

Doc. 119/2019– SUMMARY MINUTES OF A SPECIAL PERMT HEARING HELD ON FEB. 4, 2020 FOR PETITION FROM STEVE AND CAPRICE PASCOE, CAPRI REALTY AND MANAGEMENT LLC REQUESTING SPECIAL PERMIT TO BUILD MULTIFAMILY RENTAL PROPERTY AT 235 ESSEX ST, MAP 515, BLOCK 296, LOT 9, WITH 27 RENTAL UNITS MOSTLY ONE-BEDROOM

SUBJECT: Document 119/2019 - Special Permit hearing for petition from Steve and Caprice Pascoe, Capri Realty and Management LLC requesting to build multifamily rental property at 235 Essex Street, Map 515, Block 295, Lot 9, with 27 rental units mostly one-bedroom

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

Absent: Councillor Michael McGonagle

City Clerk Linda Koutoulas: Document 119/2019 - Petition from Steve and Caprice Pascoe; Capri Realty and Management LLC requesting special permit to build multifamily rental property at 235 Essex Street; currently a vacant lot adjacent to O'Reilly Auto Parts Store. Assessor's Map 515, Block 296, Lot 9, with 27 rental units mostly one-bedroom units averaging 550sf with shared work and entertaining space in the common areas as well as shared roof deck/green space. Filed in Council December 3, 2019. Favorable conditional recommendation from Planning Board and Planning Director.

Council President Barrett: Opened the hearing

Mr. Steve Pascoe described his involvement in the community and asked Mr. Steve Stapinski of Merrimack Engineering to go over the layout. Mr. Stapinski informed that this is a vacant parcel adjacent to O'Reilly Auto Parts store and the parcel abuts Little River. There will be one access driveway into the property that will service O'Reilly's and 27 multi-family units. The owner will dedicate 25-foot riverfront easement to the city. If the special permit is approved, they will file a site plan and notice of intent with Conservation. Mr. Mathew Juros, architect with Fishbrook Design Studio, spoke about the building design and housing. The building is 3 stories on the streetscape with 4th story for a couple of units on top with rooftop space. There will be a mix of studio, one-bedroom and two-bedrooms at market rate rental. They will set aside 3 units at lower rates. They are using Boston's Compact Living Guidelines, which sets aside common space for communal use for residents. They will provide off-street parking. 23 spaces are required for O'Reilly's with the remaining for rentals. In total there will be 66 spaces. Councillors inquired about building materials, access/egress and line of site. No one spoke in favor or against the petition.

President Barred closed the hearing.

On motion of Councillor Macek with second from Councillor Daly O'Brien to approve the special permit with the recommendations of Planning Director Pillsbury's letter dated Jan. 31, 2020 to include all department letters. Also, on motion of Councillor Macek with second from Councillor Jordan to add condition that the riverfront access needs to be completed before the end of the 2020 construction season.

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, 8 yeas, 0 nays, 1 absent

Passed

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, 8 yeas, 0 nays, 1 absent - Passed with conditions

Respectfully submitted,

Barbara S. Arthur
Administrative Assistant
Haverhill City Council

February 26, 2020

REASON FOR VOTE - DOCUMENT 119/2019
235 Essex St.
Special Permit – February 4, 2020

President Barrett: I voted in favor because the project meets zoning requirements, Chapter 255-76. It will provide backfill housing and will put underutilized property to higher use and add to the tax base.

Councillor LePage: I voted in favor of this Special Permit application, with the included conditions and stipulations as it meets the requirements of zoning ordinance Ch. 255-76.

Councillor Bevilacqua: The proposal met requirements of the zoning ordinance, provided required on-site parking; provided a riverfront easement and met the requirements as conditioned of the city departments while providing needed cost affordable housing in an inner-city neighborhood.

Councillor Michitson: I voted in favor because it met the requirements and an outstanding investment in inner city.

Councillor Sullivan: I voted in support of this housing development because it meets all the requirements of a Special Permit and will be a substantial benefit to meet housing needs in this area of the expanding downtown residential/commercial mix.

Councillor Jordan: I voted in favor of the proposal because of the favorable recommendations from all city departments and it met all requirements. It will be a good addition to the downtown and should help with the housing crunch.

Councillor Daly O'Brien: I voted for this Special Permit because it conforms with the proposed Master Plan. It is a substantial investment in the City and it will add to the tax base and increase affordable housing.

Councillor Macek: I voted in favor of the Special Permit request because the project was compliant with zoning and will add much needed quality rental housing for the City.