

86

Hearing September 21, 2021

ROBERT D. HARB
ATTORNEY AT LAW
17 WEST STREET
HAVERHILL, MASSACHUSETTS 01830

(10, 2)

TEL: (978) 373-5611
FAX: (978) 373-7441
EMAIL: bobharb@aol.com

Of Counsel
Alfred J. Cirome

August 10, 2021

City Council
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Re: **APPLICATION FOR A SPECIAL PERMIT
FOR A SEVEN UNIT MULTIFAMILY DWELLING IN AN RU ZONE**
Mazraany Construction, LLC-Owner/Applicant
Property: 125-129 Kenoza Avenue, Haverhill
Haverhill Assessor's Map 206 Block 45 Lots 10, 11, 12 & 13

Mazraany Construction, LLC, Owner and Applicant, with mailing address of 3 Artisan Drive Unit 127, Salem, NH 03079, is applying to the City Council for a Special Permit under the terms and provisions of the Haverhill Zoning Ordinance Chapter 255 for a Seven Unit Multifamily Dwelling (to be sold as condominiums) for the property located at 125-129 Kenoza Avenue, which consisting of four lots. See Haverhill Interactive Map attached hereto.

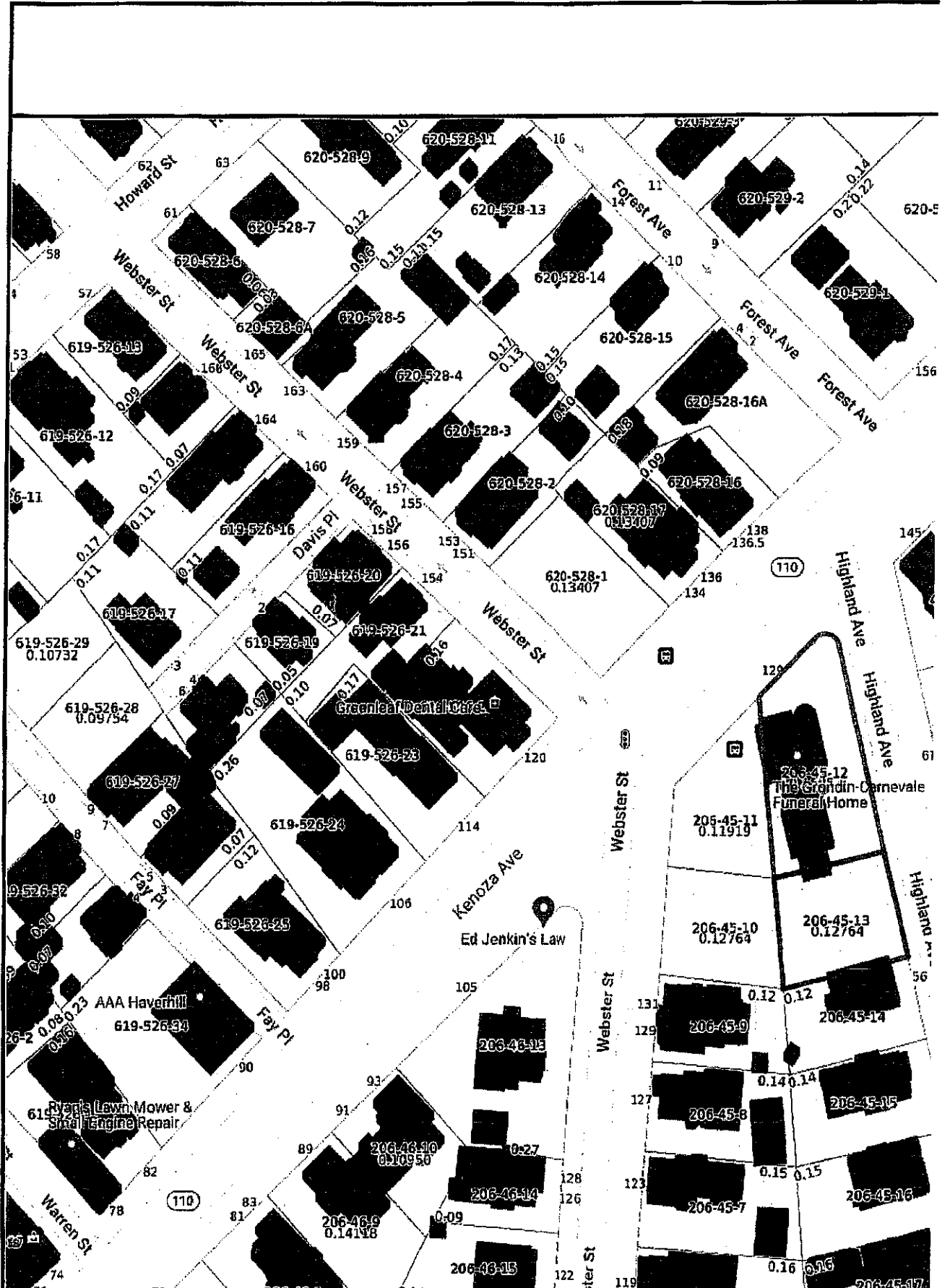
A large home, used most recently as a funeral home, already exists at said premises. Applicant proposes to renovate and expand the existing home which was built around 1900 into for four units and to build three new units on a portion of the vacant land. These units would be connected to form one building as shown on the Site and Floor Plans. Plans showing the proposed renovations, addition over the existing garages and three new units are filed with this Special Permit Application.

A Multifamily dwelling is allowed in this RU Zone with a Special Permit. No variances are required for this project. A Special Permit was already granted by the Bord of Appeals for the existing non-conforming front yard set back of this 121-year-old building.

The Lot meets all the zoning dimensional requirement for a seven-unit multifamily dwelling. The size of the lot could accommodate an eight unit dwelling and still conform to the present zoning density requirements. However, after having had two meetings with the neighbors, the Applicant downsized its proposal from 8 units to 7 units.

This project on this lot will be a valuable addition to the neighborhood. Applicant believes there is 6-unit dwellings at 106 Kenoza Avenue, an 8 unit dwelling at 144 Arlington

City of Haverhill, MA





Property Information
 Property ID 206-45-11
 Location 125 KENOZA AVE
 Owner GRONDIN REALTY, LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated February 5, 2019
 Data updated February 4, 2019

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.



08/11/2021

CCSP-21-13

City Council Special Permit

Status: Active

Date Created: Aug 10, 2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Important: Please Read Before Starting Your Application

Applicant Information

What is Your Role in This Process?

Attorney/Agent

Applicant Business/Firm Name

Robert D. Harb, Attorney At Law

Applicant Business/Firm Phone

19783735611

Applicant Business/Firm Address

17 West Street

Applicant Business/Firm City

Haverhill

Applicant Business/Firm State

MA

Applicant Business/Firm Zip

01830

Client Name

Mazraany Construction, LLC

Client Business Name

Mazraany Construction, LLC

Client Phone

603-886-9699

Client Email

P.Mazraany@gmail.com

Client Address

3 Artisan Drive Unit 127

Client City

Salem

Client State

NH

Client Zip

03079

Client County

Rockingham

Client Business Structure

Limited Liability Corporation (LLC)

Property Information

Proposed Housing Plan Name

125-129 Kenoza Avenue Condominiums

Proposed Street Name(s)

Kenoza Ave., Highland Ave. and Webster St.

How Long Owned by Current Owner?

Under Agreement

Type of Dwelling(s) Planned in Project

Multi-Family

Lot Dimension(s)

122.08'+ frontage/150'+ depth/25,339s.f

Registry Plat Number, Block & Lot

Map 206 Block 45 Lots 10, 11, 12 & 13/PIBk5 PI 18

Zoning District Where Property Located

RU - Residential Urban Density

Deed Recorded in Essex South Registry: Block Number

38492

Deed Recorded in Essex South Registry: Page

484

Does the Property Have Multiple Lots?

Yes

IF YES, How Many Lots?

4

IF YES, What Is/Are the Map, Block Lot (MBL) Number(s)?

Map 206 Block 45 Lots 10, 11, 12 & 13

IF YES, Provide Additional Addresses if Different Than "Location" (or Enter NONE)

125 and 129 Kenoza Avenue

Thoroughly Describe the Reason(s) for thre Special Permit

Special permit for a 7 Unit Multifamily Dwelling

Property Description

see deed attached

Current Property Use

Business

TOTAL Number of Units Planned

7

TOTAL Number of Parking Spaces Planned

17

Special Circumstances

Building Coverage

Dimensional Variance

Front Yard Setback

Side Yard Setback

Rear Yard Setback

Lot Frontage

Lot Depth

Lot Area

Building Height

Floor Area Ratio

Open Space

Parking

Sign Size

Use

Other

IF OTHER, Please Describe

Special permit for Multifamily Dwelling

Hearing Waiver

Agrees

No

Agreement & Signature

Agrees



PLEASE READ

Office Use Only

City Council Decision

--

City Council Hearing Date

--

Reason for Council's Decision

--

City Council Members Absent

--

City Council Members Present

--

Continuance Meeting Date

--

Also Present

--

City Councilor Who Seconded Motion

--

City Councilor Who Made Motion

--

City Councilors Who Voted Against

--

City Councilors Who Abstained

--

Continuance Motion Decision

--

Who Submitted Continuance Request?

--

City Councilors Who Voted In Favor

--

Number of 12"x18" Mylar Copies

--

Appeal Expiration Date

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








Number of 24"x36" Mylar Copies

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Number of 18"x24" Mylar Copies

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Attachments

-  kenoza-consent.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:34 pm
-  kenoza-brief.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:35 pm
-  KENOZA-PLANNING DECISION.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:37 pm
-  Kenoza Site plan.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:39 pm
-  Kenoza Site plan.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:40 pm
-  kenoza-brief.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:40 pm
-  kenoza-zoning.docx
Uploaded by Robert Harb on Aug 10, 2021 at 7:44 pm
-  kenoza-notice.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:45 pm
-  Kenoza ex new-layout.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:46 pm
-  Kenoza Rend-elevation-floor.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:47 pm
- 

- kenoza-color-7 units-kenoza rend.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:47 pm
- kenoza-deed.pdf
Uploaded by Robert Harb on Aug 10, 2021 at 7:53 pm
- Mailing_Labels_129_Kenoza_Ave_206.45.12.pdf
Uploaded by Christine Webb on Aug 11, 2021 at 8:34 am
- Abutters_129_Kenoza_Ave_206.45.12_Wed_Aug_11_2021_08-33-39.xlsx
Uploaded by Christine Webb on Aug 11, 2021 at 8:44 am

History

Date	Activity
Aug 10, 2021 at 5:18 pm	Robert Harb started a draft of Record CCSP-21-13
Aug 10, 2021 at 7:45 pm	Robert Harb added attachment kenoza-notice.pdf to Record CCSP-21-13
Aug 10, 2021 at 7:45 pm	Robert Harb added attachment Kenoza ex new-layout.pdf to Record CCSP-21-13
Aug 10, 2021 at 7:46 pm	Robert Harb added attachment Kenoza Rend-elevation-floor.pdf to Record CCSP-21-13
Aug 10, 2021 at 7:46 pm	Robert Harb added attachment kenoza-color-7 units-kenoza rend.pdf to Record CCSP-21-13
Aug 10, 2021 at 7:53 pm	Robert Harb added attachment kenoza-deed.pdf to Record CCSP-21-13
Aug 10, 2021 at 7:53 pm	Robert Harb submitted Record CCSP-21-13
Aug 10, 2021 at 8:03 pm	completed payment step Special Permit Filing Fee on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Assessor for Abutter's List was assigned to Christine Webb on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Conservation Department Review was assigned to Robert Moore on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Engineering Department Review was assigned to John Pettis on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Water Department Review was assigned to Glenn Smith on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Wastewater Review was assigned to Paul Jessel on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Health Department Review was assigned to Bonnie Dufresne on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Planning Director Review was assigned to William Pillsbury on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Fire1 Department Review was assigned to Eric Tarpy on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Fire2 Department Review was assigned to Michael Picard on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Police Department Review was assigned to Kevin Lynch on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Storm Water Review was assigned to Robert Moore on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step City Clerk Review - Hearing Dates Set was assigned to Maria Bevilacqua on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step DPW Review was assigned to Mike Stankovich on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step School Department Review was assigned to Margaret Marotta on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Building Inspector Review was assigned to Tom Bridgewater on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Planning Director Approval for Agenda was assigned to William Pillsbury on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Building Inspector Approval for Agenda was assigned to Tom Bridgewater on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Water Supply Review was assigned to John D'Acoust on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step City Council Clerk Notified was assigned to Laurie Brown on Record CCSP-21-13
Aug 10, 2021 at 8:04 pm	approval step Water/Wastewater Final Review was assigned to Robert Ward on Record CCSP-21-13
Aug 11, 2021 at 7:19 am	Robert Ward assigned approval step Water Supply Review to Robert Ward on Record CCSP-21-13
Aug 11, 2021 at 7:22 am	Robert Ward approved approval step Water Supply Review on Record CCSP-21-13
Aug 11, 2021 at 8:20 am	Bonnie Dufresne approved approval step Health Department Review on Record CCSP-21-13
Aug 11, 2021 at 8:33 am	Christine Webb added attachment Abutters 129 Kenoza Ave 206.45.12.csv to Record CCSP-21-13
Aug 11, 2021 at 8:34 am	Christine Webb added attachment Mailing Labels 129 Kenoza Ave 206.45.12.pdf to Record CCSP-21-13
Aug 11, 2021 at 8:43 am	Christine Webb removed attachment Abutters 129 Kenoza Ave 206.45.12.csv from Record CCSP-21-13
Aug 11, 2021 at 8:44 am	Christine Webb added attachment Abutters_129_Kenoza_Ave_206.45.12_Wed_Aug_11_2021_08-33-39.xlsx to Record CCSP-21-13
Aug 11, 2021 at 8:45 am	Christine Webb approved approval step Assessor for Abutter's List on Record CCSP-21-13
Aug 11, 2021 at 9:49 am	Paul Jessel approved approval step Wastewater Review on Record CCSP-21-13
Aug 11, 2021 at 10:30 am	Glenn Smith approved approval step Water Department Review on Record CCSP-21-13

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
Special Permit Filing Fee	Paid	Aug 10, 2021 at 7:53 pm	Aug 10, 2021 at 8:03 pm		

Label	Status	Activated	Completed	Assignee	Due Date
✓ Water Supply Review	Complete	Aug 10, 2021 at 8:04 pm	Aug 11, 2021 at 7:22 am	Robert Ward	-
✓ Health Department Review	Complete	Aug 10, 2021 at 8:04 pm	Aug 11, 2021 at 8:20 am	Bonnie Dufresne	-
✓ Assessor for Abutter's List	Complete	Aug 10, 2021 at 8:04 pm	Aug 11, 2021 at 8:45 am	Christine Webb	-
✓ Wastewater Review	Complete	Aug 10, 2021 at 8:04 pm	Aug 11, 2021 at 9:49 am	Paul Jessel	-
✓ Water Department Review	Complete	Aug 10, 2021 at 8:04 pm	Aug 11, 2021 at 10:30 am	Glenn Smith	-
✓ Building Inspector Review	Active	Aug 10, 2021 at 8:04 pm	-	Tom Bridgewater	-
✓ Planning Director Review	Active	Aug 10, 2021 at 8:04 pm	-	William Pillsbury	-
✓ City Clerk Review - Hearing Dates Set	Active	Aug 10, 2021 at 8:04 pm	-	Maria Bevilacqua	-
✓ City Council Clerk Notified	Active	Aug 10, 2021 at 8:04 pm	-	Laurie Brown	-
✓ Conservation Department Review	Active	Aug 10, 2021 at 8:04 pm	-	Robert Moore	-
✓ DPW Review	Active	Aug 10, 2021 at 8:04 pm	-	Mike Stankovich	-
✓ Engineering Department Review	Active	Aug 10, 2021 at 8:04 pm	-	John Pettis	-
✓ Fire1 Department Review	Active	Aug 10, 2021 at 8:04 pm	-	Eric Tapy	-
✓ Fire2 Department Review	Active	Aug 10, 2021 at 8:04 pm	-	Michael Picard	-
✓ Police Department Review	Active	Aug 10, 2021 at 8:04 pm	-	Kevin Lynch	-
✓ School Department Review	Active	Aug 10, 2021 at 8:04 pm	-	Margaret Marotta	-
✓ Storm Water Review	Active	Aug 10, 2021 at 8:04 pm	-	Robert Moore	-
✓ Water/Wastewater Final Review	Active	Aug 10, 2021 at 8:04 pm	-	Robert Ward	-
✓ Planning Director Approval for Agenda	Active	Aug 10, 2021 at 8:04 pm	-	William Pillsbury	-
✓ Building Inspector Approval for Agenda	Active	Aug 10, 2021 at 8:04 pm	-	Tom Bridgewater	-
✓ First Ad Placement	Pending	-	-	-	-
✓ Placed on Agenda	Pending	-	-	-	-
✓ Abutter Notification	Pending	-	-	-	-
✓ Second Ad Placement	Pending	-	-	-	-
✓ City Councilor A Review	Pending	-	-	-	-
✓ City Councilor B Review	Pending	-	-	-	-
✓ City Councilor C Review	Pending	-	-	-	-
✓ City Councilor D Review	Pending	-	-	-	-
✓ City Councilor E Review	Pending	-	-	-	-
✓ City Councilor F Review	Pending	-	-	-	-
✓ City Councilor G Review	Pending	-	-	-	-
✓ City Councilor H Review	Pending	-	-	-	-

Label	Status	Activated	Completed	Assignee	Due Date
✓ City Councilor I Review	Pending	-	-	-	-
✓ City Council Meeting	Pending	-	-	-	-
✓ Meeting Minutes & Decision Filed w/City Clerk	Pending	-	-	-	-

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Street, a 4-unit dwelling at 127-129 Webster Street (which abuts the property), and a nine unit dwelling at 22 Webster Street.

More than the required Parking Spaces for the seven residential units are provided on site as can be seen on the Site Plan filed with this Application. Applicant believes seven parking spaces are required and the applicant is proposing over 15 spaces.

The architectural designs of John Sava will help preserve the 121-year-old building and maximize green space.

Applicant meets all the following requirements under Chapter 255 Section 10.4.2 for a Special Permit:

- A. The proposed use or structure will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site.
- B. Community need for additional housing is served by this proposal.
- C. Traffic and pedestrian flow and safety have been addressed and more than required parking has been supplied.
- D. Adequate utilities and other public services are all supplied for this project. Property is on city water and city sewer.
- E. The neighborhood character and social structures have been addressed in the architectural designs of this project.
- F. There will be no impact to natural environment. More green space is being proposed than currently exists on the site.
- G. The project will increase the city's tax base and have no adverse impact on City services.

Applicants would respectfully request the City Council grant this Application for a Special Permit for a seven-family dwelling.

Respectfully submitted,

Robert D. Harb

Robert D. Harb, Attorney For Applicant-Mazraany Construction, LLC

IN CITY COUNCIL: August 17 2021

VOTED: that COUNCIL HEARING BE HELD SEPTEMBER 21 2021

Attest: _____ City Clerk

1-city-mazraany-Kenoza Ave-sp-brief

SECRETARY OF CITY

136 Kenoza Ave
Haverhill, MA 01830
September 13,2021

Haverhill City Council
City Hall
Haverhill, MA 01830

Re: September 21, 2021 Hybrid Hearing for 127-129 Kenoza Ave, Haverhill

Dear Haverhill City Council members and others,

My wife and I moved to Haverhill in 1988. We saw great potential in this beautiful but worn down city. We bought an oversized triple decker and worked all of our free time to make it beautiful again. We lived there and rented to very nice people. Six years and two children later, we purchased a two family Victorian in Haverhill and again we restored it. Then four years later, we ended up purchasing a two family in our dream neighborhood...right at the entrance to the Haverhill Highlands. This home needed the most work, but it had a big yard for our children. We worked hard, as did our children to bring this old beauty back.

We have always kept our places well maintained and believe we did our part in helping to make Haverhill what it is today. Our home today is beautiful and we are able to attract very decent and respectable tenants. We are afraid the beautiful old home directly across from us will be bastardized and for what is planned, will be too big for the lot. There will be a loss of green space and more noise, with an increase in traffic. As retired people our rental income is very important. Having worked so hard to keep our home beautiful, we want to continue to attract decent tenants for our neighborhood and city.

We understand the plan is for seven units, but we feel four units would allow for more green space, less traffic, less noise and better aesthetics. We hope together we can come to a compromise.

Haverhill has been our home for 33 years and will continue to be. We hope you will consider our input.

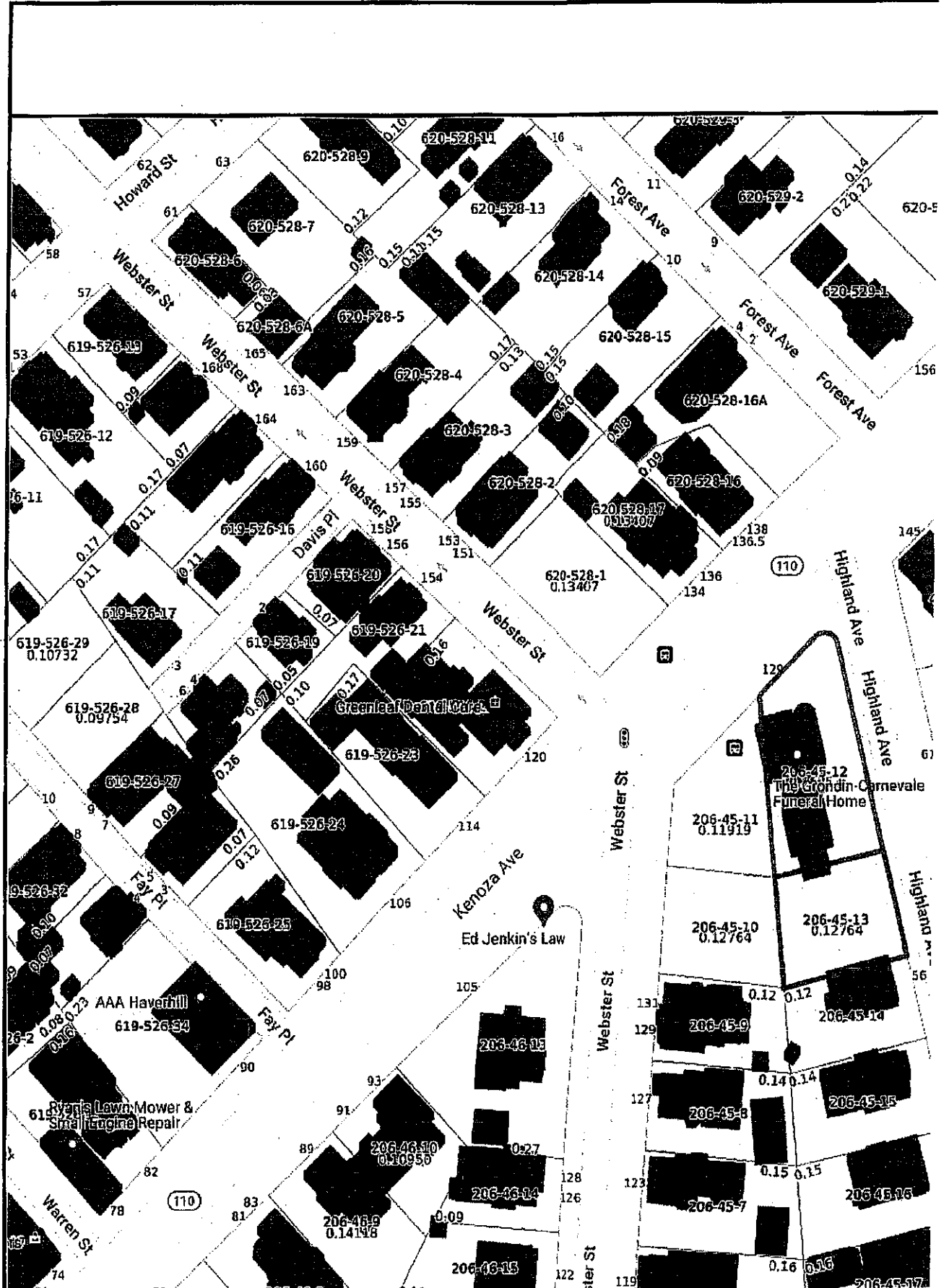
Thank you for your time,

Respectfully,


Therese and Marcia O'Brien

136 Kenoza Ave
Haverhill, MA 01830

City of Haverhill, MA





Property Information
 Property ID 206-45-11
 Location 125 KENOZA AVE
 Owner GRONDIN REALTY, LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated February 5, 2019
 Data updated February 4, 2018

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ROBERT D. HARB

ATTORNEY AT LAW

17 WEST STREET

HAVERHILL, MASSACHUSETTS 01830

TEL: (978) 378-5611
FAX: (978) 378-7441
E-MAIL: bobharb@aol.com

OF COUNSEL

ALFRED J. CIROME

August 10, 2021

City Clerk
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Re: MAZRAANY CONSTRUCTION, LLC
APPLICATION FOR A SPECIAL PERMIT FOR A
7 UNIT MULTIFAMILY DWELLING
125-129 Kenoza Avenue
Haverhill Assessor's Map 206 Block 45 Lots 10, 11, 12 AND 13

To: The Haverhill City Clerk

**SPECIAL NOTICE OF FILING OF APPLICATION FOR SPECIAL PERMIT FOR
A 7 UNIT MULTIFAMILY DWELLING**

**The Application for A Special Permit for the above project was duly filed
with the City Clerk online via Haverhill Viewpoint on August 10, 2021.**

Respectfully submitted,



Robert D. Harb
Attorney for Mazraany Construction, LLC
Applicant

RDH

l-city clerk-Mazraany--special notice-125-129 Kenoza Avenue

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23-9

2009021000243 Bk:28313 Pg:29
02/10/2009 01:19 DEED Pg 1/4

Southern Essex District ROD
Date: 02/10/2009 01:19 PM
ID: 684232 Doc# 20090210002430
Fee: \$4,591.92 Cons: \$1,007,000.00

QUITCLAIM DEED

We, Seana Wood and Courtney C. Linnehan, Co-Executrices of the Estate of John J. Linnehan (Essex County Probate No: 08P0568-EP1) by power granted to them and under License to Sell issued by Essex Probate Court on July 29, 2008, of

for consideration of ---One million seven thousand (\$1,007,000.00) and 00/100---Dollars

grant to **Grondin Realty, LLC**, a Massachusetts Limited Liability company, of 2 Conifer Way, Beverly, Massachusetts 01915

with **QUITCLAIM COVENANTS**, the following described property:

PARCEL ONE - 52 Salem Street, Haverhill (Bradford), Massachusetts:

The land in said Haverhill with the buildings thereon situate on the easterly side of Salem Street in the Bradford District of said Haverhill and bounded and described as follows:

Beginning at the northwesterly corner thereof at a stake on Salem Street; thence running southerly by said Salem Street eighty-five and twenty-five hundredths feet (85.25) to a stone bound on Salem Street; thence southeasterly still along said Salem Street ninety-one and eighty hundredths feet (91.80) to an iron pipe and land now or formerly of Pettingill; thence northeasterly by land of said Pettingill one hundred sixty (160) feet to an iron pipe; thence northerly at an angle one hundred twenty-eight minutes and fifty-two seconds (128° 52') sixty-eight and fifty hundredths (68.50) feet by land of said Pettingill to an iron pipe and land now or formerly of Alice M. Gately; thence westerly by said land of Alice M. Gately one hundred nineteen and ninety hundredths (119.90) feet to a stake; thence northwesterly one hundred twenty-two feet (122) by said land of Alice M. Gately to a stake and point of beginning.

LOCUS: 125 Kenzoa Avenue, Haverhill, MA
129 Kenzoa Avenue, Haverhill, MA
52 Salem Street, Haverhill (Bradford), MA

Being a parcel entitled "A" as appearing on a plan of land as surveyed for John C. LeBlanc by Ralph E. Brassour, C.E. , dated August, 1946, and recorded with Essex South District Deeds as Plan No. 790 of 1946 at Book 3486, Page 596. The said parcel "A" contains 24,634 square feet more or less, excepting therefrom property conveyed to Pettingill by deed dated March 11, 1957, recorded with South Essex Registry of Deeds in Book 4368, Page 216.

Being the same premises conveyed to John J. Linnehan by deed dated December 12, 1984 and recorded in Book 7610, Page 313 of the Essex South District Registry of Deeds.

PARCEL TWO - 125 Kenoza Avenue, Haverhill, Massachusetts:

The land in Haverhill with the buildings situated thereon, located on the Easterly side of Webster Street, and bounded and described as follows:

Beginning at the Southeast corner thereof by land formerly of Jordan and said Webster Street; thence running Northerly by said Webster Street fifty (50) feet to Kenoza Avenue, thence Easterly by said Avenue seventy-six (76) feet to a stake by land now or formerly of M.H. McCarthy; thence Southerly by said McCarthy land to said Jordan land and thence Westerly by said Jordan land seventy-four (74) feet to the point begun at.

This conveyance is made subject to restrictions of record if and in so far as the same may now be in force and applicable.

Being the same premises conveyed to John J. Linnehan by deed dated June 8, 1986 and recorded with Essex South District Registry of Deeds in Book 8392, Page 259.

PARCEL THREE - 129 Kenoza Avenue, Haverhill, Massachusetts:

The land in said Haverhill, with the buildings thereon, situated at the junction of Highland Avenue and Kenoza Avenue and bounded and described as follows:

Beginning at the southeasterly corner thereof at a stake by said Highland Avenue and land now or formerly of Ubert A. Killam, and then running westerly by said land now or formerly of said Killam seventy-four (74) feet to a stake by land now or formerly of Bickell, then northerly by said land now or formerly of Bickell one hundred eight (108) feet to a stake by Kenoza Avenue, thence northeasterly by said Kenoza Avenue seventy-six (76) feet to said Highland Avenue and thence southerly by said Highland Avenue one hundred fifty (150) feet to a point begun at, being the easterly part of Lot #36 on a plan of "Circus Field", a part of the John Marsh Estate, drawn by N.S. Spofford and recorded with Essex South District Registry of Deeds, Plan Book 5, Plan 18.

Excepting from the above-described premises a portion conveyed by Michael H. McCarthy to the City of Haverhill, by deed dated October 25, 1892 recorded with Essex Registry of Deeds in Book 1365, Page 580.

Being the same premises conveyed to John J. Linnehan by deed dated January 2, 1973 and recorded with Essex South District Registry of Deeds in Book 5947, Page 565.

ALSO: The land with the buildings thereon, situated in said Haverhill on the Westerly side of Highland Avenue, and bounded and described as follows:

Beginning at the Northeasterly corner thereof by said Highland Avenue and by land of Linnehan; thence running

WESTERLY by said land of Linnehan about 74 feet to that land now or formerly of Silpatro Realty Company, Inc.; thence

SOUTHERLY by the last-named land about 70 and 3/4 feet to land of Anna M. Kilian; thence

EASTERLY by said land of Anna M. Kilian about 86 feet to said Highland Avenue, and thence

NORTHERLY by said Highland Avenue about 70 feet to the point begun at.

Being the same premises conveyed to grantor by deed dated December 15, 1975 and recorded in Essex South District Registry of Deeds in Book 6205, Page 121.

ALSO: The land with the buildings thereon situated on the Easterly side of Webster Street, in Haverhill, Essex County, Massachusetts, being Lot #35 on a Plan of the John Marsh Estate and recorded with Essex South District Registry of Deeds, Plan Book 5, Plan 18, bounded as follows:

Beginning at the Southwesterly corner thereof at a stake on Lot #34 on said plan and said Webster Street; thence running

NORTHERLY by said street seventy (70) feet to a stake by Lot #36 on said plan (erroneously referenced as Lot #34 in prior deeds) and said Webster Street; thence running

EASTERLY by said Lot #36 seventy-four (74) feet to a stake by Lot #37 on said plan; thence

SOUTHERLY by said Lot #37, seventy-one (71) feet to a stake at Lot #34 aforesaid; thence

WESTERLY by said Lot #34, eighty-four (84) foot and nine (9) inches to said Webster Street and the point begun at.

Being the same premises conveyed to grantor by deed dated July 24, 1978 and recorded with Essex South District Registry of Deeds in Book 6497, Page 62.

Witness our hands and seals this 23rd day of January, 2009.

Sande Rummy
Witness

Seana Wood
Seana Wood, Co-Executrix of the
Estate of John J. Linnehan

Courtney C. Linnehan
Courtney C. Linnehan, Co-Executrix of
the Estate of John J. Linnehan

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

1/23, 2009

On this 23 day of January, 2009, before me, the undersigned notary public, personally appeared Seana Wood, Co-Executrix of the Estate of John J. Linnehan, and proved to me through satisfactory evidence of identification, which ~~were~~ ^{were} ~~drivers licenses~~, to be the persons whose names ~~are~~ ^{are} signed on the preceding or attached document, and acknowledged to me that ~~they~~ ^{they} signed it voluntarily for its stated purpose.

Rachid S. Roca
Notary Public
My commission expires: 10/26/12

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

1/23, 2009

On this 23 day of January, 2009, before me, the undersigned notary public, personally appeared Courtney C. Linnehan, Co-Executrix of the Estate of John J. Linnehan, and proved to me through satisfactory evidence of identification, which ~~were~~ ^{were} ~~drivers licenses~~, to be the persons whose names ~~are~~ ^{are} signed on the preceding or attached document, and acknowledged to me that ~~they~~ ^{they} signed it voluntarily for its stated purpose.

Rachid S. Roca
Notary Public
My commission expires: 10/26/12



Haverhill

City Clerk's Office, Room 118
Phone: 978-374-2312 Fax: 978-373-8490
cityclerk@cityofhaverhill.com

August 17 2021

HYBRID HEARING

City Council Chambers, City Hall, Room 202, 4 Summer st

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, October 12, 2021; at 7:00 PM on an application for a Special Permit (CCSP-21-13) under the terms and provisions of the Haverhill Zoning Code Chapter 255 for a Seven Unit Multifamily Dwelling (to be sold as condominiums) for the property located at 125-129 Kenoza ave, which consists of 4 lots. (*Residents who are interested in commenting on this special permit can attend in person or call the City Council office number 978-374-2328 - Once they call in, their phone number will be taken and they will be called back and allowed into the meeting in the order in which they called in. Residents will need a phone and be willing to give their phone number to the person answering the phone in order for them to get the call back.*) Interested parties may also log onto Haverhillspeaks.org to review documents and make comments before the hearing.

Description of area, maps and plans are on file in the City Clerk's Office.

**Advertise: September 16 and September 23
Haverhill Gazette**

Linda L Koutoulas
City Clerk



City of Haverhill, MA

09/17/2021

CCSP-21-13

Water Supply Review

City Council Special Permit

Status: Complete

Became Active: 08/10/2021

Assignee: Robert Ward

Completed: 08/11/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Robert Ward, Aug 11, 2021 at 7:22am

This project is not within the Water Supply Protection Overlay District.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Health Department Review

City Council Special Permit

Status: Complete

Became Active: 08/10/2021

Assignee: Bonnie Dufresne

Completed: 08/11/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Bonnie Dufresne, Aug 11, 2021 at 8:20am

If these are rental units - rental permits are required each time there is a turn over. If they are condos - private refuse and recycling is required. The City only collects from condominium developments under a separate BOH Regulation and applicants must apply during an open enrollment period which is when the city's municipal refuse contract is in negotiation.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Wastewater Review

City Council Special Permit

Status: Complete

Became Active: 08/10/2021

Assignee: Paul Jessel

Completed: 08/11/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Paul Jessel, Aug 11, 2021 at 9:49am

Adding units to an existing building i have no relevant comments.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Water Department Review

City Council Special Permit

Status: Complete**Became Active:** 08/10/2021**Assignee:** Glenn Smith**Completed:** 08/11/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Glenn Smith, Aug 11, 2021 at 10:29am

This property is proposed for conversion of the existing FUNERAL HOME a FOUR UNIT TOWN HOUSE style building requiring FIRE SPRINKLER SYSTEM(S) with NEW CONSTRUCTION of a THREE UNIT TOWN HOUSE style building requiring FIRE SPRINKLER SYSTEM(S) on the same lot. If this lot is approved, the Water Department will require the owner of the property, at their own expense:

- As TOWNHOUSE style residences, will there be INDIVIDUAL SERVICES?
- Water Mains are available in Highland Ave, Webster St. and Kenoza Avenue
- A water service application must be filed with the Haverhill Water Department for EACH UNIT to determine service size requirements
- We need to have written confirmation from the Sprinkler Engineer, that the water service size is adequate to meet the needs of BOTH the DOMESTIC and LIFE SUPPORT systems.
- The water service application information must indicate the SERVICE SIZE for the combined domestic and life support systems
- The domestic water service requires a " water meter and residential dual check
- The life support system requires a suitably sized testable DCVA
- All fees for Application and Entrance will be payable at the time of filing for a Water Service Application
- The Impact Fees shall be payable prior to water service being provided.
- Schedule with the Haverhill Water Department for the installation of the water services.

- Locate the Domestic and Life Support water supplies in an inside utility room near the front door, mounted with adequate space for proper servicing.
- Water services shall be installed in accordance with the latest Water Department Regulations.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Conservation Department Review

City Council Special Permit

Status: Complete

Became Active: 08/10/2021

Assignee: Robert Moore

Completed: 08/12/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Robert Moore, Aug 12, 2021 at 3:07pm

No wetland resource areas associated with this site.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Storm Water Review

City Council Special Permit

Status: Complete**Became Active:** 08/10/2021**Assignee:** Robert Moore**Completed:** 08/12/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Robert Moore, Aug 12, 2021 at 3:08pm

According to the City's GIS system, the site is within a neighborhood of both combined sewerage and separate drainage. The final design should eliminate any drainage connections to the combined system that may be existing and should manage stormwater on site prior to connecting any overflows to the MS4. From a construction standpoint, the project site falls below the 1-acre disturbance threshold of C.219. A local Stormwater Management Permit would not be required under this ordinance.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Building Inspector Review

City Council Special Permit

Status: Complete

Became Active: 08/10/2021

Assignee: Tom Bridgewater

Completed: 08/16/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Tom Bridgewater, Aug 16, 2021 at 9:29am

A Special Permit was approved by BOA for an existing non-conforming front yard set back. All other Zoning requirements will be compliant.



City of Haverhill, MA

09/17/2021

CCSP-21-13

Fire2 Department Review

City Council Special Permit

Status: Complete**Became Active:** 08/10/2021**Assignee:** Michael Picard**Completed:** 08/16/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

Michael Picard, Aug 16, 2021 at 3:19pm

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR 527 CMR 1.00, MGL Chapter 148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

NFPA compliant Sprinkler System(S) will be required for this project



City of Haverhill, MA

09/17/2021

CCSP-21-13

Planning Director Review

City Council Special Permit

Status: Complete

Became Active: 08/10/2021

Assignee: William Pillsbury

Completed: 09/16/2021

Applicant

Robert Harb
bobharb@aol.com
17 West Street
Haverhill, MA 01830
9783735611

Location

129 KENOZA AVE
Haverhill, MA 01830

Owner:

GRONDIN REALTY, LLC
2 CONIFER WAY BEVERLY, MA 01915

Comments

William Pillsbury, Sep 16, 2021 at 2:14pm

I have no objection to this proposed special permit. I recommend approval with a condition of including all of the city department comments into the approval by the Council

OWNER CONSENT

Re: 125 & 129 Kenoza Avenue, Haverhill, MA (the "Property")

The undersigned, being the owner of the Property referred to above, has agreed to sell the Properties to Pierre Mazraany, through his nominee Mazraany Construction LLC, under the terms of a signed Purchase and Sale Agreement with a scheduled Closing Date of February 26, 2021. This letter shall confirm that Pierre Mazraany is authorized to file any and all applications with the City of Haverhill and any of its Departments, Boards and the City Council for any and all necessary permits and approvals authorizing the redevelopment of the Property as a multi-family residential building.

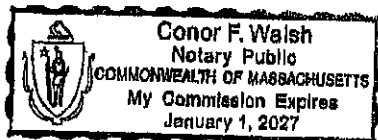
Grondin Realty LLC

By: *Kevin Grondin*
Kevin Grondin, its Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 19 day of October, 2020, before me, the undersigned notary public, personally appeared Kevin Grondin, Manager of Grondin Realty, LLC, proved to me through satisfactory evidence of identification, by showing me a copy of his identification, which was a Massachusetts drivers license, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Conor F. Walsh
Notary Public
My commission expires 1/1/2027

To The Haverhill Board of Appeals:

We, Grondin Realty, LLC, owners of the property located at 125-129 Kenoza Avenue, hereby give our consent and permission to Mazraany Construction, LLC to file a Petition for a Special Permit with the Haverhill Board of Appeals.

Date: 04/27/2021 12:42 PM EDT

Signatures:

Kevin Grondin, Manager, Grondin Realty, LLC



To the Haverhill City Council:

We, Grondin Realty, LLC, owners of the property located at 125-129 Kenoza Avenue, hereby give our consent and permission to Mazraany Construction, LLC to file a Petition for a Special Permit for a Multifamily Dwelling with the Haverhill City Council.

Date: 04/27/2021 12:42 PM EDT

Signatures:

Kevin Grondin, Manager, Grondin Realty, LLC

