

**DOC. 84 – SUMMARY MINUTES OF A SPECIAL PERMIT HEARING HELD ON OCTOBER 20, 2020 FOR PETITION FROM ATTORNEY RUSSELL CHANNEN FOR ATLANTIS DEVELOPMENT LLC REQUESTING SPECIAL PERMIT FOR DEVELOPMENT OF A 3-STORY BUILDING AT 42 LAFAYETTE SQUARE FOR MIXED COMMERCIAL/MULTI-FAMILY USE WITHIN THE CG ZONE; 2 COMMERCIAL UNITS ON FIRST FLOOR AND RESIDENTIAL ON SECOND AND THIRD FLOORS**

**SUBJECT:** Document 84 - Special Permit hearing for petition from Attorney Russell Channen for Atlantis Development LLC requesting special permit to build 3 story building at 42 Lafayette Square for mixed commercial/multi-family use within the CG zone, 2 commercial units on first floor with 14 residential units on second and third floors.

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

City Clerk Linda Koutoulas: Document 84 - Special Permit hearing for petition from Attorney Russell Channen for Atlantis Development, LLC requesting hearing for special permit for development of a 3 story building at 42 Lafayette Square for mixed commercial/multi-family use within the CG zone, 2 commercial units on first floor with 14 residential units on second and third floors. There is a favorable recommendation with conditions/stipulations from Planning Board and Planning Director.

**President Barrett announced there would be an opportunity to call in and the number would scroll on the screen at the appropriate time.**

Council President Barrett opened the hearing

Attorney Russell Channen represented Atlantis Development, LLC. He informed that they went before the Zoning Board of Appeals for construction of the property and were issued variances. They did not need to get a variance for parking. The use of the former commercial bank parking will be used for residential parking. This building is owned by Mr. Jonathan Cody. He has a purchase & sale agreement for the 7 Hillside Place property. This property will be used for the commercial parking. There will be 14 units on the second and third floors with two commercial units on the first floor, maybe a unit in the rear of the first floor. Mr. Cody informed that this property has been vacant for 23 years because of a fire at the site in 1997. He described the project as a win-win for all. No one spoke in favor or against the special permit.

Council President Barrett closed the hearing

Councillors thanked Mr. Cody for his investment in Haverhill. President Barrett read an email from the Mayor into the record stating that the developer has agreed to make one of the units “affordable”. On motion of Councillor McGonagle with second from Councillor Sullivan to move for passage of the Special Permit with the following conditions: that the street level remain commercial units, one unit will be affordable and all department head letters are to be included.

President Barrett asked the clerk to call the roll on the motion with the amendments.

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, 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

October 28, 2020

**REASON FOR VOTE - DOCUMENT 84**  
**42 Lafayette Square**  
**Special Permit – October 20, 2020**

President Barrett: The project as presented takes highly underutilized property and adds much needed housing units. It will increase city property tax base while adhering to the conditions of the various city departments and the Council. It meets requirements of Ch. 255-96 zoning code.

Councillor 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 Ch. 255-96 zoning ordinance.

Councillor Bevilacqua: The Special Permit met the requirements of the zoning ordinance. There was no need for off street parking waiver. The project met the requirements of city departments with acceptable conditions. Project will provide much needed market rate housing.

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

Councillor Sullivan: I voted in favor of the Special Permit because the project received all departments favorable recommendations and the project meets the terms and conditions for obtaining a Special Permit. This new residential/commercial mix project will be beneficial to the neighborhood and to the continued expansion of our downtown from Essex Street to Lafayette Square.

Councillor Jordan: I voted for the project at 42 Lafayette Square as it will provide additional needed housing while keeping the street-facing first-floor commercial. There is enough parking without requiring a waiver of the city's parking requirement based on the number of proposed units.

Councillor McGonagle: I voted in support based upon the recommendation from the Economic Development and Planning Director and the benefit it will have on the area.

Councillor Daly O'Brien: I voted for this Special Permit because it may be a catalyst for further well needed development in this area. It will be a substantial investment in Haverhill and reutilization of a vacant property.