



CITY OF HAVERHILL, MASSACHUSETTS

NOTICE OF DECISION

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

ALAN SFEIR

APPLICANT AND OWNER (IF DIFFERENT)

for property located at:

15 MIDDLESEX STREET

SITE LOCATION, ASSESSOR'S MAP, BLOCK, PARCEL NUMBERS

which was filed with the City Clerk on May 14 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:

MAY 4 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.

5/14/21
DATE

Melinda Barrett (4)
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.

2021MAY14PM0309124V C11110

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



CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204
4 SUMMER STREET
HAVERHILL, MA 01830
TELEPHONE: 978 374-2328

www.cityofhaverhill.com
citycncl@cityofhaverhill.com

**DOC. 35– SUMMARY MINUTES OF A SITE PLAN REVIEW (MAJOR) WD F HYBRID
HEARING HELD ON MAY 4, 2021 FOR PETITION FROM ATTORNEY MICHAEL MIGLIORI
FOR ALAN SFEIR, OWNER/APPLICANT TO CONSTRUCT AN 18 RESIDENTIAL UNIT
BUILDING AT 15 MIDDLESEX STREET**

SUBJECT: Document 35 – Site Plan Review, Major, hybrid hearing for petition from Attorney Michael Migliori for Alan Sfeir, owner/applicant to construct 18 residential unit building at 15 Middlesex Street

Present: President Melinda Barrett, 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.
Absent – Councillor Colin LePage

City Clerk Linda Koutoulas: Document 35 – Petition from Attorney Michael Migliori for Alain Sfeir, owner/applicant for a Site Plan Review (Major) zone WD-F to construct an 18 residential unit building at 15 Middlesex Street filed March 16, 2021. Favorable recommendation and conditions from Planning Director; Department approvals with conditions.

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 Michael [Migliori informed that he was representing Alan Sfeir, trustee, owner/applicant with Matt Juros, architect-Fishbrook Studios in attendance. The engineer was not able to attend due to schedule conflict. This is a major site plan review in the Waterfront District F to construct 18 residential units at 15 Middlesex Street, formerly Arthur Sharp Hardware store. These will be 18 market rate rental units. This will be an upscale 6 story building overlooking the river. This is an existing rundown site. The project will allow public access to the river. It will improve the area between the rail trail and his property and expand access to the rail trail. They chose to go up rather than building out on the sides. There will be on-site parking for 18 spaces and an area for temporary snow storage. There will be a roof top patio area for tenants and guests. The Roma Restaurant is on the west and Dunkin Donuts on the east bordered by the river on the north. Across the street is parking for the Roma. This project will not impact anyone in the neighborhood. Anticipated cost is \$6million.

Mr. Matthew Juros gave a powerpoint presentation. He reviewed the site plan. Building up doesn't obstruct anyone's view. The parking will be on grade and there will be a covered parking structure. There will be a small lobby area and amenities on the ground floor. Public access will be on the west. Trash will be handled internally. Will schedule trash pick up accordingly. All units will have view of river. They will be 2 bedroom, 2 bathroom units, 1,000 sq. ft. with balcony, large floor to ceiling windows, covering over

the balconies. Structure will be concrete and steel with windows. They will make landscape improvements between their property and the rail trail. Attorney Migliori asked for the Council's approval as there are no negative impacts and has city support of the project. He read two letters of support into the record from Curt Johnson and Christine Hanley and Michael Demers. The developer has met with the owner of Roma Restaurant, Mr. Steven Haginicholas and he supports the project. The proposed building complements Harbor Place and Haverhill Heights. A traffic study was done. It showed an increase of 1 to 4 vehicles during peak hours. Approximate equivalent to 1 vehicle in every 30 minutes. The impact is miniscule. Those in favor were Steven Haginicholas and Ted Gaiero called in his support. No one was opposed.

President Barrett closed the hearing.

On motion of Councillor Daly O'Brien with second from Councillor McGonagle to approve the special permit.

Councillors asked Attorney Migliori about the public parking for access to the rail trail. Attorney Migliori informed there will be a dedicated easement to access the rail trail. There will be spaces for the public to park during the day on the premises if they are so inclined. The public can also park on the street. Councillors expressed their concern about allowing the public to park on site when there are only 18 spaces and did not support the idea. It was suggested that maybe they should make an arrangement with the Roma for use of the lot across the street in the evening when the restaurant is closed.

Mr. Alan Sfeir informed that if the application is approved, they will start in 6 to 8 months with construction to take a year, year and a half. He anticipates the rental price to be \$2,000-\$2,200 per month. He said he would provide public access but not parking. He was against having the public parking on the property for a number of reasons. Mr. Sfeir spoke about who this property would attract and why.

Councillor Bevilacqua did not support the project because of the requested 3 waivers where 5 units are allowed and developer is asking for 18; 27 parking spaces are required but they are asking for 18; height requirement of 55' – proposed building 91'. The building is too tall for the site. President Barrett agreed with Councillor Bevilacqua.

On motion of Councillor Macek with second from Councillor Daly O'Brien to add as a condition of the site plan approval that Robert Ward's letter dated May 4, 2021 stating "sewer service must be connected into the existing sewer main downstream of the building (toward the Roma restaurant) not the manhole as proposed on the plan. The Wastewater Division reserves the right to add detailed comments during the development review process should the City Council approve this special permit".

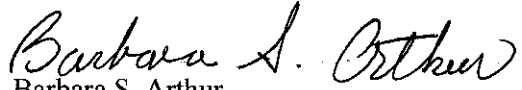
City Clerk Koutoulas: Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, President Barrett-yes, 8 yeas, 0 nays. 1 absent.

President Barrett: Amendment passes. City Clerk call the roll on the main motion as amended.

City Clerk Koutoulas: Councillor Bevilacqua-no, Councillor Michitson-yes, Councillor Sullivan-yes, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, President Barrett-no, 6 yeas, 2 nays. 1 absent.

President Barrett: Passed as amended.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara S. Arthur".

Barbara S. Arthur
Administrative Assistant
Haverhill City Council

May 14, 2021

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



CITY HALL, ROOM 204
4 SUMMER STREET
HAVERHILL, MA 01830
TELEPHONE: 978 374-2328

www.cityofhaverhill.com
citycncl@cityofhaverhill.com

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

REASON FOR VOTE - DOCUMENT 35

15 Middlesex Street

Site Plan Review (Major) Zone WD-F

President Barrett: The project as presented was in need of waivers for parking, height and was well over the 5 units by right with the land area. I feel waivers for all of these items will have a negative impact visually and add to traffic in the neighborhood. I feel that the lack of on-premise parking will be a strain on that area especially when the rest of that area is developed.

Councillor Bevilacqua: The project was far short of required parking and had far too many units permitted under ordinance and exceeded permitted height under special permit application.

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

Councillor Sullivan: I voted in favor because the project received all departments approvals and I believe this residential development will be a benefit to the city.

Councillor Jordan: I voted in favor of the 15 Middlesex project because it has the support of all of the department heads and the project is in line with the city's master plan. Also, I support market rate housing along the Merrimack River.

Councillor McGonagle: I voted in support based upon the recommendation of the Economic Development Director and the project alignment with the master plan.

Councillor Daly O'Brien: I voted for this special permit because it will add to our city housing. It represents a substantial investment in our community and conforms with the Waterfront District Zoning with access to the rail trail and the river.

Councillor Macek: The proposal fits the Waterfront District zoning vision. I also believe the proposal will add additional fair market rental units that are needed in the downtown area.