

**HAVERHILL PLANNING BOARD
MEETING MINUTES**

DATE: Wednesday, July 8, 2020

Place: ONLINE MEETING DUE TO COVID-19

Time: 7:00 PM

Members Present: Chairman Paul Howard
 Member Nate Robertson
 Member Karen Buckley
 Member Ken Cram
 Member William Evans
 Member Robert Driscoll
 Member Karen Peugh
 Member Ismael Matias

Members Absent: Member April DerBoghosian, Esq.

Also Present: William Pillsbury, Jr., Director of Economic Development and
 Planning
 Lori Robertson, Head Clerk

Approval of Minutes: June 10, 2020

June 10, 2020

After board consideration, Member Robert Driscoll motioned to approve the June 10, 2020 minutes. Member Nate Robertson seconded the motion.

Karen Peugh – yes
Bill Evans – yes
Karen Buckley – yes
April DerBoghosian, Esq.- absent
Kenneth Cram – yes
Nate Robertson- yes
Robert Driscoll – yes
Paul Howard – yes
Ismael Matias - absent

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Motion Passed.

Mr. William Pillsbury: Read the conduct of hearings into the record ONLINE VERSION.

Public Hearings:

Special Permit for 417 Washington Street

Please note at the July 8, 2020 ONLINE Planning Board meeting the board considered the recommendation of the Planning Director, William Pillsbury, Jr., to forward a favorable conditional-recommendation for a special permit for 417 Washington Street.

Planning Director read the rules of public hearing into the record (online version).

Mr. Richard Carter and his wife Amy addressed the board.

Mr. Richard Carter: There is an existing three family building on Washington Street with an attached barn. It is a pre-existing structure that we are looking to separate into four single bedroom apartments. There is plenty of off-street parking over there. We have already talked about the setbacks with the Zoning Board.

Mr. William Pillsbury: I can't recall but did you actually go before the Zoning Board of Appeals?

Mr. Richard Carter: Yes.

Mrs. Amy Carter: I am not sure if you are familiar with the house. It is a Victorian home and it has three apartments. The barn is a rectangle. In the past three years since we have bought it the house has already gone through great improvement. It has been resided, we brought the house back to life as a beautiful Victorian. It already has become more of an asset to Washington Street. I know the idea is to increase the amount of housing and also to improve the look of Washington Street. We have improved both the outside and the inside of the home. Rick does impeccable work and the City itself has hired him to do projects and continues to do so. I understand there is a shortage of apartments for people that don't have children. The parking lot allows for a ridiculous amount of cars.

Mr. Richard Carter: We are able to go beyond what is the minimum.

Mr. William Pillsbury: The zoning requires 1 ½ spaces per unit.

Mr. Richard Carter: We have more space than that.

Mrs. Amy Carter: There is still plenty of space for a yard. There's a cute garden there. The buildings are already an asset to the area. It has come so far already and the inside will be the same. We have been landlords in the city...we have a place on Merrill Street and Grand Ave. We always have been good with inspectional services. I can't think of anyway this would be a detriment. Since these are one bedroom apartments with no children, this will not be a further strain on the schools.

Chairman Howard asked if anyone from the public wished to speak.

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Hearing none, we will close the public portion of the hearing and turn it over for comments from the Planning Director.

Mr. Pillsbury stated my recommendation is a favorable conditional recommendation to City Council with the conditions being the inclusion of all the comments/letters from city departments. This is a project that will stabilize the Mount Washington area. The investment by the applicant is excellent. I would make a favorable conditional recommendation with the inclusion of any City Department comments.

Member Robert Driscoll motioned to make a favorable conditional recommendation to the City Council as recommended by the Planning Director, William Pillsbury. The condition being the inclusion of all the comments/letters from city departments. Member Kenneth Cram seconded the motion.

Chairman Paul Howard-yes
Member Robert Driscoll-yes
Member Ismael Matias-yes
Member Kenneth Cram-yes
Member Karen Buckley-yes
Member Karen Peugh-yes
Member Nate Robertson-yes
Member April DerBoghosian, Esq.-absent
Member William Evans-yes

List of all documents and other exhibits used by the public body during the meeting:

- Floor plans
- Certified plot plan – RAM Engineering, 12-31-19
- Letter from Richard Carter, 6-30-20
- Comment due sheet
- Conservation Department letter, 6-22-20
- Fire Department Letter, 6-25-20
- Building Inspector Letter, 6-15-20

Definitive Escrows:

West Gile Street Escrow:

Please be advised at the Haverhill Planning Board meeting held on ONLINE on 7/8/20 at 7:00 pm and reviewed the request to endorse the extension of the agreement for the above cited development.

The Chairman, advised the board that the agreement was reviewed by the City Solicitor as to form and was approved as attested to by his signature on said agreement. The new expiration date for performance is 12/31/20 and funding on 12/31/20. The Planning Director recommended that the Planning Board vote to endorse the extension agreement. It was noted, that the developer must record the extension of the agreement at the Registry of Deeds and provide proof of said recording to the Planning Office for its file.

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After board consideration, Member Robert Driscoll motioned to endorse the above cited agreement and that the developer provide the Planning Office with a recorded copy of said agreement as required. Member Ken Cram seconded the motion. All members present voted in favor. Members April DerBoghossian, Esq. was absent. **Motion Passed.**

List of all documents and other exhibits used by the public body during the meeting.

Form A Plans:

Genaro Reyes for (behind) 14 Porter Street: It was noted that the building inspector reviewed the plan but did not comment on it. Member Karen Buckley motioned to approve the Form A plan. Seconded by Member Kenneth Cram. All members present voted in favor. Motion Passed.

Endorsement: Forest Acres Definitive Plan

Member Robert Driscoll motioned to endorse the plan for Forest Acres Drive. Seconded by Member Kenneth Cram. All members present voted in favor. Motion Passed.

Any other matter:

Meeting adjourned.

Signed:

Paul Howard
Chairman