

7/1/2011

71/11

Hearing September 6 7.1

**JAMES F. WALDRON  
ATTORNEY  
70 BAILEY BOULEVARD  
HAVERHILL, MA 01830**

**(978) 373-4539  
FAX 888 742 2637 2011**

City Council  
City of Haverhill  
City Hall  
Haverhill, MA 01830

July 14, 2011

**APPLICATION FOR SPECIAL PERMIT  
FOR MULTI-FAMILY HOUSING  
RIVER STREET**

An Application is hereby made for a Special Permit for multi-family housing under the terms and provisions of Ch. 255 for property at River Street. The Applicant is MCL Contracting, Michael Lefevre, 3 Sandpiper Lane, Seabrook, NH 03874.

The property is shown on Assessors Plans Map 534 Block 4 Lot 19.

The majority of the parking is in the lower level of the building. The property is currently vacant. The units will be marketed as condominiums.

The site plans, building plans, filing fees and Memorandum in support of the Application are attached hereto.

Respectfully submitted,  
*James F. Waldron*  
James F. Waldron Attorney  
For Applicant

IN CITY COUNCIL: July 26 2011  
REFER TO PLANNING BOARD and  
VOTED: that COUNCIL HEARING BE HELD  
SEPTEMBER 6 2011  
Attest:

\_\_\_\_\_  
City Clerk

GRANTED TO MOVE SPECIAL PERMIT HEARING TO OCTOBER 25 2011  
PER REQUEST ATTY WALDRON LETTER DATED 8/11/11

GRANTED TO CONTINUE SPECIAL PERMIT HEARING TO JANUARY 17 2012  
PER REQUEST ATTY WALDRON COUNCIL MEETING 10/18/11

GRANTED TO CONTINUE SPECIAL PERMIT HEARING to JANUARY 31 2012  
PER REQUEST ATTY WALDRON COUNCIL MEETING OF Dec 20 2011

IN CITY COUNCIL: January 31 2012  
POSTPONE TO APRIL 10 2012

Attest:  
\_\_\_\_\_  
City Clerk

IN CITY COUNCIL: March 13 2012  
POSTPONED TO APRIL 24 2012  
Attest:

\_\_\_\_\_  
City Clerk

**ATTORNEY  
JAMES F. WALDRON  
70 BAILEY BOULEVARD  
HAVERHILL, MA 01830**

**978 373-4539  
Fax 373-3339  
jflamingwaldron@yahoo.com**

**MEMORANDUM IN SUPPORT OF APPLICATION  
SPECIAL PERMIT FOR RIVER STREET**

This is an application for a Permit to construct nine residential units on a vacant parcel of land on River Street in an RU zone.

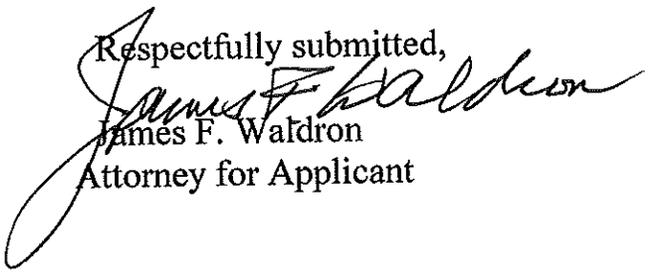
The zone allows multi family housing with a Special Permit from the City Council. No variances from the Zoning Ordinances are required.

The property is presently undeveloped with an assessed value of \$37,900.00. When completed as condominiums the assessed value of the parcel would be over \$1,500,000.

This development, on a major public artery, serviced by municipal water and sewer, would provide affordable housing for the City and increase the real estate tax base. It would also provide a significant employment opportunity in the City.

Attached is an aerial view of the location of the property.

Respectfully submitted,

  
James F. Waldron  
Attorney for Applicant

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**(978) 373-4539  
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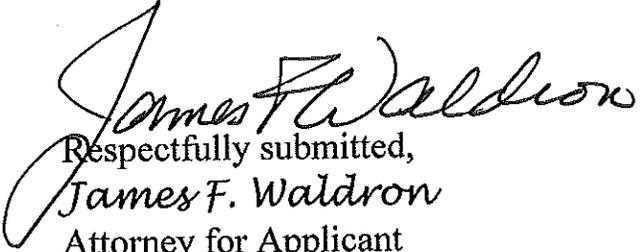
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City of Haverhill  
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7-14-2011

**WAIVER FOR APPLICATION  
SPECIAL PERMIT  
MCL CONTRACTING RIVER STREET**

Reference is hereby made to an application for a Special Permit for the above property dated July 14, 2011.

The Applicant hereby waives any statutory requirement for holding the hearing or the filing of a Decision in said matter.

  
Respectfully submitted,  
James F. Waldron  
Attorney for Applicant

For  
App 1/24

**ATTORNEY  
JAMES F. WALDRON  
70 BAILEY BOULEVARD  
HAVERHILL, MA 01830**

**978-289-0189  
Fax 1 888 742 2837  
[jflemingwaldron@yahoo.com](mailto:jflemingwaldron@yahoo.com)**

City Council

4-7-2012

Re: Special Permit Application Special Permit  
MCL Contracting River Street

At the Planning Board Meeting, the matter of The Handicap Access Board Regulations was made by a board member. She requested that our architect, Ron Albert, clarify the matter with the Building Inspector.

Attached is a letter from Mr. Albert that addresses the matter.

Sincerely,

*James F. Waldron  
Atty for Applicant*

# rha

4 April, 2012

Mr. Richard Osborne  
Building Inspector  
City Hall, Room 210  
4 Summer Street  
Haverhill, MA 01830

**Re: Riverhill Condominium, River Street, Haverhill, MA for MCL Contracting  
Architectural Access Board Compliance**

**(RHA Project No. 1204)**

Dear Mr. Osborne,

Thank you for insight and comments during our recent telephone conversation regarding above referenced project.

It is my understanding, as well, that the proposed multifamily townhouse units do not come under the provisions of 521 CMR 9.3 Group 1 Dwelling Units or 521 CMR 9.4 Group 2 Dwelling Units and that each townhouse is essentially an individual and separate unit.

Further, I believe the townhouse plan as designed, will meet the requirements of IRC 2009 with the Massachusetts amendments.

Please call with any questions.

Sincerely,

**Ronald Henri Albert, AIA  
Architect**

Copy

71-B

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3-7-2012

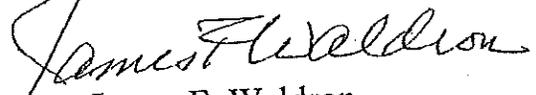
**REQUEST TO CONTINUE PUBLIC HEARINGS**

**MCL CONTRACTING-RIVER STREET SPECIAL PERMIT doc #71  
MCL CONTRACTING-NAPLES ROAD DISCONTINUANCE doc#72**

The Applicant requests that the above hearings on both matters , be continued to April 24, 2012.

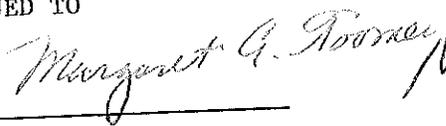
The reason for this request is because the Planning Board special permit hearing has been continued to March 13, 2012 and the petition to discontinue Naples Road will also be heard by the Planning Board on March 13, 2012.

Respectfully submitted,



James F. Waldron  
Attorney for Applicant

IN CITY COUNCIL: March 13 2012  
HEARINGS CONTINUED TO  
APRIL 24 2012  
Attest:



\_\_\_\_\_  
City Clerk

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1-26-2012

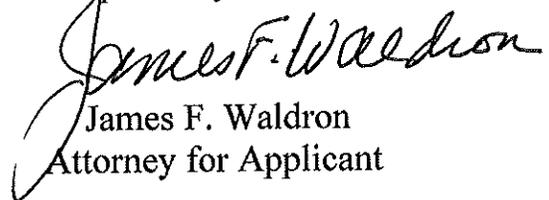
**REQUEST TO CONTINUE PUBLIC HEARINGS**

**MCL CONTRACTING-RIVER STREET SPECIAL PERMIT  
MCL CONTRACTING-NAPLES ROAD DISCONTINUANCE**

The Applicant requests that the above hearings on both matters set for January 31, 2012 , be continued to April 10 2012

The reason for this request is because the Planning Board special permit hearing has been continued to March 14 2012 and the petition to discontinue Naples Road will also be heard by the Planning Board on March 14 2012.

Respectfully submitted,

  
James F. Waldron  
Attorney for Applicant