

DOC. 113/20– SUMMARY MINUTES OF A SPECIAL PERMT HEARING HELD VIRTUALLY ON JANUARY 12, 2021 FOR PETITION FROM ATTORNEY MICHAEL MIGLIORI FOR APPLICANT SNOW CASSELL, LLC TO BUILD A 3-FAMILY HOME IN THE RH ZONE AT 33 EIGHTH AVENUE, MAP 612, BLOCK 497, LOTS 19A & 20.

SUBJECT: Document 1113/20 - Special Permit Virtual hearing for petition from Attorney Michael Migliori representing Snow Cassell, LLC to build 3-family home in the RH Zone at 33 Eighth Avenue, Map 612, Block 497, Lots 19A & 20.

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.

Assistant City Clerk James Blatchford: Document 113/20 - Petition for Special Permit from Attorney Michael Migliori for applicant Snow Cassell, LLC to build a 3-family home in the RH Zone at 33 Eighth Avenue, Map 612, Block 497, Lots 19A & 20. Favorable recommendation with conditions 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.

Attorney Migliori represented the applicant Snow Cassell, LLC and informed that his clients were online and that a closing on the property is scheduled for later this week. The property has been abandoned for some time and that it is secured from vandalism and homeless. This will be a 3-family residential housing unit that requires a Special Permit from the City Council. It required a variance from the Zoning Board of Appeals which was granted. The structure on the property will be removed. A three-story townhouse will be built with each unit having a 2-stall garage. Five spaces are required but they will have 9 spaces plus the ability to park in driveways leading into the garage. The additional parking for owners and guests allows for snow storage until snow can be moved off site. Trash/recycling will be maintained by totes stored in the garage area. The ground floor will be garage/utility room. First floor living, dining, and kitchen with half bath. Second floor 1 bedroom, 1 full bath, ¾ bath with laundry. His client has agreed to incorporate department comments into the decision. Attorney Migliori read a letter of support into the record from Mr. & Mrs. Weeden, 131 Cedar Street.

Council President Barrett closed the hearing.

No one called in favor or against the petition.

Councillor Sullivan thanked the developer for his investment in this property.

Attorney Migliori informed that the units will be for sale. Sale price mid \$300's.

On motion of Councillor Daly O'Brien to move for passage with second from Councillor LePage to include letter from Planning Director, Planning Board and department heads.

Assistant City Clerk Blatchford: 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. Passed

President Barrett: Passed with conditions

Respectfully submitted,

Barbara S. Arthur
Administrative Assistant
Haverhill City Council

January 26, 2021

REASON FOR VOTE - DOCUMENT 113/2020
33 Eighth Avenue
Special Permit – January 12, 2021

President Barrett: The development met conditions of Ch. 255-96 zoning code. The plan takes underutilized property and adds to tax rolls while increasing much needed infill housing.

Councillor LePage: I voted in favor of this Special Permit application, with the included conditions and stipulations as recommended by the applicable City Departments, as it meets the requirements stated in the Ch. 255-96 zoning ordinance.

Councillor Bevilacqua: The applicant met the requirements for a special permit. The project had the support of city departments with appropriate conditions. Project will provide much needed housing in the city. There were no apparent on-street parking concerns and had adequate off-street parking; no traffic concerns were evident or expressed by appropriate city departments.

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

Councillor Sullivan: I voted in support of the Special Permit because the project complies with zoning requirements and met all the conditions of the various department heads, and the three-unit residential properties will be a positive addition to the existing residential neighborhood.

Councillor Jordan: I voted in favor of the project as it was fully supported by the department heads and it complies with zoning requirements. It will be a positive addition to the existing residential neighborhood.

Councillor McGonagle: I voted in favor based upon the recommendation from the Economic Development Director and the positive effect that this project will have on the area.

Councillor Daly O'Brien: I voted yes on the Special Permit because it represents a substantial investment within the inner City. It will be a positive impact on the neighborhood and adds to the City tax base.

Councillor Macek: I supported the Special Permit request for 33 Eighth Avenue for numerous reasons, such as the request was compatible with zoning and various City departments. Additionally, it will help rejuvenate the area's housing stock and will provide market rate home ownership to assist the City's needs.