

DOC. #93 - SUMMARY MINUTES OF WATERFRONT ZONING HEARING ON OCTOBER 27, 2020 FOR MAJOR SITE PLAN SPECIAL PERMIT PETITION FROM ATTORNEY MICHAEL MIGLIORI FOR APPLICANT LARVANCO, LLC TO CONSTRUCT 9 RESIDENTIAL CONDOMINIUM UNITS ON THE LOT LOCATED AT 229 WATER STREET, FIRST LANDING CONDOMINIUM PROJECT; ASSESSOR'S MAP 402, BLOCK 90, LOT 1 IN THE WD-D DISTRICT (WATERFRONT SOUTH SIDE OF WATER STREET)

SUBJECT: Petition from Attorney Michael Migliori requesting on behalf of Larvanco, LLC, requesting Major Site Plan for Special Permit to construct 9 condominium units at 229 Water Street, First Landing Condominium project; Assessor's Map 402, Block 90, Lot 1 in the Waterfront District -D

Present: Council President Melinda Barrett, Council Vice-President Colin LePage, Councillor Joseph Bevilacqua, Councillor John Michitson, Councillor Timothy Jordan, Councillor Mary Ellen Daly O'Brien and Councillor William J. Macek.
Absent: Councilor Michael McGonagle

City Clerk Linda Koutoulas: Document 93 - A petition has been received from Attorney Michael Migliori for applicant Larvanco, LLC requesting Waterfront Zoning-Major Site Plan Special Permit to construct 9 residential condominium units on the lot located at 229 Water Street – First Landing Condo Project; Assessor's Map 402, Block 90, Lot 1; in the WD-D District (waterfront-south side of Water St); Favorable conditional recommendation from Planning Director and comments are included from City Departments.

President Barrett opened the hearing.

Attorney Michael Migliori represented the applicant, Larvanco LLC. He introduced the principles Ed Lardiere and Gary Van Geyte; Paul Bergman, engineer. The architect was traveling out of state. This major site plan review is to construct 8 two-bedroom and 1 one-bedroom market rate condominium units. The First Landing project is modest in scope. The site has been in disrepair and at one point contaminated. The site has been remediated. There are 2 small buildings on the lot with broken pavement and overgrown vegetation. There will be 13 parking spaces with garages under the building that will allow for tandem parking. Nine spaces are required. The traffic flow will be one way. There will be snow storage and dumpster on site. There was no request for waivers or variances. They could construct 14 units by right but determined that 9 units made more sense. Mr. Paul Bergman described the drainage system. They discovered an unrecorded active drainage line that dissects the property that is broken in 2 places. The owners will work with the city to relocate the line and cost share that expense with the city. The Merrimack River Trail has been incorporated into the design and will connect with the Buttonwoods trail. The new section of the trail will be across the property behind the building. A wooden fence will separate the trail from the condo parking area. No one spoke in favor or against the major site plan.

President Barrett closed the hearing.

On motion of Councillor Sullivan with second from Councillor Daly O'Brien to move for passage. Councillors thanked the developer for market rate units especially since it is waterfront property, size, height (64') and overall layout of project. Questions were asked about parking and Attorney Migliori indicated that spaces will be designated.

Councillor Macek amended the motion to include conditions that the October 23, 2020 letter from Economic and Development Director be included along with department head comments, snow storage and dumpster area be designated.

On motion of Councillor Sullivan with second from Councillor Daly O'Brien to move for passage with conditions.

City Clerk: Council Vice President LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, President Barrett-yes. Yeas-8, Nays 0, Absent 1

President Barrett: Passed with conditions

Respectfully submitted,

Barbara S. Arthur
Administrative Assistant

November 13, 2020

REASON FOR VOTE - DOCUMENT 93
Major Site Plan Special Permit – October 27, 2020
Waterfront Zoning – WD-D District

President Barrett: I voted for the site approval as it met the conditions of the overlay. It must meet the conditions stipulated by Council and Departments.

Vice President 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 Chapter 255-154 Watershed District zoning ordinance.

Councillor Bevilacqua: The project met the special permit requirements; it received the approval of the City Departments with conditions which were made part of the approval. It contributes to addressing the need for market rate housing in Haverhill.

Councillor Michitson: Requirements met and no negative impact to citizens.

Councillor Sullivan: I voted in favor as it met all the conditions of the Waterfront Zoning District and the residential development will be an asset to the area.

Councillor Jordan: I voted in favor of the project at 229 Water Street because it met requirements. They did not request a waiver from their parking requirement. I am pleased that they will extend the trail along the span of the Merrimack River that goes behind their property.

Councillor Daly O'Brien: I approved this Waterfront Major Site Plan Special Permit because it will be a reutilization of current vacant property. It may become a catalyst for further revitalization in that area and will provide additional tax revenue.

Councillor Macek: I supported the request for site plan approval as the plan was compliant with the overlay requirements and will add additional needed housing stock to the City.