



CITY OF HAVERHILL, MASSACHUSETTS

NOTICE OF DECISION

YOU ARE HEREBY NOTIFIED OF THE DECISION OF THE CITY COUNCIL ON THE APPLICATION OF:

MAZRANNY CONSTRUCTION, LLC  
APPLICANT AND OWNER (IF DIFFERENT)

for property located at:

52 SALEM ST  
SITE LOCATION, ASSESSOR'S MAP, BLOCK, PARCEL NUMBERS

which was filed with the City Clerk on May 5 2021 as signified by the City Clerk's date stamp.  
DATE

The Council, as authorized by Section 15, Chapter 40A of the MGL held a PUBLIC HEARING on:

April 27, 2021  
DATE OF HEARING (CONTINUANCE IF APPLICABLE)

The Council voted to **GRANT** / ~~DENY~~ said application.

Vote on Special Permit **WITH** / ~~WITHOUT~~ Conditions

	YES	NO	ABSENT
PRESIDENT BARRETT	X		
COUNCILLOR LEPAGE	X		
COUNCILLOR BEVILACQUA	X		
COUNCILLOR MICHITSON	X		
COUNCILLOR SULLIVAN	X		
COUNCILLOR JORDAN	X		
COUNCILLOR MCGONAGLE	X		
COUNCILLOR DALY O'BRIEN	X		
COUNCILLOR MACEK	X		

See attachments for reasons for decision of the City Council.\*

An appeal of this Decision shall be made pursuant to Section 17 of Chapter 40A, MGL, and shall be filed with Superior or District Court within twenty (20) days after the date of filing of the above cited decision with the Office of the City Clerk. Procedural appeals shall be taken in accordance with Section 17 of Chapter 40A, MGL.

May 5 2021

DATE

Robert Barrett  
CITY COUNCIL PRESIDENT

\*Record of evidence and detailed record of proceedings of the City Council hearing have been filed with the City Clerk and are incorporated herein by reference and considered a part hereof.



CITY OF HAVERHILL, MASSACHUSETTS

CERTIFICATION OF DECISION

I, the City Clerk of the City of Haverhill, hereby certify that the City Council NOTICE OF DECISION on the application of:

Petition Of Attorney Robert Harb for Mazranny Construction LLC, Owner/Applicant  
**APPLICANT AND OWNER (IF DIFFERENT)**

for a special permit to:

renovate existing home and convert existing garage to create a 3-family dwelling  
~~to be sold as condominiums at 52 Salem st.~~

at: 52 Salem st

**STREET NAME AND NUMBER**

has been filed with this office on:

May 5 2021

, and that

**DATE OF FILING**

- (1) \_\_\_\_ Twenty (20) days have elapsed from the date the Decision was filed and no appeal notice to the District or Superior Court has been received by this office.
- (2) \_\_\_\_ If an appeal had been taken, notice has been received that said appeal has been dismissed or denied.
- (3) \_\_\_\_ The application was denied.

As a condition of the Special Permit becoming effective, the applicant must record this NOTICE OF DECISION and CERTIFICATION OF DECISION at the Registry of Deeds as required and in compliance with Chapter 40A of the MGL and to file evidence with the City Clerk attesting that said NOTICE OF DECISION and CERTIFICATION OF DECISION have been duly recorded as cited above.

Upon receipt by the City Clerk of evidence that the NOTICE OF DECISION and CERTIFICATION OF DECISION of the City Council has been duly recorded and indexed in the Grantor Index under the name of the Owner of Record (registered land to be noted on the Owner's Certificate of Title) and the Essex County South District Registry of Deeds, such evidence will be placed on file in the office of the City Clerk.

DATE

LINDA L. KOUTOULAS, CITY CLERK

**CITY COUNCIL**

**MELINDA E. BARRETT**  
*PRESIDENT*  
**COLIN F. LePAGE**  
*VICE PRESIDENT*  
**JOSEPH J. BEVILACQUA**  
**JOHN A. MICHITSON**  
**THOMAS J. SULLIVAN**  
**TIMOTHY J. JORDAN**  
**MICHAEL S. MCGONAGLE**  
**MARY ELLEN DALY O'BRIEN**  
**WILLIAM J. MACEK**



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**CITY OF HAVERHILL**  
**HAVERHILL, MASSACHUSETTS 01830-5843**

**DOC. 34– SUMMARY MINUTES OF A SPECIAL PERMT HYBRID HEARING HELD ON  
APRIL 27, 2021 FOR PETITION FROM ATTORNEY ROBERT HARB FOR MAZRANNY  
CONSTRUCTION, LLC, OWNER/APPLICANT TO RENOVATE EXISTING HOME AND  
CONVERT EXISTING GARAGE TO CREATE A THREE FAMILY DWELLING TO BE SOLD  
AS CONDOMINIUMS AT 52 SALEM STREET (FORMER FUNERAL HOME).**

**SUBJECT:** Document 34 - Special Permit hybrid hearing for petition from Attorney Robert Harb for Mazranny Construction, LLC, owner/applicant to renovate existing home and convert existing garage to create a 3 family dwelling to be sold as condominiums at 52 Salem Street (former funeral home)

**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 34 – Petition from Attorney Robert Harb for Mazranny Construction, LLC, owner/applicant to renovate existing home and convert existing garage to create a 3-family dwelling to be sold as condominiums at 52 Salem St. (former funeral home); filed March 16, 2021. Favorable conditional recommendation from William Pillsbury, Economic Development & Planning Director.

**President Barrett announced that a phone number will scroll for people to call into the City Council office to voice their opinion.**

Council President Barrett opened the hearing.

Attorney Robert Harb informed that he was representing Mazranny Construction and that John Sava, the architect, was in attendance with Mr. Mazranny and other principles of Mazranny Construction. This project will preserve a 100-year-old building. It was built around 1920. It was a former funeral home. They plan on converting the existing home to two units and convert the existing garage by raising the roof to make a third unit. They will leave the green space on the right. There is an existing curb cut/driveway on the left. There are other 3 family homes to the left of the property. The parking requires 5 spaces and they will provide 7, four on the side and three in the back with a pergola. The departments are in favor and will meet the sprinkler requests from the Fire Department. There will be new energy efficient systems. Mr. Sava informed they will maintain the look of the building but will change the color. The roof is in good shape. They will bring sprinkler system into the house. There is an existing curb cut to the left. There will be additional plantings on the left. He distributed photos of the existing lot.

No one called in favor. Ms. Corrine Boutin was opposed. She questioned green space, construction timeline, noise and traffic. Attorney Harb informed they will keep the grass as is. It would take approximately 3 months to complete the project, if approved. Work will start at 9am and finish by 3/4pm.

They are considerate of the neighbors. If the home continued to be used as a funeral home, it would generate more traffic.

Council President Barrett closed the hearing.

On motion of Councillor McGonagle with second from Councillor Daly O'Brien to approve the special permit. Councillor Macek with second from Councilor Daly O'Brien added, to include the conditions as stated in William Pillsbury's letter dated April 23, 2021 to include any city department comments and the above stipulations.

Councillors supported the proposal. No variances were requested. The project provides needed housing. The former use of the funeral home generated more traffic.

On motion of Councillor Sullivan with second from Councillor Macek to condition special permit that on the left side, provide permanent buffer by way of greenery or solid fence to the end of the neighbor's property.

City 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.

President Barrett: Passed with conditions. Clerk, call the main motion.

City 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.

President Barrett: Passed with conditions

Respectfully submitted,



Barbara S. Arthur  
Administrative Assistant  
Haverhill City Council

May 5, 2021

## **CITY COUNCIL**

**MELINDA E. BARRETT**

***PRESIDENT***

**COLIN F. LePAGE**

***VICE PRESIDENT***

**JOSEPH J. BEVILACQUA**

**JOHN A. MICHITSON**

**THOMAS J. SULLIVAN**

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**CITY OF HAVERHILL**  
**HAVERHILL, MASSACHUSETTS 01830-5843**  
**REASON FOR VOTE - DOCUMENT 34**  
**52 Salem Street**  
**Special Permit – April 27, 2021**

President Barrett: The project provided appropriate parking for 3 units. It provides adequate egress for vehicles coming and going. The project fills a need for housing options while being in keeping with nearby housing. It will reactivate a underutilized building.

Councillor LePage: I voted in favor of this special permit request with inclusion of City department comments, conditions and stipulations as it meets the requirements of Chapter 255, Section 10.4.2 as applicable.

Councillor Bevilacqua: The project met the special permit conditions of City departments. It had more than adequate land area and off-street parking.

Councillor Michitson: I voted in favor because it met requirements.

Councillor Sullivan: I voted in support of this three-unit condominium because it met all our zoning requirements and will provide much needed middle income housing in Haverhill.

Councillor Jordan: I voted in favor of the project at 52 Salem Street as it had unanimous support from the department heads and will provide needed condo housing. I believe that it is a good reuse of an existing building and will complement the neighborhood well.

Councillor McGonagle: I voted in support based upon the recommendation of the Planning and Economic Development Director.

Councillor Daly O'Brien: I voted for this special permit because it adds to community housing stock; represents a substantial invest in the neighborhood and it will be an additional tax revenue.

Councillor Macek: The project was appropriate for the neighborhood and will provide needed quality housing for the City.