

### **11.13.24 Planning Board Meeting**

Member Nate Robertson: Read rules of public hearing into the record.

Member Robertson took attendance

Members present

Nate Robertson

Member Bobby Brown

Member William Evans

Member April DerBoghosian

Member Ismal Matias

Chair Paul Howard

Michael Morales

Member Nate Robertson: Made a motion to approve minutes from meetings on 6/12/24, 8/14/24 and 9/11/24

All members voted to approve minutes

#### **Definitive Plan for Emma Rose/0 Broadway**

Planning director William Pillsbury: I just want to reflect where we are with this project, it has been around for a while and basically, we are at a stage where we really think we are ready to go tonight. They have worked on the conditions; I want to commend Mr. Palmisano and his attorney Migliori and his team for really working with us in the last two months, I know it was painful to wait two months, but I think we got it all done in a way that everything is in good shape, so we will talk about that in a minute. So it is a 24 lots project, it is basically a flexible development, that is a continuation of Emma Rose Circle, it has been before the city council, they approved it within a number of conditions, which are now entertained within the definitive plan, that is our responsibility of a board is to verify the special permit conditions and make sure they are detained within the definitive plan, which shows that it has been done. Again I think that the plans we have before us tonight, they have been reviewed, there has been great corporation with the city departments, and I think the comments they gave are pretty comprehensive and complete. So I think we can recap, have the applicant up, we have a pretty extensive hearing here the last time, but we can look at the conditions and what has been done in the last two months.

Attorney Michael Migliori (280 Merrimac Street, Methuen): Also here is Larry Palmisano the applicant, and TJ Melvin from Millennium Engineering. A quick brief over view of what the project does for the city. I think it is important in this case, because there are a lot of benefits the city is getting out of this. As you are aware the parcel we are dealing with is a 50 acre parcel, the flexible

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development will be on 20 acres of the 50, by doing that we will have the ability to deed the 30 acre parcel to the city of Haverhill, which currently has trails on it, open space protects the natural environment, so we will be doing that as part of the process moves forward. Additionally, as part of this project, the city approached Mr. Palmisano because one of the sellers attempting to sell a parcel of land he owns on Amesbury Rd, which abuts Whittier Homestead property, it is a 3.5 acre parcel the city was very interested in, but the city didn't have the ability to purchase it themselves, so we had some negotiations and Larry is in fact buying the 3.5 acre parcel that abuts the Wittier Homestead, which again is open space and some trail systems, which connects to other trails, and he is donating that to the city of Haverhill. Additionally Larry is committed to paying 3k for every occupancy permit into the Haverhill affordable trust fund, to help with affordable housing in the city, so for every home he builds, he is going to donate 3k. Additionally you will hear about the significant infrastructure improvements, in particular there is a large watermain, that is being put in, a 12 inch main down Broadway, so those I think are the highlights of the things that are going to the city. Now I am going to ask TJ to come and walk you through the engineering piece. We certainly are all available for questions.

TJ Melvin (Millennium Engineering): So as Mr. Pillsbury has kind of alluded to, we have been working a lot with the city departments to kind of iron out the finer details of any outstanding comments they may have, we just want to make sure we have everyone signed off, which mostly included some note changes and conditions added to the plans, also since the last time we were here we really didn't make any significant plan changes, we mostly just incorporated any conditions that you had, the biggest one the last time we were here was there was questions about the water capacity for the development, so the city had contacted their consulting engineer, Mr. Palisano paid for the review of the analogist, of what could be done on Broadway to improve the water, they ultimately came up with a design that would extend 12 inch water main from Christean Ln to Emma Rose, that would provide the required flow needed to support this development and also improve some of the water issues in that neighborhood. Currently there is a 16 inch mane that stops at Christean Ln and then there is just an 8-inch that continues to the city limit, so this would be a little over 2,000 linear feet of water mane that Mr. Palmisano would be installing in the right of way, and it should improve any water issues in that area. As far as other comments

Planning director William Pillsbury: TJ, on that one point it is my understanding, based on the agreement we wanted to put a time frame on it and the time from probably from the issuance of the first occupancy permit. I need that in the record for a variety of reasons

TH Melvin: Correct. The way that proses is going to work, is assuming we get approval from the planning board, we will go through do a design, submit it to the water department for their review, once that is approved probably late spring early summer, I believe is the plan to start the install of the water mane, but we fully understand that, that needs to be in place before any occupancy permits will be issued.

Planning director William Pillsbury: And that note is on the plan

TJ: Correct. We also did put a date of December 31, 2025, just as a date of completion, but also understanding that we wont receive an occupancy permit before them. As far as other city comments, engineering wanted us to add a note that the clerk of works has to be out there inspecting things during construction. Mr. Pillsbury, John Pettis and I all talked about, at the end of

this project the applicant will be looking to become a public road, the first two thirds of Emma Rose are already public , didn't make sense to have it stop halfway through the roadway, so we have added that note to the plan. We have addressed all of conservations comments, we are hoping that we get the order of conditions issued tomorrow night, at their next hearing we addressed all the stormwater review comments, they have completely signed off on the project. Fire and police we have answered their comments, we have added a sign at the turnaround, kind of at the midpoint of the road, that this is an emergency turnaround, and any vehicles will be towed

Planning director William Pillsbury: There is a note on the plan that requires a residential sprinkler

TJ: Yes, yes there is a note on sheet one that requires sprinkles. I believe that might be all the notes that we added, at least based on department comments. We did add the note that we seek the road will be public after this and all public services will be provided. And then as a condition of the special permit and the cities standard, all drainage structures and basins located outside of the right of way, shall be maintained by the homeowner's association, so we have added that note to the plan as well. With that I would be happy to answer any questions

Planning director William Pillsbury: Is there a time frame in terms of when it will be conveyed to the city?

Larry Palmisano: I believe that note is on the plan, isn't it? Before the first occupancy.

TJ: Yes before the first occupancy.

Planning director William Pillsbury: Ok, did they say when the open space

Attorney Migliori: Yes, the same thing. What we've done in the past is simultaneously we get approved, the homeowners association, the parcels that are going to go to the city b y the city solicitors office and then I think some of those things actually have to go to the council for a vote, we will have all of the paperwork in place, hopefully closing before the end of the year, so I think we can accomplish it in the spring \

Planning director William Pillsbury: Yeh and it probably would be potent to meet with he cities solicitors' office, I can facilitate a meeting if you want. It would be good to get them on board, so they know what is coming.

Larry P: We plan to have everything done by the end of next year, we wont be looking for any occupancy's till after the first of the year of 2026

Chair Paul Howard: Questions from the board? Any questions from the public

Larry P: We took care of that at City Council

Planning director William Pillsbury: I think that is a good indication that it is a project that people are going to be happy with, a continuation of what's out there and we need the housing and it is good for the city.

Chair Paul Howard: I will cut off the public part of the hearing and turn over the comments to the planning director.

Planning director William Pillsbury: Thank you Mr. Chairman, and again as I have already mentioned this is a good exercise over the last couple of months to make sure that we incorporated all of the city council, conditions, we have done that, we have a definitive plan which is before you tonight, which is appropriate and ready to go, I would recommend that we approve the waivers, which we will walk through the waivers first. I would reconned that we approve the definitive plans that were presented with all of the notes we required, specific attention is called to the requirement to residential sprinkles in each house, which is noted on the plans, and also the installation of the water line as specialized by the water department, and the developer has agreed this would be completed prior to the issuance of any occupancy permits for the project. Any additional notes or comments that might come up, we would add those to the final plan said during the appeal period and prior to final endorsement, so with that I would recommend approval of the project as I just described, of which there are 3, am I right TJ?

TJ: Yes

Member Nate Robertson: are we doing these individually or are we packaging them all into one.

Planning director William Pillsbury: We can package the three waivers together. Let me just read those into record. Section 5.1 streets deigned standards sidewalks, sidewalks on both sides of the street are required, a sidewalk is proposed on one side of the road. Number two, streets designed standard cul-de-sac streets, the maximum length of a cu-de-sac street is 800 feet, the proposed length of the roadway is 1,3008 feet for a recommended approval of that waiver. And thirdly, the utilities drainage facility reenforced concrete pipe is required, HDP-E pipe is proposed, and I would recommend approval. So we need a motion and a second on that

Member Nate Robertson: Motion moved

Member Ismael Matias: Second

Member Michael Morales: Yes

Member Carmen Garcia: (absent)

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghosian: Yes

Chair Paul Howard: Yes

Member Nate: So moved

Planning director William Pillsbury: I recommend the approval of the definitive plan, as I mentioned with the conditions contained by the notes and all those conditions are required by the city council and in place and the two specifics that I mentioned as well. Need a motion and second.

Member Bill Evans: So moved

Member Bobby Brown: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghosian: Yes

Chair Paul Howard: Yes

Member Nate Robertson: Granted

Planning director William Pillsbury: Thank you

Chair Paul Howard: Second waiver is for 24 Jordan Street

Planning director William Pillsbury: As Attorney Channen is coming up, I just want to remind the board the limited role that the planning board has on frontage waivers is to look at whether there is adequate access via to reduce frontage that has been approved by the board of appeals. Again, I would recommend that we have the hearing and then if they have any questions we can go from there. If you go through these frontage waivers they are exactly the same.

Attorney Russell Channen (25 Kenoza Ave, Haverhill): As Mr. Pillsbury has indicated, this is a frontage waiver application, we were before the zoning board a month or so ago we received variances for frontage for lots 25 and 26 at 24 Jordan Street, the board approved variances of 60 feet where 75 feet were required, we are now before the board requesting the frontage waiver application before the planning board for the similar 60 foot frontage where 75 is required. AS far as access I would represent to the board that Jordan Street represents appropriate access for both these lots for the homes, one that is already there and one that will be developed

Chairman: Thank you. Any questions from the board? Sense there is no public we will close the public portion of the hearing and turn on the comments from the planning director.

Planning director William Pillsbury: Mr. Chairman, again this is a situation where the road does exist and clearly has been reviewed by the City departments, no comments received because there is adequate access. I would recommend approval of a frontage waiver for 24 Jordan Street.

Member Bill Evans: So moved

Member April Derboghosian: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghosian: Yes

Chair Paul Howard: Yes

Member Nate Robertson: Granted

Chairman Paul Howard: The next is a frontage waiver for 340 Main Street

Attorney Russell Channen (25 Kenoza Ave, Haverhill): Similar to the last application, this is a frontage application for property on, that sits actually at 340 Main Street, but in fact the property also abuts 4<sup>th</sup> Avenue, in fact as you can see we were before the zoning board for a variance for frontage of 64.83 feet 80 feet is required, based upon the plan where this property will be developed is in our opinion appropriate access on 4<sup>th</sup> Street for the property to be built and we would again ask the board for approval for this frontage waiver application

Chair Paul Howard: Thank you. Again, we will close the public portion of the hearing and turn on the comments of the planning director.

Planning director William Pillsbury: Similarly this is a situation where the road is clearly there and adequate access does exist, so I recommend approval for the frontage waiver for 340 Main Street

Member Bobby Brown: So moved

Member April Derboghosian: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghosian: Yes

Chair Paul Howard: Yes

Member Nate Robertson: Granted

Planning director William Pillsbury: Thank you. We have 3 form A's and a definitive escrow. The escrow we have is for 188 Lake Street / Lucy Way Escrow, the city engineer reviewed this matter

and gave us a request to reduce the bond to the amount of 249,715, I would recommend the reduction of the bond for Mohawke Trail Lucy Way to that amount.

Member Bill Evans: So moved

Member Nate Robertson: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghosian: Yes

Chair Paul Howard: Yes

Planning director William Pillsbury: We have three Form A's plans for tonight, the first on for 90-94 Emmerson Street to subdivide the lot into two lots, basically been reviewed by the building inspector and I would recommend approval of the form A for 90-94 Emmerson Street

Member Nate Robertson: So moved

Member April Derboghosian: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghosian: Yes

Chair Paul Howard: Yes

Planning director William Pillsbury: Next is the form A plan for 66 Riverdale Avenue, it has been reviewed by the building inspector for frontage, area and access and I would recommend endorsement of the Form A Plan for 66 Riverdale Avenue

Member Nate Robertson: So moved

Member Bobby Brown: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghossian: Yes

Chair Paul Howard: Yes

Planning director William Pillsbury: Last we have a form A for 54 Thomas Avenue, again a new lot line is being installed. Basically the situation is being reviewed by the building inspector for frontage area and access and I would recommend an approval of the form A plan of 54 Thomas Avenue.

Member Nate Robertson: So moved

Member Bill Evans: Second

Member Michael Morales: Yes

Member Bobby Brown: Yes

Member Ismael Matias: Yes

Member Nate Robertson: Yes

Member Bill Evans: Yes

Member April Derboghossian: Yes

Chair Paul Howard: Yes

Member Nate Roberston: Motion to adjourn