

MINUTES OF A SPECIAL PERMIT HEARING HELD ON DECEMBER 2, 2014, ON DOCUMENT 108, PETITION FROM ATTORNEY MIGLIORI REPRESENTING STATESIDE REALTY GROUP LLC, REQUESTING A HEARING FOR THE MODIFICATION OF THE SPECIAL PERMIT AT 2 WASHINGTON STREET GRANTED ON JUNE 4, 2013, ALLOWING THE BUILDING OF NINE (9) RESIDENTIAL APARTMENTS AND TWO (2) COMMERCIAL SPACES AT THE PROPERTY, WITH MODIFICATION CURRENTLY PRESENTED REQUESTING TWELVE (12) RESIDENTIAL APARTMENTS AND TWO (2) COMMERCIAL SPACES AND THE ADDITION OF AN ELEVATOR.

SUBJECT: Doc. 108 – Petition from Attorney Migliori representing Stateside Realty Group LLC, requesting a hearing for the modification of the Special Permit at 2 Washington St. granted on June 4, 2013, allowing the building of nine (9) residential apartments and two (2) commercial spaces at the property with modification currently presented requesting twelve (12) residential apartments and two (2) commercial spaces and the addition of an elevator.

Present: President John Michitson, Councillor Robert H. Scatamacchia, Councillor Melinda Barrett, Councillor William Macek, Councillor William Ryan, Councillor Thomas Sullivan, Councillor Mary Ellen Daly O'Brien, Councillor Michael McGonagle, and Councillor Colin LePage

City Clerk Linda Koutoulas: Petition has been received from Attorney Migliori representing Stateside Realty Group LLC, requesting a hearing for the modification of the Special Permit at 2 Washington St. granted on June 4, 2013, allowing the building of nine (9) residential apartments and two (2) commercial spaces at the property with modification currently presented requesting twelve (12) residential apartments and two (2) commercial spaces and the addition of an elevator.

President Michitson: Opened the hearing

Attorney Migliori: My name is Michael Migliori, attorney in Haverhill representing the applicant this evening, my offices are at 18 Essex Street. Also here tonight is Mr. Ryan Guthrie. He is the principal at Stateside Realty Group. Mr. Petrozzelli, who is the architect was not available to be here this evening but he sends his regards. Stateside and Mr. Guthrie remain very excited about the project. Since we were last before you, Stateside has completed the purchase of the property. At that time, they had it under agreement. They've gone forward with the purchase of the property and have been conducting their due diligence on the building, preparing the building for the construction phase which should start very shortly. Everything is in place for the build out to begin. Hopefully, you will recall the only issue of concern raised by the Council, thru initially Councillor Daly O'Brien, was the Council thought, for the building to have an elevator. A very legitimate issue that was raised by the Council. You may recall, although we were not able to commit to the elevator at that time, we did tell the Council that we would continue to look at the possibility of somehow adding an elevator to the project if that was at all possible. We have good news on that front this evening. After a reconfiguration of the layout of the units in consultation with the lender involved, Stateside will be installing the elevator to the building. The reconfiguration of the units resulted in all of the units becoming one bedroom units and the number of apartments going from nine to twelve. This iconic corner location building is a very important piece of the Washington Street Historic District and is the first building you see when entering Washington Street. The work at 2 Washington Street will consist of a comprehensive renovation. The interior of the building as well as extensive rehabilitation work to the exterior. New windows, roof, historically accurate storefront, parapet, wall, etc. The interior will consist of 12 very tastefully appointed apartments – hard wood floors, tiled baths, granite kitchens, stainless steel. The project has been again, since we were first before you, has received approval for state and federal historical tax credits and will be constructed in a manner that meets the Department of Interior Guidelines for historic building renovations. All of the apartments are going to be market rate units which is what the city has been pushing for. We continue to believe that this project is going to have a very positive impact on things going on in the Washington Street District. Mr. Pillsbury, the Economic and Development Planning Director, submitted a letter of support for the modification which certainly speaks for itself regarding the support the

city has for this project. All that having been said, we hope that we get your support for the modification this evening and welcome any questions you may have.

President Michitson: Is there anybody else who would like to speak in favor?

Thank you Mr. President and Honorable Members of the Council, Matt Lash, from the International Brotherhood of Electrical workers, Local 103. I don't mean to repeat myself from my prior testimony, but I am here to simply sing a similar theme to what I said about the Wingate project. We certainly support the Stateside proposal so long as they build it responsibly. We've got over a 100 members that reside in Haverhill, some of whom are in the audience tonight. A lot of them have to drive to downtown Boston to work and on their way there, on their two hour commute, as one of you had mentioned, they pass often New Hampshire workers coming into Haverhill to build, which to them is frankly insulting. They'd love to help rebuild their home towns. I always say when it comes to the multi-family boom that we are seeing across greater Boston, that the people who rebuild Haverhill should be able to afford to live here after the project is completed. Sadly enough, with a lot of these multi-family projects, we see exactly the opposite happening. I don't mean to rag on New Hampshire, but snugging the border like you do, you see that happen. You see the importation of workers from elsewhere and it's insulting to the contractors and members who live here in the community who can't work here. Local 103 has had conversations with Mr. Guthrie and we hope that we will continue to. They have been very cordial so far and we hope that we will have the opportunity to price the project. When push comes to shove, we are going to need your muscle to help get it done and to help keep all developers honest. Because when it comes to multi-family, often times they go for a low road and bottom dollar and when you pay family sustaining wages and benefits and to your workers, sometimes you can't meet low road and bottom dollar budgets. Thank you very much for the opportunity to speak and we kindly appreciate your support on behalf of all the Haverhill Local 103 members that are in the audience this evening.

President Michitson: Thank you very much. Is there anybody else who would like to speak in favor? Is there anyone opposed that would like to speak? Is there anyone opposed that would like to speak? With that I close the hearing. Council, what is your wish?

Councillor Daly O'Brien: I noticed that we have a few more units. What is the average square footage? What are we looking at?

Ryan Guthrie, Stateside Realty Group: Average size unit is about 650 square feet.

Councillor Daly O'Brien: Do you have some that are closer to 700? And some closer to 600?

Ryan Guthrie: Yes, there's a slight variation between the right side and the left side.

Councillor Daly O'Brien: In the previous plans we had some two bedrooms, is that we changed here?

Ryan Guthrie: Yes, we had three 2 bedrooms and six one bedrooms.

Councillor Daly O'Brien: I've got to say, thank you for the elevator. I really appreciate that. I think your square footage is right on target. You are going to attract the kind of single as well as couples that want to live downtown. That's what we have been trying to build down there. I love the building. I love that you are going to do something with it. I hope that whatever you can put in on the bottom is a nice balance too.

Ryan Guthrie: We hope so too.

Councillor Daly O'Brien: I am not sure how much we can help the labor that have spoken now twice, I'm not sure we can do much about that. I would encourage you to think about what they are saying.

Ryan Guthrie: Absolutely, I have actually reached out to Matt. We have spoken. We will obviously give them an opportunity to price up the work. As we are trying with this project, to make this economically

work; with adding the three extra units. It really is necessary in adding this elevator to kind of make all these numbers work. We are trying to make all the pieces of the puzzle fit.

Councillor Daly O'Brien: I could see that. As far as I'm concerned, I am going to vote for it.

Ryan Guthrie: Just one addition, as far as the rear parking spots. We plan on designating one of those as a kind of 20 minute loading/unloading and we are going to have off-site parking. That gives people the opportunity to park there to unload groceries, whatnot to get to the elevator.

Councillor Ryan: I want to add my support. What a wonderful project. Ryan, is really, I want to say, a project you are going to be lucky if things come out alright and you make money on it. It's questionable. The fact that you are working with the city with the elevator. As my colleague said, the one bedrooms are really needed. We hear people all the time looking for it. It's a beautiful building, it's being saved and you are doing so much for our downtown, completing it. You will have full community support. People have been waiting for you to kick it off and I do hope that we have a project that everyone can participate in. We will be doing everything we can as a council to make sure that you are successful.

Councillor McGonagle: Could you please go over the parking. I know it's in the new garage. And we probably had to increase it because we increased the units.

Attorney Migliori: What the original special permit that was approved contained was a provision that all of the leases will require any tenant who has a vehicle, to park in the garage. We'll be leasing those spaces but incorporating that into the lease with the tenant.

Councillor McGonagle: So the onus is on the landlord to make sure.

Attorney Migliori: Yes, this is strictly going to be apartments so there will be a standard lease. The onus is on the landlord, Mr. Guthrie

Councillor McGonagle: What did this change? We went to 12 instead of 9 but there were a couple of 2 bedrooms?

Attorney Migliori There were three two bedrooms and they are actually located on two floors.

Councillor McGonagle: The numbers stay the same as far as parking spaces that you have to rent.

Attorney Migliori Yes, for each unit.

Councillor McGonagle: What do you have a five year lease, I know you have a five year lease for the historic. How about parking? What was the deal on that?

Attorney Migliori: Parking was as long as it remained rental units, the leases would continue.

President Michitson: Would somebody like to make a motion?

Councillor Ryan: I make a motion to move the vote.

President Michitson: Motion by Councillor Ryan and seconded by Councillor Macek. Madame Clerk, please call the roll.

City Clerk Koutoulas: Councillor Scatamacchia-yes, Councillor Barrett-yes, Councillor Macek-yes, Councillor Ryan-yes, Councillor Sullivan-yes, Councillor Daly O'Brien-yes, Councillor McGonagle-yes, Councillor LePage-yes, President Michitson-yes. 9 Yeas, 0 Nays

President Michitson: That passes.

Respectfully submitted,

Barbara S. Arthur
Administrative Assistant
Haverhill City Council

December 9, 2014

REASON FOR VOTE - DOCUMENT 18
Special Permit Modification for 2 Washington Street – 9 Residential Apartments and
2 Commercial Spaces on the street level. ADD Elevator and 3 Additional units

President Michitson: I voted in favor of the modification because it met the requirements.

Councillor Scatamacchia: I voted in favor of this modification based on the recommendation from our Economic Development and Planning Director.

Councillor Barrett: I feel the changes will enhance the project that represents a significant investment in the city. It utilizes under used property and will increase the tax base. The project is a positive change for the area.

Councillor Macek: I voted in favor because permit request was compliant with the City's growth plans for Washington Street and the project will add to the redevelopment of the area.

Councillor Ryan: The project is good for the city.

Councillor Sullivan: I voted for the special permit modification at 2 Washington Street because the developer improved his project by including the installation of an elevator that was not part of the original plan, and in general because this project will enhance the Washington Street Historic District.

Councillor Daly O'Brien: I voted yes for this project because it will be a great benefit to the city. It represents a substantial investing in the downtown area and can be a catalyst for further positive revitalization downtown.

Councillor McGonagle: I voted for this modification because it was recommended by our Economic Development Director and looks to be a great use for that building and the Washington Street area.

Councillor LePage: I voted for this modification because it met the requirements.