

**CITY OF METHUEN
ZONING BOARD OF APPEALS
THE SEARLES BUILDING
41 PLEASANT ST, ROOM 203
METHUEN, MA 01844**

**MEETING AGENDA
41 PLEASANT ST, THE GREAT HALL
Wednesday October 28, 2026 at 7:00 PM**

- 1) Pledge of Allegiance
- 2) Roll call
- 3) Acceptance of Minutes:
 - a) September 23, 2026
- 4) Acceptance of 2027 Zoning Board of Appeals Meeting Schedule
- 5) New Business:
 - a) Applications for Special Permit:
 - i) **2026-15 Walmart**
A Special Permit is required under Section V-D (table of use regulations) of the May 2025 Comprehensive Zoning Ordinance of the City of Methuen, in a BL (Limited Business) Zoning District, for the proposed Warehouse use at **256 Pleasant St., Methuen MA 01844 (Parcel ID: 812-59-100).**
 - ii) **2026-16 Rui Costa for John and Jessica Musumarra**
Under section IX-E of the May 2025 Comprehensive Zoning Ordinance of the City of Methuen, a Special permit is required from the Board of Appeals. A proposed new 2 car garage, with mudroom entry, the requested side yard setback of the proposed extension to a nonconforming structure is 7.7 feet, where 15 feet is required; the requested rear yard setback is 16.7 feet, where 20 feet is required at **11 TOBEY AVE, METHUEN, MA 01844, RESIDENTIAL B ZONING DISTRICT (PARCEL ID: 1107-78A-50)**
- 6) Adjournment

NEXT ZONING BOARD OF APPEALS MEETING: November 18, 2026



Accessibility Notice

Anyone needing an access accommodation to participate in City of Methuen programs or services, please contact Felix Garcia, ADA Coordinator at 978-983-8545 or fgarcia@methuen.gov at least 2 weeks in advance, or 2 business days before any Board or Commission meeting. This notice is available in alternative formats upon request.

For this meeting, members of the public who wish to watch the meeting may do so on their televisions by turning to Comcast Xfinity Channel 8 or Verizon FiOS Channel 32 or view on a computer or cell phone via live stream at <https://www.methuentv.org/methuen-government-tv-live-stream/>.

Public participation will be opened during the meeting for those wishing to attend. In lieu of attending in person, to participate in the public hearing, email questions/comments by noon on July 21, 2026 to LMoriarty@methuen.gov . Questions/comments will be provided to the Board, added the record and responded to accordingly.