

DOC. 83– SUMMARY MINUTES OF A SPECIAL PERMT HEARING HELD ON OCTOBER 6, 2020 FOR PETITION FROM ANTHONY ROSSI, MANAGER, EMERSON INVESTMENT LLC, TO REDEVELOP PROPERTY AT 66 EMERSON ST; ASSESSOR’S MAP 300, BLOCK 54, LOTS 1, 2 & 19-24; CONSISTING OF 24 MARKET RATE RENTAL APARTMENTS

SUBJECT: Document 83 - Special Permit hearing for petition from Anthony Rossi, Manager Emerson Investment LLC, requesting Special Permit to redevelop the property at 66 Emerson Street, Assessor’s Map 300, Block 54, Lots 1, 2 & 19-24; consisting of 24 market rate rentals.

Present: President Melinda Barrett, Councillor Colin LePage, Councillor Joseph Bevilacqua, Councillor John Michitson, Councillor Thomas Sullivan, Councillor Michael McGonagle, Councillor Mary Ellen Daly O’Brien and Councillor William Macek. Absent – Councillor Timothy Jordan

City Clerk Linda Koutoulas: Document 83 - Special Permit hearing for petition from Anthony Rossi, Manager, Emerson Investment LLC, requesting Special Permit to redevelop the property at 66 Emerson Street, Assessor’s Map 300, Block 54, Lots 1, 2 & 19-24; consisting of 24 market rate rentals. There is a favorable recommendation with conditions/stipulations from Planning Board and Economic Development & Planning Director.

President Barrett announced there would be an opportunity to call in and the number would scroll on the screen at the appropriate time.

Council President Barrett: Opened the hearing

Mr. Anthony Rossi spoke about his re-development plans for this property that he purchased almost 2 and a half years ago. The plans include the demolition of the existing building. Due to the typography, he was limited to the design of the project. It will meet all zoning requirements. The left side of the building will be green space with a dog park for residents. There will be 11 two-bedroom units, 3 three-bedroom units and 10 studio units. He just finished the former St. Gregory’s church on Harrison Street. There will be about 41 parking spaces. No one spoke in favor or against the special permit.

President Barrett closed the hearing.

Councillors thanked Mr. Rossi for his investment in Haverhill and for the nice job at the Harrison Street property.

On motion of Councillor Sullivan with second from Councillor Macek to move for passage of the special permit to include letters from department heads as conditions

President Barrett asked the clerk to call the roll on the motion with the amendments.

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor McGonagle-yes, Councillor Daly O’Brien-yes, Councillor Macek-yes, President Barrett-yes, 8 yeas, 0 nays, 1 absent. Passed

President Barrett: Passed with conditions

Respectfully submitted,

Barbara S. Arthur

Barbara S. Arthur
Administrative Assistant
Haverhill City Council

October 21, 2020

REASON FOR VOTE - DOCUMENT 83
66 Emerson Street
Special Permit – October 6, 2020

President Barrett: I voted in favor because the proposed project met the requirements regarding zoning. It will take a rundown, underutilized property and add much needed housing. This project has the potential to be a positive impact for housing and property taxes.

Councillor LePage: I voted in favor of this Special Permit application, with the included conditions and stipulations as recommended by the applicable City Departments, as it meets the requirements stated in the Ch. 255-96 zoning ordinance.

Councillor Bevilacqua: I voted in favor of this special permit because it met the requirements of the zoning ordinance. It will provide needed market rate housing. It will transform an underutilized and disinvested building into a housing which will be better for the neighborhood, with open space and off-street parking.

Councillor Michitson: I voted in favor because it met the requirements.

Councillor Sullivan: I voted in favor of the Special Permit because the project meets all the conditions of a Special Permit and the additional housing units will be beneficial to this area of Haverhill and an asset to the abutting downtown area.

Councillor McGonagle: I supported the Special Permit based on the recommendations from the Economic Development Director and the positive impact in the downtown area.

Councillor Daly O'Brien: I voted for this Special Permit because it provided quality housing in our inner city, provides adequate parking and may be a catalyst for revitalization for that neighborhood.

Councillor Macek: I voted in favor of the Special Permit request from 66 Emerson Street because the project was in full compliance with our zoning and will provide new quality housing close to downtown and public transportation which is greatly needed in Haverhill.