

**Planned Development District [PDD]
ReZoning Amendment Proposal**

PDD-26-1

Submitted On: May 7, 2026

Applicant

 Russell Channen
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Primary Location

931 BOSTON RD
Bradford, MA 01835

12.3

IMPORTANT: PLEASE READ BEFORE STARTING YOUR APPLICATION

Applicant Information

What is Your Role in This Process?

Attorney/Agent

Applicant Business/Firm Phone

9788080722

Applicant Business/Firm City

Bradford

Applicant Business/Firm Zip

01835

Client Business Name

Ronald Mailloux

Client Email

ron@mbcbuilder.com

Client City

Bradford

Client Zip

01835

Client Business Structure

Limited Liability Corporation (LLC)

Type of Project

PRD: Residential Only or Residential with Business or
Commercial

Property Information

How Long Owned by Current Owner?

Over 50 years

Lot Dimension(s)

207.36' (frontage, South), 293.53' (W), 174.07' (N), 291.63'
(E)000 square feet/

Applicant Business/Firm Name

Pentucket North Development LLC

Applicant Business/Firm Address

12 Ruby Circle

Applicant Business/Firm State

Massachusetts

Client Name

Ronald Mailloux

Client Phone

9788080722

Client Address

12 Ruby Circle

Client State

Massachusetts

Client County

Essex

Has There Been a Pre-Application Review?

Yes

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Type of Planned Development District

Planned Residential Development District (PRD)

Registry Plat Number, Block & Lot

754-2-21

Zoning District Where Property Located

CN - Commercial Neighborhood

Proposed Street Name(s)

TBD

Proposed Housing Plan Name

TBD (To be determined)

Type of Dwelling(s) Planned in Project

Single Family

Deed Recorded in Essex South Registry: Block Number

6023

Deed Recorded in Essex South Registry: Page

614

Does the Property Have Multiple Lots?

Yes

IF YES, How Many Lots?

2

IF YES, What Is/Are the Map, Block Lot (MBL) Number(s)?

754-2-21, 754-2-21A and 754-2-21C

IF YES, Provide Additional Addresses if Different Than "Location" (or Enter NONE)

None

Thoroughly Describe the Reason(s) for the Special Permit

There is a large parcel of land owned by Cedardale, Inc.. Incorporated into this large parcel is a rectangular section of land adjoining Cedardale's main location at 931 Boston Road. The entire parcel is currently zoned, Commercial Highway. This application is filed to allow for a portion of the rectangular section of land to be developed in accordance with Chapter 255 Section 8.5 (The Planned Development (PD) District and specifically the Planned Residential Development District (PRD). PD's purpose is to allow for the development of commercial, busienss resideintial sites allowing some flexibility in the development of individual tracts of land. A review of the City's GEO Map shows that the proposed site abuts single family homes and is surrounded by the RH Zone. The proposed site and development would be consistent with the neighboring homes; would provide desparately needed housing; and would increase the city tax base. Access to the proposed site would be off of Boston Road and would not create any additional traffic to the area.

Property Description

The Proposed area is roughly 55,000 square feet and would allows for the construction of 6 duplexes and 2 single family units.

Current Property Use

Vacant

TOTAL Number of Units Planned

14

TOTAL Number of Parking Spaces Planned

28

Does the Property Contain Wetlands

No

Planned Lot Use**Lot Number**

Lot 1

Lot Plat Number, Bock, Lot

754-2-21

Lot Dimensions

207.36'(Frontage, South); 293.53' (W); 174.07' (N), 291.63' (E)uare feet)

Number of Existing Buildings on Lot

0

Size of Existing Building(s) on Lot

none

Number of Buildings Planned for Lot

8

Size of Proposed Building(s)

Each Units exterior foot print is 20/ x 36'.quare feet. Each unit will have approximately 1,840 square feet of living space

Number of Families to be Accommodated

14

Extent of Proposed Alterations

New Construction: Residential

IF OTHER ALTERATIONS, Please Describe

--

Number of Units Planned on Lot

14

Types of Units Planned on Lot

Condominiums (for sale)

Special Circumstances

Building Coverage

--

Front Yard Setback

--

Rear Yard Setback

false

Lot Depth

--

Building Height

false

Open Space

--

Sign Size

--

Other

--

Dimensional Variance

--

Side Yard Setback

--

Lot Frontage

--

Lot Area

--

Floor Area Ratio

--

Parking

--

Use

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ