MA 01830	
78 AYER ST	1113-109W-11	70 A AYER ST LT A	1113-109W-6C
DASILVA CARLOS A	LUC: 101	KEDDIE SEAN K	LUC: 101
78 AYER ST		70A AYER ST	
METHUEN, MA 01844		METHUEN, MA 01844-6124	