

DOC. 37– SUMMARY MINUTES OF A SPECIAL PERMT HEARING HELD ON MAY 5, 2020 FOR PETITION FROM ATTORNEY ROBERT HARB REPRESENTING OWNER/APPLICANT LYNN GARCEAU FOR A SPECIAL PERMIT TO CONVERT A 3-FAMILY DWELLING TO A 4-FAMILY AT 367-369 HILLDALE AVENUE IN THE RH ZONE.

SUBJECT: Document 37 - Special Permit hearing for petition from Attorney Robert Harb representing owner/applicant Lynn Garceau for a Special Permit to convert a 3-family dwelling to a 4-family at 367-369 Hilldale Avenue in the RH zone.

The hearing was conducted virtually due to COVID-19 pandemic.

Present: President Melinda Barrett, Councillor Colin LePage, Councillor Joseph Bevilacqua, Councillor John Michitson, Councillor Thomas Sullivan, Councillor Timothy Jordan, Councillor Michael McGonagle and Councillor William Macek.

Absent: Councillor Mary Ellen Daly O'Brien

City Clerk Linda Koutoulas: Document 37 - Petition from Attorney Robert Harb requesting for owner/applicant Lynn Garceau a Special Permit to convert a 3-family dwelling to a 4-family at 367-369 Hilldale Avenue in the RH zone. There is a favorable recommendation from Planning Board and Planning Director. Postponed from April 14, 2020

Council President Barrett opened the hearing and announced that viewers could call HC Media, 978 372-8070, if they had questions.

Attorney Harb represented the applicant, Mr. Lynn Garceau. He informed the reason they were before the City Council is because the applicant proposes to convert the existing barn to a 4th unit and then connect it to the existing 3-family house. A Special Permit is required because of the addition and the walkway. He wants to make the barn habitable and handicap accessible. Possibly in the future his parents may live there. When he went before the Board of Appeals no one objected and there was one neighbor in favor. This is an allowed use in this district. The fire department wants the barn to be sprinkled, and there will be a new water connection. There was no one in favor or opposed.

President Barrett closed the hearing.

Councillors inquired about parking. Attorney Harb informed there are 5 existing parking spaces for the 3-family unit. They will be adding 3 spaces for one unit with access from St. Botolph Street.

On motion of Councillor Macek with second from Councillor Sullivan to approve the Special Permit with the conditions from the Planning Director and letters from the department heads. Also, to ensure that the property is handicap accessible.

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Macek-yes, President Barrett – yes. 8 yeas, 0 nays, 1 absent. Passed

President Barrett: Passed with conditions

Respectfully submitted,

Barbara S. Arthur

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Administrative Assistant
Haverhill City Council

May 19, 2020

REASON FOR VOTE - DOCUMENT 37
367-369 Hilldale Avenue
Special Permit – May 5, 2020

President Barrett: I voted in favor because the project allows adequately for parking, traffic and is complementary to the zoning in the area.

Councillor LePage: I voted in favor of this Special Permit application with the noted conditions and stipulations as it meets all city requirements.

Councillor Bevilacqua: Met the requirements for a Special Permit. Had the approval of the Board of Appeals where required and had the approval of city departments with conditions which were incorporated in the special permit award.

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

Councillor Sullivan: I voted for the Special Permit because it met all the conditions and recommendations of the various ordinances and department heads and will be a substantial improvement to the neighborhood.

Councillor Jordan: I voted in favor of the Special Permit as it had unanimous approval from the Planning Board. No one objected to it and I believe that it is a reasonable request.

Councillor McGonagle: I supported the Special Permit based on the recommendations of the Planning Director and the positive effect it will have on the neighborhood.

Councillor Macek: The Special Permit was reasonable, in compliance with RH zoning and will create additional needed housing.