**DOC. 116/2020– SUMMARY MINUTES OF A SPECIAL PERMT HEARING HELD VIRTUALLY ON FEBRUARY 2, 2021 FOR PETITION FROM TIMOTHY WOODLAND FOR APPLICANT WASHINGTON 149 LLC TO BUILD 5 RESIDENTIAL UNITS AT 149 WASHINGTON STREET**

**SUBJECT:** Document 116/20 - Special Permit Virtual hearing for petition from Timothy Woodland for applicant Washington 149 LLC to build 5 residential units at 149 Washington Street

Present: President Melinda Barrett, Councillor Colin LePage, Councillor Joseph Bevilacqua, Councillor John Michitson, Councillor Thomas Sullivan, Councillor Timothy Jordan, Councillor Michael McGonagle, Councillor Mary Ellen Daly O’Brien and Councillor William Macek.

City Clerk Linda Koutoulas: Document 116/20 - Petition for Special Permit from Timothy Woodland for applicant Washington 149 LLC to build 5 residential units at 149 Washington Street; Favorable conditional recommendation from Planning Board and Planning Director.

**President Barrett informed that the public would be able to call in by using the phone number that will scroll on the TV.**

Council President Barrett opened the hearing.

Mr. Timothy Woodland introduced himself and asked his attorney to review the proposal. Attorney Robert Peterson informed that Mr. Woodland became the owner of the property in October 2020. There is one commercial unit on the first floor and two existing residential 2-bedroom units on the second floor. He wants to redevelop the property by removing the commercial on the first floor and is proposing 3 additional residential units – 1 two-bedroom, 1 studio and 1 one-bedroom. The abutting building is all residential.

No one spoke in favor or against the proposal.

Hearing closed.

On motion of Councillor Sullivan with second from Councillor Daly O’Brien to move for passage.

Each Councillor expressed their view about the proposal. Some felt that the first floor should remain commercial. Others supported the proposal as this building is not located in the historic downtown and the abutting building is all residential.

Mr. Pillsbury had submitted a letter late today (FEB 2) asking to append his recommendation that the Washington Street storefront remain commercial.

On motion of Councillor LePage to amend the motion to include Planning Director William Pillsbury’s letter dated January 29, 2021 and department head letters with second from Councillor McGonagle.

Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O’Brien-yes, Councillor Macek-yes, President Barrett-yes, 9 yeas, 0 nays

Clerk Koutoulas: Motion as amended

Councillor LePage-yes, Councillor Bevilacqua-no, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O’Brien-yes, Councillor Macek-no, President Barrett-no, 6 yeas, 3 nays

President Barrett: Passed with conditions

Respectfully submitted,

**Barbara S. Arthur**  February 9, 2021

Administrative Assistant

Haverhill City Council

**REASON FOR VOTE - DOCUMENT 116/2020**

**149 Washington Street**

**Special Permit – February 2, 2021**

President Barrett: The project did not meet the recommendation of the Planning Director to have commercial unit in the front lower level.

Councillor LePage: I voted in favor of this special permit application with the stipulated comments and conditions of the Planning Director Pillsbury’s letter dated January 29, 2021 and to include city departments comments. It complies with Ch. 255-96.

Councillor Bevilacqua: The application did not meet the requirements for a special permit. Application was not in keeping with the surrounding properties which have ground floor commercial.

Councillor Michitson: It met requirements.

Councillor Sullivan: I voted in support of this five-unit residential property conversion because it met the requirements set forth by the various departments and will be a benefit to the residential housing stock in the downtown area.

Councillor Jordan: I voted in favor of the 149 Washington Street redevelopment as it had department head approval. It is a small project, but it will help address the City’s housing shortage. It is good to see a Haverhill resident investing in our City.

Councillor McGonagle: I voted in favor based upon the positive effect this project will have in providing much need inner city housing.

Councillor Daly O’Brien: I voted for this special permit because it will provide much needed affordable housing in the intermodal area. It will be a positive addition to the tax base and could be a catalyst for further housing growth in that area.

Councillor Macek: I did not vote in favor of the Special Permit request for 149 Washington St. as I agreed with the recommendation from Haverhill's Planning Director in which he stated that at least the first floor front portion of the building should remain commercial and not be converted to residential. This split in usage would keep the building consistent with what the City has allowed in over 90% of the properties on Washington Street.