

DOC. 68– SUMMARY MINUTES OF A SPECIAL PERMIT HEARING HELD ON AUG. 11, 2020 FOR PETITION FROM RICHARD CARTER REQUESTING APPROVAL TO CONVERT BUILDING AT 417 WASHINGTON STREET; ASSESSOR’S MAP 511, BLOCK 276, LOT 6 INTO 4 SINGLE-BEDROOM APARTMENTS TO BE RENTALS.

SUBJECT: Document 68 – Special Permit hearing for petition from Richard Carter requesting Special Permit approval to convert a building at 417 Washington Street; Assessor’s Map 511, Block 276, Lot 6, into 4 single-bedroom apartments to be rentals.

The hearing was conducted virtually and in-person 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, Councillor Mary Ellen Daly O’Brien and Councillor William Macek.

City Clerk Linda Koutoulas: Document 68 - Petition from Richard Carter requesting Special Permit approval to convert a building at 417 Washington Street; Assessor’s Map 511, Block 276, Lot 6, into 4 single-bedroom apartments to be rentals. There is a conditional favorable recommendation from the Planning Board and Planning Director.

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

Richard and Amy Carter spoke about their plans to convert the barn at 417 Washington Street into 4 single bed-room apartments for rentals. They will use the existing structure and no changes will be made to the Victorian 3 family building that is attached to it. There is an unusual amount of on-site and off-street parking. No one spoke in favor or against the Special Permit.

President Barrett closed the hearing.

Councillors spoke in favor and commended the Carters for their investment in the city and for recognizing the need for one-bedroom rentals.

On motion of Councillor Sullivan with second from Councillor Macek to move for passage of the Special Permit to include letters from department heads.

President Barrett asked the clerk to call the roll.

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
Barbara S. Arthur
Administrative Assistant
Haverhill City Council

September 9, 2020

REASON FOR VOTE - DOCUMENT 68
417 Washington St.
Special Permit – August 11, 2020

President Barrett: The conversion of a barn on the property to 4 one-bedroom apartments will provide much needed housing. The property meets parking requirements and will add value and taxes to city rolls. This plan improves the underutilized property.

Councillor LePage: I voted in favor of this Special Permit request with the proposed conditions and stipulations as it meets the requirements of Ch. 255-76 as described.

Councillor Bevilacqua: I voted in favor because it met the zoning ordinance requirements for a Special Permit. It had the approval of city departments who thoroughly reviewed the application; it will provide much needed lower cost housing opportunities in the city.

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

Councillor Sullivan: I voted in favor of the Special Permit as it met all the conditions imposed by our departments and will be a valuable asset to the existing housing stock in the Mt. Washington neighborhood.

Councillor Jordan: I voted in favor of the project at 417 Washington Street for several reasons. The applicants have a very positive track record of rehabbing distressed buildings. There is a housing shortage and I haven't heard of many studio apartments available for rent. The proposed studio apartments will provide a good rental option for single individuals.

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

Councillor Daly O'Brien: I voted yes for this Special Permit because it will be a significant reinvestment and reuse of an older building and received no objections at the Board of Appeals and Planning Board.

Councillor Macek: I voted in favor of the Special Permit request as it will provide much needed additional residential housing within the original footprint of the building. The property has the necessary parking and had no opposition to the request.