

DOC. 13– SUMMARY MINUTES OF A SPECIAL PERMIT HEARING HELD ON MARCH 17, 2020 FOR PETITION FROM ATTORNEY ROBERT HARB REPRESENTING 27 WASHINGTON STREET, LLC, REQUESTING SPECIAL PERMIT/MAJOR PLAN APPROVAL TO CONVERT 3 FLOORS IN THE EXISTING BUILDING AT 21-27 WASHINGTON STREET IN THE WATERFRONT DISTRICT WD-A TO 9 RESIDENTIAL UNITS WHILE MAINTAINING 2 COMMERCIAL/RETAIL UNITS ON THE FIRST FLOOR FOR THE MIXED USE PROJECT TO BE USED AS RENTALS.

SUBJECT: Document 13 - Special Permit hearing for petition from Attorney Robert Harb representing 27 Washington St., LLC to convert 3 floors in the existing building at 21-27 Washington St. to 9 residential units while maintaining 2 commercial/retail units on the first floor for mixed use project to be used as rentals.

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

City Clerk Linda Koutoulas: Document 13 - Petition from Attorney Robert Harb representing 27 Washington Street, LLC requesting special permit/major plan approval to convert 3 floors in the existing building at 21-27 Washington Street in the Waterfront District WD-A, to 9 residential units while maintain 2 commercial/retail units on the first floor for the mixed use project to be used as rentals. This was postponed from February 25, 2020. Comments from City Departments are included.

President Barrett announced that Aubrie Campbell, assistant from the Mayor's office, would be handling FB livestream for the special permit hearing agenda item due to the Coronavirus and social distancing requirements issued by Governor Baker.

Council President Barrett: Opened the hearing

Attorney Robert Harb stated that he was representing Ted Ammon, owner, and Scott Brown, project architect would describe the project. He informed this building is known as the Magnavox building formerly owned by the Battistini family. The proposed project is for 2 commercial units on the first floor, with 9 residential units – 6 two-bedrooms and 3 one-bedroom units. These will be market rate multi-family units. There will be an elevator in the rear. They have leased 9 parking spaces with the MVRTA. They are exempt from the affordability units because the city has reached the 10% affordable housing requirement. The project received approval from the Washington Street Historic District Commission and the Planning & Economic Development Manager. Mr. Brown informed this will be a total renovation. Residential units will be on the second, third and fourth floors. They have applied for historic tax credits. There will be all new windows. Trash room will be internal. No outside trash. An elevator will be installed in rear of building. This will be the only new exterior element. Mechanical equipment will be on roof. Resident Pam Nolan asked a question about the required parking spaces. Attorney Harb clarified that Ch. 255, Waterfront District Subzone A (Downtown Smart Growth District) parking requirement is one space per unit. Matthew Juros inquired about the Magnavox sign. Attorney Harb informed that the sign was removed by the Battistini family and that a portion of it was donated to the Buttonwoods Museum.

Councillors expressed concerns about parking spaces, use of basement for storage units and location of bathrooms.

President Barrett closed the hearing.

On motion of Councillor Sullivan with second from Councillor Daly O'Brien to approve the Special Permit.

The following conditions were offered:

On motion of Councillor Bevilacqua with second from Councillor Jordan to approve with condition that the street level units be for commercial use; recommendations of Planning Director Pillsbury's letter be included along with department head letters. On motion of Councillor McGonagle with second from Councillor Macek, when the term of the MVRTA parking lease for tenants at 21-27 Washington Street ends in five years, that renewal must be for 24/7 for tenants and that tenants will not be allowed to purchase parking passes from the City of Haverhill. On motion of Councillor Macek with second from Councillor Daly O'Brien that private secure storage units will be built in the basement.

President Barrett asked the clerk to call the roll on all the conditions.

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, 9 yeas, 0 nays. Passed

President Barrett asked the clerk to call the roll on the main motion.

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, 9 yeas, 0 nays,

President Barrett: Passed with conditions

Respectfully submitted,

Barbara S. Arthur

Barbara S. Arthur
Administrative Assistant
Haverhill City Council

March 31, 2020

REASON FOR VOTE - DOCUMENT 13
21-27 Washington St.
Special Permit – March 17, 2020

President Barrett: I voted in favor because the project meets requirements for overlay zone, parking requirements and provides new and improved use of underutilized building.

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: The proposal met requirements of the zoning ordinance for Special Permit; met with approval of City Departments; provided needed housing. It will maintain street level commercial and provided required off street parking.

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

Councillor Sullivan: I voted in favor of the Special Permit for the 21-27 Washington Street mixed use development because it met all the conditions of a Special Permit and was recommended favorably by our department heads. It will improve another existing building in the historic Washington Street Historic District.

Councillor Jordan: I voted to approve the Special Permit as all departments supported it. It will be a great project that cleans up the building and provides additional market rate housing.

Councillor McGonagle: I supported the Special Permit based on the recommendations of the Planning Director and department heads.

Councillor Daly O'Brien: I voted for this Special Permit because it represents a substantial investment in our downtown, a re-utilization of an historic building in the designated historic downtown that is currently empty and will add to the tax base.

Councillor Macek: I voted in favor of the Special Permit request because the project was compliant with zoning and will provide additional needed housing units.