

MINUTES OF A CITY COUNCIL SPECIAL PERMIT HEARING HELD ON OCT. 13, 2009
APPLICATION FROM JUNIOR TORRES, REQUESTING A SPECIAL PERMIT BE GRANTED
TO ALLOW A USED CAR DEALERSHIP AT 70 WHITE ST., ASSESSOR'S MAP 608, BLOCK
484, LOTS 1,3, & 4 FOR 50 SPACES.

SUBJECT: DOC. #95- Application from Junior Torres, requesting a special permit be granted to allow used car dealership at 70 White St., Assessor's Map 608, Block 484, Lots 1,3, & 4 for 50 spaces.

Present: President Michael J. Hart, Councillor Robert Scatamacchia, Councillor William Ryan, Councillor William J. Macek, Councillor Mary Ellen Daly O'Brien, Councillor David Hall, Councillor Michael McGonagle, Councillor James Donahue and Councillor Kenneth Quimby.

Assistant City Clerk Richard Barber: Doc. #95 - Application from Junior Torres for a special permit to allow a used car dealership at 70 White St; Assessor's Map 608, Block 484, Lots 1, 3, & 4 for 50 spaces. Reports are included from City Departments.

President Michael J. Hart: Announced this will be a public hearing, hearing is opened.

Junior Torres, 1 Sheldon St., trying to open up 70 White Street, open up a car lot. The map on the spaces we have to reduce them from 50 to 40 even though we have 52 spaces but to accommodate her employees and people visiting, we end up with 40 spaces. I am trying to get the license to be able to open.

President Hart: Asked if anyone else was here to speak in favor of this. There was no one. He asked if anyone was opposed to this. There was no one. He declared the public hearing closed.

Councillor Macek: I worked with Mr. Torres and his girlfriend Monique LaVoie and we had a number of back and forth emails and dialogues. I want to say they were very willing and understanding of my concerns and I believe they have addressed all those concerns adequately in the map that was presented. I am in full support. He now has parking for customers, parking for long term vehicles that might need work. He has given an adequate amount of space to the other business which is on the lot, which is White St. auto repair. They also have spots for their vehicles and their employees. This is what I believe should be a requirement on all of these plans that come before us. I also brought this to our Planning Director, Bill Pillsbury. We went over it in detail. He supports the plan and the changes that have been made. I feel very comfortable in going forward with this. The only thing that isn't included on the plan that we also spoke of and I told him I would make the motion verbally and that is to say that building number 76 which he has done as a storage building and he is going to be using with his auto sales operation, because there is no place left on this lot for anybody to park, outside of the configuration that's been set up here, what I would like to see the application also conditioned upon the fact that 70 and 76 go together and no separate or auxiliary operation that would bring additional traffic to the area could be allowed in building 76 unless you come back to the Council for an amendment to this permit. I would make that as a motion.

President Hart: Motion by Councillor Macek for an amendment to the petition for special permit.

Councillor Ryan: Just clarification. I can see on the map there are two buildings and when you say condition, in other words you don't want to see another business operating.

Councillor Macek: I don't want to see that turned into a totally separate operation.

Mr. Torres: I have a plan. I own the welding business going on my fifth year. I am a mobile business. I use that currently for my welding. If you notice looking on the plan, on the back side there's a dotted line where it says 70. What my plan is to open up the middle building. My financial adviser and insurance agent wanted me to come and do the whole thing as J R's Auto and J R's Welding. I want to get the place open because I have been shut down for two months and my next process would be to use the storage facility as a welding shop. I have a fire permit and a burning permit already. I'm up to code with everything but I want to be able to open up the main building where the offices are going to be. I plan to go accordingly to a law and what it requires to be needed. My first process is to open up the auto business because I have cars and I want to be able to operate from there. I still operate J R's Welding. We both operate both places. We were recommended to open up the middle building first. So when we were making the plan we had to do our homework and make sure we go according to the specs. The welding thing will be small. No major repairs. No big trucks coming in there. Just small repair. You have people that want to fix a part that's aluminum that needs to be filled in. You can come and drop off your plow and I can fix it for you. Small minor stuff that big welding companies don't want to touch is what I want to do. But I can't do that now because I don't want to create too much controversy towards everything.

Councillor Macek: I just want to say this comes as a total surprise to me this evening. I can show you or any member of the City Council that the original plans that were sent to me did not include the division of the building nor did it include the language on their which I am now spotting on the plan you passed out just before the meeting which we didn't have time to really review. It says J R's Welding office and that was not on this plan that I have that you emailed to me. That comes as a surprise and after we discussed you said you were going to use it for storage and now you say you want to use it as an additional business. I really haven't thought this thru and you are saying that you are not going to, are there going to be any more workers, or is it just a welding storage area that is associated, well, disconnected from your auto sales business because you don't do a lot of welding but you might a little bit. Mainly it's a separate business, right?

Mr. Torres: Yes, right now it's a storage place. It's going to be until the time is right. My main concern right now is the cars. I had (inaudible) I still have my office. I still operate it. I still do what I have to do. I apologize because we should have talked about the lines. It just happened. It happened fast because I wanted to make sure we had space just in case legally I had to do J R's Welding sign or anything on there just to keep it. But it will be a storage place. It's nothing major. It's not a huge industrial type of thing. But it's not going to be right now.

Councillor Macek: Do you currently have or do you expect to have additional employees involved with the welding operatio?.

Mr. Torres: I have one. My helper that helps me in the welding business.

Councillor Macek: That person would come to the lot in the morning if you were leaving in the welding truck. They would have to leave a vehicle there.

Mr. Torres: No. They mostly meet me at my house and drive and drive in my driveway.

Councillor Macek: Will you be using that, possibly from what you are saying, if you want a sign, you may have additional customers coming there for welding purposes?

Mr. Torres: Yes, maybe to drop off since I currently rent both properties I still have spaces that people can utilize. I'm sure I can work around it. That's why I didn't want to bring this up today. I didn't want to create any controversy over it. Once we do the paperwork properly and break everything down again, because I am doing double work which my insurance agent doesn't want me to do, but I am willing to do it.

Councillor Macek: Your original plan that we originally discussed you had four undesignated spots that could have been used for this that would have worked real nice. Your original plan had spots for five customer spots. You cut out all of the undesignated and you dropped your customer slots down to three and I was willing to go along with that. Now you are telling me that you are going to have additional business additional traffic, I just don't want to see an operation that is so tight. I think it's important that we have rules and regulations. If you create something that looks like a parking lot, I want people to be able to go in there that it looks good. To me, curb appeal and appear of businesses is as key to the fact that you are making money. I think it helps you make money. I think I am trying to help you to make sure you have that type of an operation. I don't mean to be giving you a hard time. I don't know if there is any way you can get an extra spot or two. I'd like to hear what my colleagues have to say. I'm a little bit fresh on this right now. I want to think about it and give it a little bit of time.

Mr. Torres: Like I said, it's not that I wanted a plan today. I really wanted to open.

Councillor Macek: I know you want to open, your paying rent. I thought you had this resolved and then you come in with a last minute change tonight which could be fairly substantial depending on how you decide to enlarge your welding operation.

Mr. Torres: It's not a huge place. It's a two bay storage. In order to be in business you have to be organized. If you are not organized and you don't know what you are doing it's not going to work. I'm sure we can make this work. I understand. I want to be clean. You walk into my house you'd be surprised. And we have five kids. I just want create revenue. The place has been shut down. It's always been my dream. I come from a place where my last name

Councillor Macek: The other part in all honesty that I also discussed with you there has to be enough room so that fire vehicles or safety vehicles can get around in your lot. That's one of the other conditions that we discussed that you need to, that's why I had you measure off, and you even put on, at least the one I received, the dimensions and how you at one time wanted a little smaller exit. We discussed and you did increase that back. I know we worked very well together over the last week and I am just a little taken back about the new business we had discussed that you wouldn't be doing this and now you are here tonight requesting this.

Councillor McGonagle: Mr. Torres I had a conversation with you last week also. I am very impressed that this has come back in light of there have been a couple of changes. I see this as probably we can work with this. It sounds like your welding business is one employee. So far there are three employees. Yourself, one employee and maybe your girlfriend. Is that true.

Mr. Torres: He don't have a license. Yes.

Councillor McGonagle: You have spaces for five employees. There are only three at this point until your business is up and running you'll probably only be able to have the two of you so that's two parking spaces. Correct. So that would leave three open spaces that you have designated for employees but those could in fact be changed to customers and we could have five customer parking spots and we could have three designated for employees. Is that reasonable?

Mr. Torres: Yes. We left enough room for the Haverhill Police Department to sit there and do their job. I welcome them anytime.

Councillor McGonagle: If you can open this welding business you are going to get the proper permits. The proper licenses. So you will be able at the time you are ready, to open that as a second business.

Mr. Torres: Yes, which I do have now. I am bonded. I have a license. I am insured.

Councillor McGonagle: Is it in that facility as we speak?

Mr. Torres: I am bonded for my home.

Councillor McGonagle: But you are going to be moving it to that. And you will get the proper registration, licenses from the City.

Mr. Torres: I followed all the fire codes already. The Fire Dept. has been in there. It has been inspected.

Councillor McGonagle: At this time I am inclined to go with this. I would like to see that. Maybe we can re-label that. Maybe my fellow Councillors will look at that and understand that there might be enough. There is enough parking because there's only going to be two employees with cars currently. That will leave five to six parking spaces for customers. I am intending to go along with that tonight.

Councillor Daly O'Brien: I want to clarify something. One of the sets of parking spaces is auto/vehicles in need of repair. Are you going to have a repair shop there also?

Mr. Torres: No. My landlord from 70 White St. He is White Street Diagnostics. We can also use the fourteen parking spaces. We have extra than what he had in the past. We are more than welcome to use those spaces as well because we created them for him. We did his job.

Councillor Daly O'Brien: Sometimes some of these people who have been around for a little while they know a couple of things and taking advice from them is okay. I know you want to try and do one thing at a time but really you are going to have a dual business going on there. Let's be honest about it even though it's not going to happen the first week or maybe the first month it could happen by the end of the year. You are already doing it. You may need that until your car business really gets going and you may find that you want this space so you can utilize it. I think you should have followed the advice of the gentleman who told you to do it all at once you might have been okay. But we don't like surprises. I hope you've understood that now. Because it makes it look like you are trying to slip something buy us. Nine people thinking that isn't good. We don't like that. Councillor Macek is right. He thought he had you going in one direction and now this is sliding in and it just doesn't give us a good feeling. I feel more like Councillor McGonagle, I want to find a way so we can give you the permit tonight and you can go ahead. I applaud your energy and your drive to get this going. I just want you to have learned a couple of lessons from this. Don't try to slide something by us. All of us are parents. Do you know what I am saying? We don't like that.

Mr. Torres: I understand and I want to apologize because it was in a surprise. The landlord required me to try and start the middle business. I guess he had some headaches in the past from

the second building cause he was trying to rent it and there were some issues. He didn't want me to get the other building involved until I opened up the main building where the offices are. That's the truth.

Councillor Hall: Mr. Torres I think you are a very legitimate business man. I am very impressed with your presentation tonight. You are very honest and up front. I know this is something brand new to you. You never had the chance to come before the Council before. I think I know this property pretty well. I have been in the business over forty years and there's always been a dealership there. My question to you, at number 76 is that you are going to have the proposed welding shop on the corner of Nichols St. If my memory is correct in telling you that for years and years this was always a body shop. Is that correct?

Mr. Torres: Yes

Councillor Hall: It was always occupied. The middle building that was always a used car lot. Buchie DeLuca had it White Street Motors for maybe forty fifty years. And on the left, on the corner of North Street that is an auto repair shop but that's going to have no connection with you? Is that correct?

Mr. Torres: No. I rent from him.

Councillor Hall: All we are concerned about tonight is the dealership that sells used cars. Then up the street, which was used by a body shop. When I try to be as open minded as I can. I know the economy is bad. I know you have had two months to try to get this thing in operation. You had no income coming in and you are trying to support five kids and try to put a family business here. All we have to do is take a look across the street and see what's going on over there and we allow that to happen and we are coming after you for a couple of minor things, which I have all due respect for Councillor Macek on this. But, I am going to vote for you tonight because I think you are going to do the right thing. I think if there's a problem, we can always come back and try to address it legally. I owe it to you. You are trying to do the right job. Even the economy is bad and I know that you'll do the right job. I want to let you know that I am going to support you tonight.

Councillor Ryan: I think that many of my colleagues summed up what Councillor Macek, he did make a presentation. He just didn't get to. I think he is concerned about where we are going with this. I was going to bring up the dump that is across the street. The former Billy Wrenn's who owned the gas station. I used to hang around there a lot. It was neat as a pin on the corner. Now we have the chain-linked fence. It's a real mess. Right behind it and had mentioned that, the other little lot, I went by it today, neat as a pin. Who ever is running it; I was taken by how neat it was. The business on the corner with the ramp trucks out in the middle of the road that everybody is clipping and can barely get by. I don't know why we don't have a no ramp trucks allowed to park on the corner of White and Charles Street and create a real hazard in the neighborhood. All from the place. Not only is he conducting an eyesore, and I think he used to run the body shop on your property. Same guy. It's also the same guy towing everybody in the city until the Chief stepped in and stopped it. We don't want that to happen. It's pointed out how there used to be several businesses. We want one business. We want you to get in there. It's a used car lot that looks neat like the fellow that's doing it across the street. That would be a real asset to that area. I think what Councilor Macek, and I would be concerned, if we allow a welding business. That may be the big business down the road. He just got so much going on welding and cars. Once you leave here Mr. Torres we basically cross our fingers and hope you will do the right thing. It's very hard for us to come back and stop the business. We have to go to court. Hire lawyers and do everything else. This is our only chance to make it right tonight and when we vote for it tonight we just hold our

breath. You make a very good presentation. We know you are sincere. You've come back and followed close.

President Hart: One thought is that I am thinking back to the time when this type of business was first made to require a special permit which wasn't always the case. If you had the proper zone and you wanted to open up the business and the zoning ordinance allows that type of business in that zone, you could just open up the business. I think Councillor Macek had a good deal of the initiative on this, believe that we should be looking at where some of these businesses are setting up because the thought was maybe they are being set up in places we wouldn't want them to be set up in and that was the primary motivation for the special permit in the first place. Your location, that's not the case. It's always been used cars down there or car sales down there. It's a good location for that type of business. The issue as to why we got into the special permit business in the first place doesn't seem to be there with you. Special permits are usually for the most part are heard by the Board of Appeals. Only when the City Council wants to take jurisdiction over certain things, such as multifamily housing and things of that nature which we consider more urgent and we want to take a close look at it, do we assume the jurisdiction. We did maintain the jurisdiction of this so that's why you are before the City Council and not the Board of Appeals. Looking at your petition, I don't even see where on the petition it mentions the number of spaces for the number of cars you are going to sell. I see it in the agenda item. I see it in the letter. I don't see it on the petition that it's even limited to a number of spaces. That being said, your lot area is defined. There's just so much space there. You can only put so many cars in there and I am not sure in terms of, I know there are requirements for parking spaces and how you arrange them and how they must be configured in our zoning ordinance. I am sure you have to comply with the zoning ordinance as far as that goes. In terms of how many cars you're selling there, it's limited. You can only sell as many as you could fit on your lot reasonably. You'd have to have your parking spaces configured in such a way that they met zoning and as a businessman obviously you need enough spaces for customers to come in and conveniently park or you're kind of defeating the whole purpose. Jam it up with cars to sell and nobody can get in there to park, that doesn't work to well. You've taken care of spaces and your landlord is going to see to it that he maintains enough spaces to support his business. I don't know who's going to go down there and count forty cars, fifty cars, thirty cars whatever. I think the number of cars you have there is going to be governed by the economy, how many you can fit in, look attractive. We can limit the number of cars, I don't have a problem with that. Right now I don't see them limited on your petition and if we want to, we can. What Councillor Hall said earlier just stuck something with me that I guess for years this lot has a particular history of perhaps supporting three businesses. This was before the day somebody had to come before the City Council and get a special permit. I am not seeing the fact that three businesses might coexist on that lot as being something that drives me to vote against it. I think it's the ideal location. That was the main purpose of the special permit.

Councillor Macek: He did work with me. You are correct. It was Councillor Fossarelli and I that way back when we were having trouble with different applications by right, were attempting to sell cars on any parcel within the community mainly upper Main St. I would also like to point out for the record that the one that I had gone to pull in and look at a few cars now and then, had a shoe horn approach making it like a New York parking lot. That's what we were trying to do. We also brought forward the fact that we needed to have parking plans and that is part of the ordinance. I don't want to see those mistakes made. I don't want to see it return to the mess that it has been in the past. It was once in my opinion, the cleanest and best run used car lot in the city.....I will support it. I am going to trust that you are going to do it right and that you have enough parking there. If you need additional parking maybe you will scale it down, you'll only have 36 cars in your lot. I hope you do all those things the right way. I am not saying somebody is

going to go down and count the cars because we don't do that for other places. The last one that came before us, when I didn't hear these types of comparisons, why we brought it in and all that, we did set up a parking plan for that. I also went down and worked with that particular used car merchant. I care about how our city looks like and how our businesses succeed. .. I would like to have it conditioned that it can be his welding. I don't want to see this become another body shop. You say no. Let's say you decide you've outgrown this or something. We need to have some conditions on this for the protection of the next operation that might go in there. I would like to see that it be limited to 40 spaces.

President Hart: We have that amendment on the floor. Do you want to withdraw the amendment?

Councillor Macek: No, but we don't have the number of cars, I guess what you are pointing out. So we have to add to it.

President Hart: The clerk can read the amendment that's in front of us right now.

Clerk Barber: That 70 & 76 White St. as one unit, any changes to that business would come before the Council before it could be changed.

Councillor Macek: With the exclusion of a welding operation with the same owner as the auto operation.

Junior Torres: Can I say something?

President Hart: In a minute. So that's your motion. You withdrew the original and you've added to it this particular language. That's Councillor Macek's motion. Is there a second on it? Second Councillor Daly O'Brien.

Junior Torres: I understand your purpose. I understand you want a nice clean city which I understand. That place is pretty hard to keep clean because everybody else's trash always ends on there. If J R's Welding does grow, and the auto business goes well, I am going to be still the same. I'll move J R's Welding to a bigger location and use that for storage or detailing. I am still going to have both places. It's not that if I choose to grow that I am going to make this place a bigger place. No. I will move on to somewhere in Haverhill that has a bigger place that will make the business be better.

Councillor McGonagle: The only problem I have with trying to limit what this gentleman puts in his establishment is we don't know what his business is going to do. We don't know if the welding business will continue and we don't know as a businessman if a detailing shop or a welding shop or a auto body shop that fits in there and does work the right way. I don't want to limit this individual's ability to run a business if he is renting that property. That's the only problem I have. I can't support limiting this individual in this way because he might decide as other businesses have, it's not going in the right direction and he needs to make a decision and use that property for a different use that is okay in that area. I don't think we as a Council can levy that upon this individual. I can't support that.

Councillor Macek: I agree. I don't want to limit him either. However, he has taken, nine of the forty spots are directly in front and immediately to the left side of the building. This layout does not lend itself to any other type of operation that requires other vehicles coming onto the property. That's my concern. We also have left it he can always come back and amend the application. If wants to do some other operation there, he just has to come back and show us a

different plan for parking of used cars, customers and employees and we are fine. Nothing is forever. I agree with that. I think this is really a tight fit as it is now. I am willing to go along with it. To just say do whatever you want to do on that property, I think that is a mistake. We don't do it for other business. We don't say...even down to housing. We make sure that they have enough parking for what they are doing. Why are we not here concerned about what type of traffic and amount of vehicle is going to go on this lot when we were concerned about it in every other area including residential. I am going to just withdraw my motion and if somebody else has any concern on it, fine. I am not going to be able to support it because of the fact that he is adding this additional business unless we have some kind of precaution. I am sorry to say that.

Councillor Hall: If he is going to withdraw the motion I'll excuse it.

Councillor Scatamacchia: Just parliamentarily. We had an amendment, Councillor Macek withdrew the amendment.

President Hart: Correct, he made the motion, he can withdraw it. We didn't vote on it.

Councillor Macek: Somebody else can make it.

Councillor Scatamacchia: I'll make it. Second by Councillor Ryan.

President Hart: The motion is what Councillor Macek's amendment is.

Councillor Scatamacchia: I think everybody here wants to support Mr. Torres. I do think as Councillor Macek says we need some safeguards. It doesn't box him in. He can even come before us if you want to make some changes. You have to come before somebody.

Councillor Hall: I am sitting here amazed. I think the Council President said it right. This is the place to have there. The used car lot. It's been for forty years, closer to sixty or seventy years that this property has been used for some type of automotive repair or body shop, or sales or whatever it is. The whole area is connected to this type of environment. You go up and down White Street, from White and Winter St.. All the way from Monument Square you are going to see four or five used car lots there. I know at 70-76 White Street I can just judge by this gentleman coming tonight how sincere he is to put this in. I can't see the difference between a body shop, a welding shop, or a repair shop. They are all connected to motor vehicles. Why we are making such a big deal about this, it doesn't make any common sense to me. I am going to vote to put this gentleman in business as of tonight. I don't think there should be any restrictions placed on this gentleman. I think he is more than sincere. There was some discussion about the Fire Department. The Fire Department has been up there, inspected it. This is never an issue. Let's give this guy the right to do business in a bad economy. If he can make it, good luck to you sir and I support you.

Councillor Donahue: I also agree with you Mr. President. I'd like to see you in business. I realize that you do have five kids and you need to put some food on the table. I am confident in your abilities to get the job done.

President Hart: I think both sides feel very strongly on this for the right reasons. The debate has been very well spoken and the reasons for both sides on this issue which is a close issue. They've stated their reasons quite well and they are sincere in that. Ultimately they are going to give you a permit. It's a question of whether it's unrestricted. The only observation I have, which is an indication as to why I am going to vote the way I will on it, is that you could have started your welding business. It could be up and running right now. You didn't have to come before us to do

that. Or your auto body business. I asked the question, if you had done that and then you came before us and asked for a special permit for a used car lot for that middle building, would we have turned you down if you had started another business. I don't think we would have. I think what we would be most interested in, would be that the businesses that are run there are run properly. I am trusting the zoning ordinances that we have in terms of parking and requirements there to do the job if you overload it. Let's vote on the amendment. Please call the roll.

Clerk Barber: Councillor Scatamacchia-yes, Councillor Ryan-yes, Councillor Macek-yes, Councillor Daly O'Brien-yes, Councillor Hall-no, Councillor McGonagle-no, Councillor Donahue-no, Councillor Quimby-yes, President Hart-no. 5 yeas, 4 nays.

President Hart: The amendment passes.

Councillor Macek: I'd like to amend the application to forty spaces for used cars. Second Councillor Ryan.

Junior Torres: We could lower the parking spaces for the vehicles for sale to 35 or 30. I am not planning on having a huge place in this bad economy.

President Hart: He is going to limit you to 40 and you're saying that's really not a problem. You probably won't even have that many is what I am hearing and if you did want to start your welding business you'd probably lower it even more because you would have to. You have a confined area to work with. This doesn't really harm you in terms of the limit of spaces because it isn't on the petition right now.

President Hart: Call the roll on that.

Clerk Barber: Councillor Scatamacchia-yes, Councillor Ryan-yes, Councillor Macek-yes, Councillor Daly O'Brien-yes, Councillor Hall-yes, Councillor McGonagle-yes, Councillor Donahue-yes, Councillor Quimby-yes, President Hart-yes. 9 yeas, 0 nays.

President Hart: That amendment passes.

Councillor Macek: Move the application as amended.

President Hart: Call the roll.

Clerk Barber: Councillor Scatamacchia-yes, Councillor Ryan-yes, Councillor Macek-yes, Councillor Daly O'Brien-yes, Councillor Hall-yes, Councillor McGonagle-yes, Councillor Donahue-yes, Councillor Quimby-yes, President Hart-yes. 9 yeas, 0 nays

President Hart: Now that the dust has settled, unless there is an appeal of this, you have a permit for a 40 car used car lot and you can open your welding business. You just can't open any other business. I think if you want to do that you'd have come back here and try to get the special permit amended.

Respectfully submitted,

Barbara S. Arthur

Administrative Assistant

October 30, 2009

REASON FOR VOTE - DOCUMENT #95
Special Permit to Allow Used Car Dealership at 70-76 White Street

In granting the special permit, those members voting in favor found that the application fulfills all of the general conditions contained in Chapter 255-76 of the Haverhill Zoning Ordinance.

President Hart: The application met the requirements for the special permit. Also, the lot was formerly used for the sale of cars.

Councillor Scatamacchia: The request was conducive to the area, and I felt the owner will comply with all laws.

Councillor Ryan: I voted in favor because this proposal was in the best interest of the City.

Councillor Macek: I voted in favor because of the application because I felt that the proposal was in keeping with the past use of the property and that the applicant had made a proposal that was compliant with the intent of the Special Permit ordinance.

Councillor Daly O'Brien: I voted yes on this permit because the applicant met all the conditions and revised his parking plan to meet the business needs.

Councillor Hall: I voted in favor because it has been a used car dealership for over sixty years and it conformed to the special permit requirements for used car dealership.

Councillor McGonagle: The applicant satisfied all criteria to meet the standards required.

Councillor Donahue: I voted in favor because it is a good business for Haverhill.

Councillor Quimby: I voted in favor because the applicant met the requirements for parking.