

Town of Tewksbury
Massachusetts

Planning Board

APPLICATION FOR HEARING

Application is hereby made for a
Site Plan Review under Section 3.6 of the Tewksbury Zoning Bylaw

Application Property Address: 1 Main Street

Lot Area 21,521 SF Present Use Automotive Zoning District(s) GB

Assessor's Map(s) and Lot(s) M/11 L/7 Land Court Cert. No. _____ Bk/Pg _____

Middlesex North Registry of Deeds, Bk/Pg 16197/258

Applicant: Name: David J. Plunkett, Esq. Telephone: 978-458-6162

Address: 491 Dutton Street, Suite 211 City/State: Lowell, MA 01854

Applicant Email Address: david@plunkettlaw.net

Property Owner: Name: C&M, LLC Telephone: _____

Address: 46 Anderson Way City/State Tyngsboro, MA

Engineer: Name: Matt Hamor/Landplex, LLC Telephone: 978-201-9390

Address: 10 George Street, Suite 208 City/State: Lowell, MA 01852

Engineer Email Address: mhamor@landplex.com

Brief Description of Proposed Use: (Or attach Written Statement) _____

Total Parking Required for Site: 9

Total Square Footage of Proposed Site Improvement: 1750 SF existing building

Information submitted is true to the best of my knowledge:

Signature of Applicant (or Representative): [Signature] Date: 2/9/23

Owner's Signature (if other than Applicant): [Signature] Date: 2/9/23

FILING FEE MUST ACCOMPANY THIS APPLICATION

Make Checks Payable to the Town of Tewksbury

Plunkett & Plunkett
Attorneys at Law

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February 7, 2023

Chair and Members of the Board
Planning Board
Tewksbury Town Hall
Tewksbury, MA 01876

RE: 1 Main Street, Tewksbury, MA

Dear Chair and Board Members:

My office has submitted in behalf of HMD Enterprises LLC as agent for C&M, LLC the owner of the above referenced parcel located at 1 Main Street ("Premises"), an application for Site Plan Review. The Premises is currently used for Automotive service. The application for Site Plan Review is for the purpose of changing the use to retail use while maintaining the footprint of the existing building and the current paved area.

The plans submitted show that the footprint of the existing 1750 square foot will not be changed. The facade of the building will be changed to reflect the change from Automotive use to retail. The proposed alteration to the exterior of the building will be aesthetically pleasing and much more desirable than the current presentation of the building as it exists today. The layout of the interior of the building will alter the current layout for automotive use to retail and provide for a modern attractive retail establishment. Attached as Exhibit A to this letter are renderings of the proposed change to the facade as well as the interior changes together with proposed floor plans.

The area surrounding the building that is currently paved is intended to remain as is with no alterations proposed. The site plan shows the alteration of the flow of traffic around the building with one way traffic from the right side circulating to the rear of the property and two way travel limited solely to the area immediately in front of the building. The parking spaces to be provided for the retail use will be established by appropriate striping, creating a much improved parking situation. The current flow of traffic to and from the site will

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be changed from the current two entryways to a single entryway to better control the flow of vehicles to and from the site. In addition, the propane tanks currently located on the Premises will be removed which will also result in a more aesthetically pleasing site.

The proposed Site Plan approval for retail use will be very compatible with the surrounding area. The area in the immediate area of the Premises is retail/commercial in nature and the proposal to utilize the Premises as a retail space will fit in very well with the neighborhood. Attached as exhibit B is a plan showing the nature of adjoining properties. The primary signage for the Premises is located on the adjoining parcel of land located in the City of Lowell and will be addressed accordingly in Lowell.

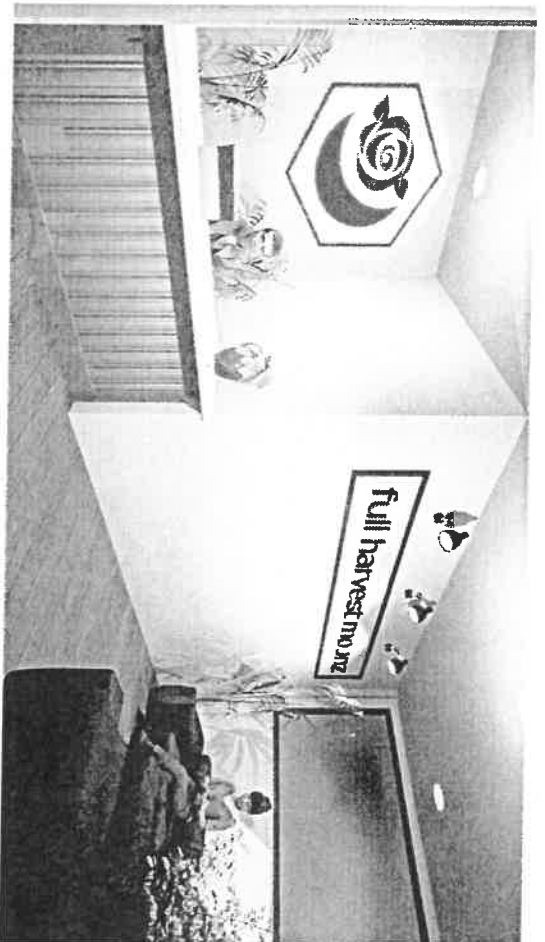
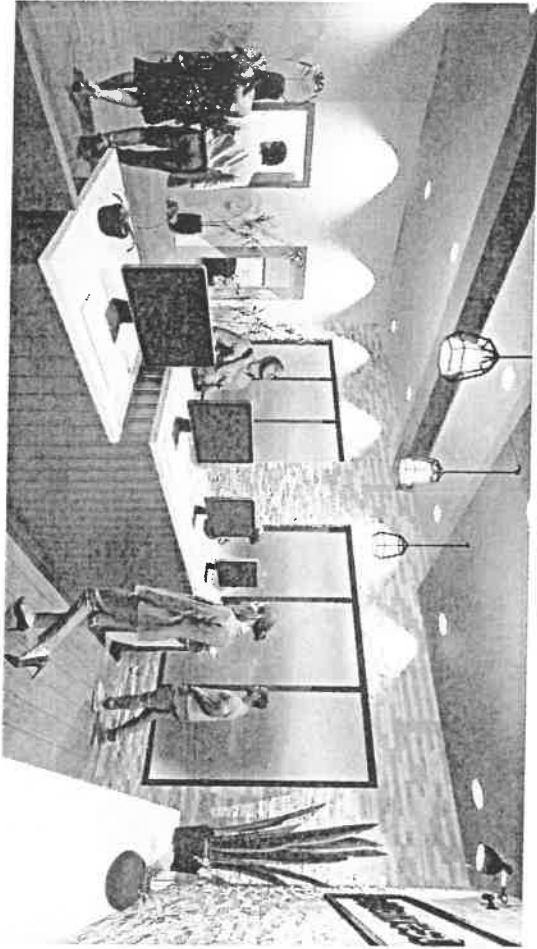
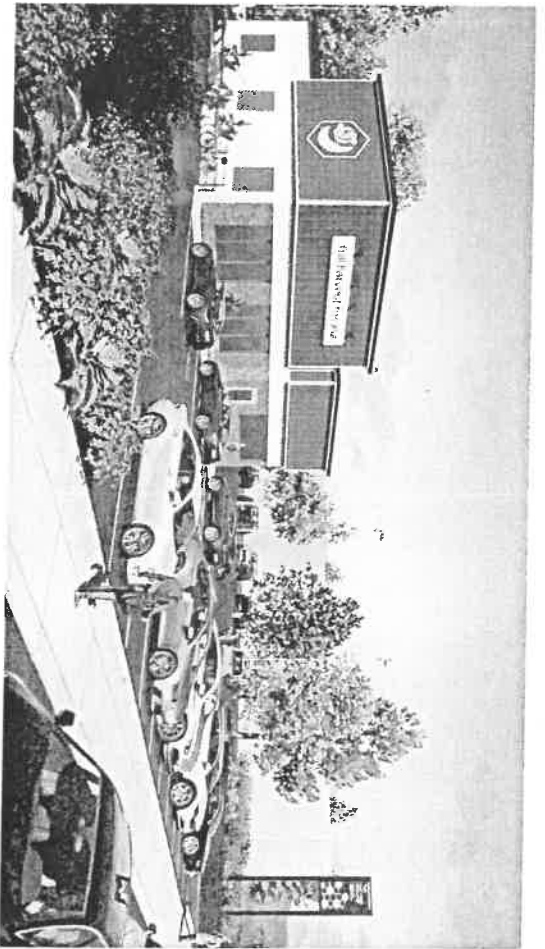
My client looks forward to meeting with the Board at the public hearing and is anxious to address any questions the Board may have in anticipation of obtaining the Site Plan permit requested.

Very truly yours,



David J. Plunkett

EXHIBIT A



FULL HARVEST MOONZ
 SP0.0 RENDERINGS
 1 MAIN ST, TEWKSBURY, MA 01876

full harvest moonz

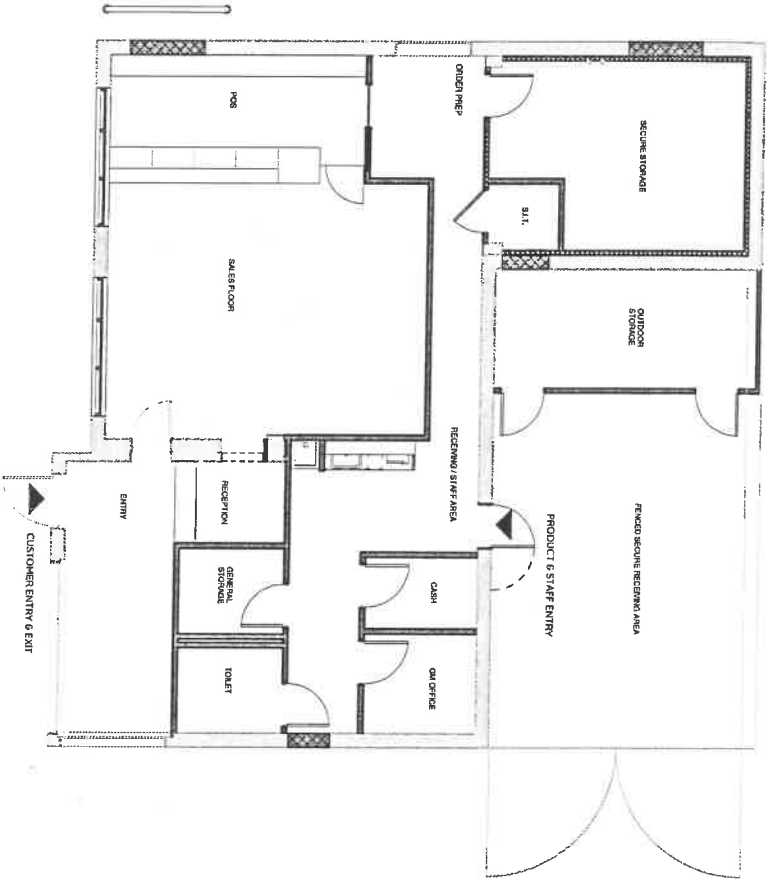
PROJ. NO. 22710-01
 DATE: 01/10/2023
 DRAWN BY: M.C.

CAC
 CAVENEY
 ARCHITECTURAL
 COLLABORATIVE
 15th Street, Suite 2000
 Lowell, MA 01852
 978.7.14070

FULL HARVEST MOONZ
 SP1.0 OVERALL FLOOR PLAN
 1 MAIN ST, TEWKSBURY, MA 01876

Full harvest moonz

PROJ. NO. 2210-01
 DATE: 01/10/2023
 DRAWN BY: M.C.



APPROXIMATE SQUARE FOOTAGE

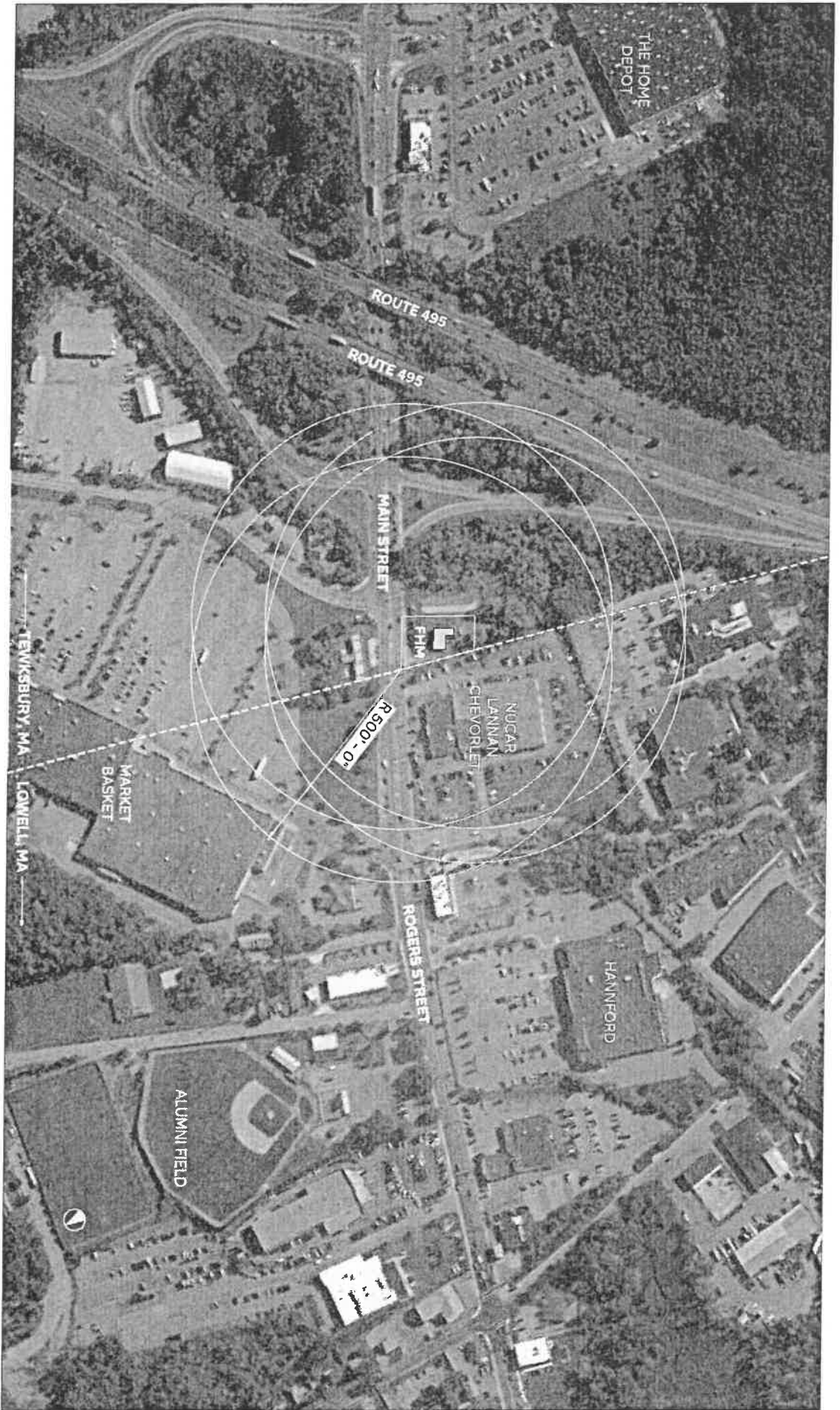
TOTAL RETAIL/WORK AREA	1,428 SF
TOTAL RETAIL AREA	861 SF
TOTAL BACK OFF-HOUSE AREA	776 SF

PLAN LEGEND

	EXISTING TO REMAIN
	PROPOSED FULL HEIGHT WALL
	PROPOSED SECURE WALL



EXHIBIT B



FULL HARVEST MOONZ

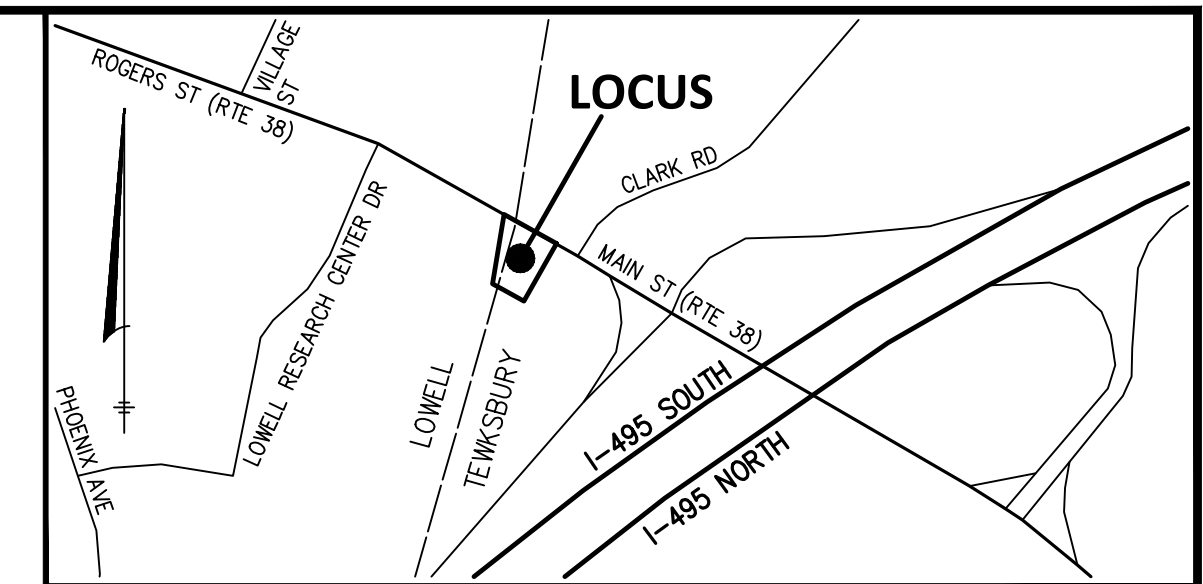
SP1.2 BUFFER PLAN
 1 MAIN ST, TEWKSBURY, MA 01876

full harvest moonz

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 DRAWN BY: M.C.



CAVENEY
 ARCHITECTURAL
 COLLABORATIVE
 188 W. Main Street • Lowell, MA 01850
 978.452.1234 • www.caveneyarch.com



LOCUS
NOT TO SCALE

ASSESSORS

MAP 11, LOT 7

PROPERTY OWNER

C&M, LLC
46 ANDERSON WAY
TYNGSBOROUGH, MASSACHUSETTS

DEED REFERENCE

MIDDLESEX NORTH REGISTRY OF DEEDS
BOOK 16157, PAGE 258

PLAN REFERENCES

- MIDDLESEX NORTH REGISTRY OF DEEDS
1. PLAN BOOK 106, PLAN 7.
 2. PLAN BOOK 172, PLAN 67.
 3. PLAN BOOK 250, PLAN 112.
 4. 463 OF 1900.
 5. 3270 OF 1936.
 6. 5013 OF 1900.
 7. 7072 OF 1994.
 8. 7073 OF 1994.
 9. 7296 OF 1995.

NOTES

1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN JANUARY OF 2023. TOPOGRAPHY SHOWN HEREON REFERS TO AN ASSUMED DATUM. TRAFFIC CONTROL PAINT MARKS WITHIN THE STATE HIGHWAY RIGHTS OF WAY ARE SCALED FROM AERIAL IMAGERY.
2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 25017C0276F, EFFECTIVE DATE JULY 6, 2016.
3. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING

DISTRICT: GENERAL BUSINESS (INTERSTATE OVERLAY)

DESCRIPTION	REQUIRED	EXISTING
MIN. LOT AREA	43,560±SF	21,521±SF
MIN. FRONTAGE	150'	156.63'
MIN. FRONT YARD	25'	66'
MIN. SIDE YARD	15'	27'
MIN. REAR YARD	15'	55'
MAX. BUILDING HEIGHT	35'	14'
MAX. BUILDING STORIES	2.5	1

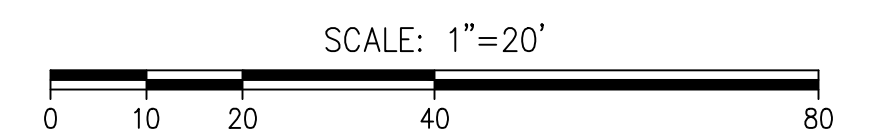
PARKING REQUIREMENTS

PROPOSED USE: RETAIL STORE

EXISTING GFA = 1,750±SF

PARKING REQUIRED
= 5 SPACES PER 1000 SF OF FIRST 10,000 SF OF GFA
= (1,750±SF GFA) / (5 SPACES/1,000 SF)
= 8.75
= 9 SPACES REQUIRED

25 SPACES PROPOSED

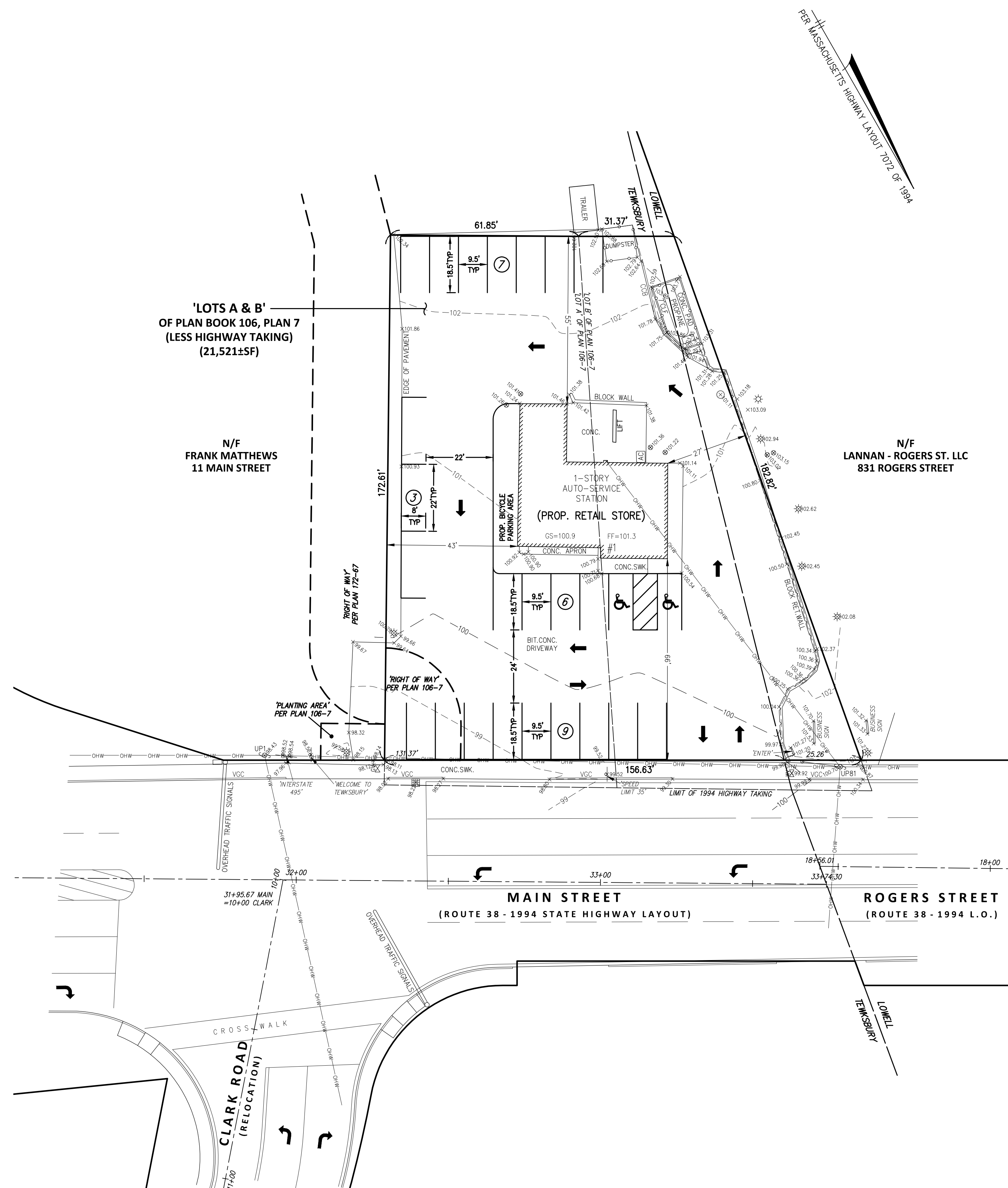


LEGEND

- EASEMENT LINE
- STATIONING BASELINE
- OVERHEAD WIRE
- CHAINLINK FENCE
- 1-FOOT CONTOUR
- UTILITY POLE
- ★ LIGHT POLE
- BOLLARD
- SIGN
- CATCH BASIN
- WATER GATE VALVE
- GAS GATE VALVE

ABBREVIATIONS

- AC AIR CONDITIONING UNIT
- BIT. BITUMINOUS
- CCB CAPE COD BERM
- CLF CHAINLINK FENCE
- CONC. CONCRETE
- FF FIRST FLOOR ELEVATION
- GFA GROSS FLOOR AREA
- GS GARAGE SLAB ELEVATION
- PROP. PROPOSED
- RET.WALL RETAINING WALL
- SF SQUARE FEET
- SWK SIDEWALK
- TYP TYPICAL
- UP UTILITY POLE
- VGC VERTICAL GRANITE CURB



**COMMERCIAL
SITE DEVELOPMENT PLAN**

**1 MAIN STREET
TEWKSBURY, MASSACHUSETTS**

PLAN PREPARED FOR:
FULL HARVEST MOONZ
95 PLASTOW ROAD
HAVERHILL, MA

PLAN PREPARED BY:
LANDPLEX
CIVIL ENGINEERING - SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01852
978-201-8390 - LANDPLEX.COM

SHEET: 1 OF 1 SCALE: 1"=20' JANUARY 17, 2023

NO.	REVISION DESCRIPTION	DATE