In Council Feb 28 2012 29 7.1
Favorable Rec attached Hearing May 15 2012

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February 22, 2012

John Michitson, President
Haverhill City Council
City Hall, 4 Summer Street
Haverhill, MA 01830

Re: Sylvan Hill Crossing
Owner: Sylvan Hill Development, LLC
1501 Main Street, Unit 47, Tewksbury, MA 01876

Land on Forest Street
Special Permit, Cluster Residential Development

Dear Mr. Michitson:

Please be advised this office represents Sylvan Hill Development, LLC, Applicant/Owner regarding the property located on Forest Street and being shown as Haverhill Assessor's Map 588 Block 422 Lots 1A, 3A, 4, 6C, 35, 36, 37 and 38.

Sylvan Hill Development LLC is requesting a Special Permit from the City of Haverhill to construct twenty-nine (29) single family homes in a cluster residential development as set forth in the Haverhill Zoning Ordinance Chapter 255 Section 94.

The property is shown in Haverhill Assessor's Map 588 Block 422 Lots 1A, 3A, 4, 6C, 35, 36, 37 and 38 and is located in RM Zoning District.

Kindly refer this matter to the Planning Board for its review. I have enclosed the appropriate plans and fees in connection with the requested Special Permit.

Should you have any questions, or need any additional information, please don't hesitate to contact me.

Sincerely yours,

Michael J. Migliori

MJM/dma
Enc.
c.c.: Russell Ahern
Robert Ahern
Stephen Stapinski

IN CITY COUNCIL: February 28 2012
REFER TO PLANNING BOARD and
VOTED: that COUNCIL HEARING BE HELD MAY 15 2012
Attest:

City Clerk

Legal Description

See Haverhill Assessor's Map 588 Block 422 Lots 1A, 3A, 4, 6C, 35, 36, 37 and 38.

Doc 29

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March 9, 2012

Hand Delivered

John Michitson, President
Haverhill City Council
City Hall, 4 Summer Street
Haverhill, MA 01830

Re: Sylvan Hill Crossing
Owner: Sylvan Hill Development, LLC

Land on Forest Street
Special Permit, Cluster Residential Development

Dear Mr. Michitson:

Please be advised that this office, on behalf of the applicant, Sylvan Hill Development, LLC, hereby waives the statutory requirement for the City Council to hold a hearing on the matter within sixty-five (65) days.

Should you have any questions, please don't hesitate to contact me.

Sincerely yours,

Michael J. Migliori

MJM/dma
c.c.: Russell Ahern
Robert Ahern
Stephen Stapinski

Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax:978-374-2315
wpillsbury@cityofhaverhill.com

May 11, 2012

TO: City Council President John A. Mitchitson and members of the Haverhill City Council

FROM: William Pillsbury, Jr. Economic Development and Planning Director

SUBJECT: Cluster Special permit for Sylvan Hill(Forest Street)-29 lots

At its meeting of April 11, 2012, the Haverhill Planning Board voted a conditional favorable recommendation to the City Council for the proposed cluster special permit. The minutes of the public hearing are attached for your review.

The role of the Board was to conduct a public hearing to make a recommendation to the city council relative to the special permit. The proposed project represents a proposal for 29 units of cluster style single family homes along Forest Street.

The city departments have reviewed the project and their reports are contained in your packages. The project complies with the zoning requirements for a cluster style development, in particular the requirements for open space treatment, and service by city water and sewer. The developer has additionally committed to convey to the city a portion of the site as dedicated open space, and further will grant to the city a walking trail easement on the open space land reserved for recreational purposes.

The project if approved for a special permit by the city council must then be filed for a full definitive plan with the planning board at which time the detailed design for roadways, water sewer drainage etc. will be presented pursuant to the city of Haverhill subdivision regulations.

Specifically, I recommend that the Council as part of its approval of a special permit include as conditions the following: 1.) letter from the city engineer and water/waste water dept.2.) letter from the fire department 3.) letter from conservation 4.) letter from the Building Dept. 5.) any additional comments or conditions deemed necessary

by the city council, 6.) an umbrella condition that the project comply with all the requirements of zoning code 255-94.

Each of the above specific items if adopted as conditions will be required to be incorporated into and complied with in the definitive plan filing.

As Planning Director, I believe this project is in the best interest of the City of Haverhill in that it balances the density on the site with significant commitment to open space.. Additionally the project affords the city the opportunity to own and control open space as a means of expanding our future greenbelt and trails opportunities.

Specifically, pursuant to zoning ordinance Ch. 255-80 (as applicable) the following findings must be made relative to the project:

> the request meets all pertinent conditions listed in article XI of the ordinance; the request is desirable to the public convenience or welfare;
>
> the request will not impair the integrity or character of the district or adjoining zones nor be detrimental to the health, morals or welfare and will be in conformity with the goals and policies of the master plan;
>
> The requested use provides for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets;
>
> The requested use provides for adequate methods of disposal for sewage refuse and other wastes and adequate methods for storm water and drainage;
>
> The requested use provides for adequate off street loading and unloading of service vehicles;
>
> The requested use preserves historical buildings and uses.

Proposed conditions and stipulations:

I offer the following recommended conditions be made part of the special permit approval:

> Require that the developer comply with all of the additional requirements of the City's subdivision regulations for water and sewer and drainage improvements as contained within those regulations and further detailed in the above listed and attached letters from the departments. These items shall be reflected in the definitive plan to be filed with the Planning board.

Bill May 11

Recommendation

As Planning Director, I concur with the favorable recommendation based on an assumption that all items in the letters from the City Departments along with all requirements for special permits would be made part of the special permit for the project.

This project with the incorporation of the recommended conditions is generally in conformity with the City's master plan as well as providing sufficiently for traffic, public safety and other utility considerations. The project as proposed appears to conform to all other special permit requirements. On the basis of adopting the proposed conditions/stipulations, I recommend that the council act favorably on this project.