

## **MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD ON SEPTEMBER 5, 2018**

A Planning & Development Committee meeting was held on Wednesday, September 5, 2018 at 6:00 P.M. in the City Council office.

Committee Members: Committee Chairperson Joseph Bevilacqua, Councillors Jordan and Macek.

Department Heads: Fire Chief William Laliberty and Planning & Economic Development Director William Pillsbury, Jr.

The following items were discussed:

- 1. Doc. #63-W** – Communication from Councillor Macek requesting discussion on creation of comprehensive City-wide plan for establishment of 55+ housing overlay zoning districts;

Councillor Bevilacqua discussed that the Master Plan Committee will be looking at specific sites for this type of new housing, but that he was hoping that several criteria could be developed in the interim that would give guidance to developers who would be considering development now such as being on public water and sewer and paved roads. Director Pillsbury discussed several ideas but noted he wanted to make sure the City would not be required, after a development was built to police who was living in the units. The Committee agreed it would be stated at the time of application and of the Special Permit, that it was for 55+ and older. Chief Laliberty discussed that although 55+ does not bring school children, there may be an increased EMS services. He also discussed if these units would be sprinklered, particularly if they are in the outskirts of the City where response time is a longer. Councillor Macek discussed the increased density bonus and Director Pillsbury discussed perhaps increase density if the developer extends water and sewer to the site if it doesn't exist presently. Councillor Jordan expressed his concern with multi-family and higher density in the outskirts of the City where present property owners bought larger lots changing the character of the area. His comments were in response to the Committee's discussion of the possible requirement if the 55+ should be required to have public water and sewer and density bonus of utilities were extended, which Councillor Bevilacqua thought while Councillor Macek suggested that today's new septic systems may make public sewer unnecessary. Councillor Bevilacqua suggested public utilities for, if the private systems fail, the residents come next to the City for relief and the City may not have that ability to provide the needed relief. The Committee next discussed criteria for existing inner city buildings and sites where 55+ could be developed and be encouraged to meet the housing need and there was consensus for this where undeveloped suburban tracts were not the subject.

With no further discussion the Council Committee adjourned noting that another meeting of the Committee will be held to further review these matters and asking Director Pillsbury to look at such potential inner areas and criteria which had been discussed.

- 2. Doc. #93-I** – Communication from Councillor Bevilacqua requesting a discussion regarding possible relocation of Water Street Fire Station to create a waterfront development site opportunity;

Councillor Bevilacqua discussed that he had spoken with Planning & Economic Development Director Pillsbury regarding this matter and the Chief. They believe this is an opportunity to have a new Water Street Fire Station which has been discussed for years through the sale of the current site and that the site can then be used as part of a waterfront economic development parcel. However, he noted that as the future development of public safety facilities will be covered under the Master Plan, which should begin soon. He noted that it was his recommendation to the Committee and Chief that all be advised that this Committee was available to work with the Master Plan Committee on this matter. The Chief cited his concern for a needed facility that had water access citing the number of water rescues. Several potential future sites were

discussed including the former Clearly Cleaners site, the Haverhill Stadium, etc. to which the Committee agreed. There was a motion with a second and approved by all present that this be referred to the Master Plan Committee and that this Committee was available to assist in the review.

Respectfully submitted,

Joseph J. Bevilacqua, Chairperson  
Planning & Development Committee  
Haverhill City Council

September 10, 2018

JJB/bsa