

**DOC. 54– SUMMARY MINUTES OF A SPECIAL PERMIT HEARING HELD VIRTUALLY ON JUNE 16, 2020 FOR PETITION FROM ATTORNEY RUSSELL CHANNEN REPRESENTING JONATHAN CODY, MANAGER, OF ATLANTIS DEVELOPMENT LLC REQUESTING A SPECIAL PERMIT FOR FORMER ST. JOSEPH SCHOOL AT 26 BROADWAY TO CREATE A MULTI-FAMILY CONSISTING OF 36 RESIDENTIAL UNITS WITHIN THE RH ZONE.**

**SUBJECT:** Document 54 - Special Permit Virtual hearing for petition from Attorney Russell Channen representing Jonathan Cody, manager, of Atlantis Development LLC requesting a special permit for former St. Joseph School at 26 Broadway to create a multi-family consisting of 36 residential units within the RH zone.

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 54 - Petition from Attorney Russell Channen representing Jonathan Cody, manager, of Atlantis Development LLC requesting a special permit for former St. Joseph School at 26 Broadway to create a multi-family consisting of 36 residential units within the RH zone. Favorable conditional recommendation from Planning Board and Planning Director. Comments from City Departments are included.

**President Barrett announced that due to the Coronavirus and social distancing requirements issued by Governor Baker, HC Media would make their phone number available on the screen for those that wanted to voice their opinion about the special permit hearing agenda item.**

Council President Barrett opened the hearing.

Attorney Channen informed he was attending the meeting with Jonathan Cody, manager of Atlantis Development, seeking a Special Permit to create 36 residential units at the former St. Joseph School. Atlantis has a purchase and sale agreement with the Archdiocese of Boston subject to City Council approval of the Special Permit. Mr. Cody hopes to sign the purchase and sale agreement by the end of September 2020. They already went before the zoning board of appeals for a number of variances. The gym and bowling alley will be maintained for use by the community. Planning Board approved the plan with recommendations. They purchased property across the street for a parking lot.

Elaine barker called in and expressed her support. Emails were received from the following lending their support: Thomas Mortimer, Tara Conte-Salvi, Peter & Kathy Richardson and Daniel Brosnan, Jr. No one was opposed.

President Barred closed the hearing.

Councillors inquired about parking. Attorney Channen informed that there are 39 residential parking spaces on the existing footprint and there are about 40 spaces across the street with the lot that was purchased. The lot created a passageway exit onto Federal Street. Mr. Cody informed that spaces around the school will be for residents. There will be 2 entrances on Oak Street & Oak Terrace and one around the back. Rents - \$1,300 for studios (28) and \$1,500 for one bedroom (8).

On motion of Councillor McGonagle with second from Councillor Sullivan to approve the special permit with the conditions from the Planning Director and letters from the department heads.

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, President Barrett-yes. 9 yeas, 0 nays

President Barrett: Passed with conditions

Respectfully submitted,

Barbara S. Arthur  
Administrative Assistant  
Haverhill City Council

July 1, 2020

**REASON FOR VOTE - DOCUMENT 54**  
**26 Broadway**  
**Virtual Special Permit – June 16, 2020**

President Barrett: I voted in favor because the plan will revitalize an abandoned property and convert it to needed housing stock. It also adds the property to the tax roll. The additional parking across the street allows them to meet parking requirements. This development should have a positive impact on the surrounding area.

Councillor LePage: I voted in favor of this Special Permit application, with the noted departmental stipulated conditions as it conforms with the best interests of the city.

Councillor Bevilacqua: The proposal met requirements of the ordinance for a Special Permit; had the favorable recommendations of the city departments with stipulations; will provide for a need for housing; and will address an abandoned building.

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

Councillor Sullivan: I voted in favor of the Special Permit because it meets all the conditions of the various departments and will be a substantial benefit to the housing stock in this important neighborhood.

Councillor Jordan: I voted to approve the Special Permit because I believe that it is a good use of the vacant building. There was strong neighborhood support and no opposition. The additional housing with reasonable rent prices will help address our housing shortage.

Councillor McGonagle: I supported the Special Permit based on the recommendation of the Planning Director and the need for inner city housing.

Councillor Daly O'Brien: I approved the Special Permit for renovating St. Joseph School because it represents a significant investment that will add to the tax base. It is a reuse of an old vacant building and it will provide needed housing for our city.

Councillor Macek: I voted in favor of the Special Permit because the project will add much needed housing and bring back to life an old school that has been vacant for years.