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March 8, 2021

William Pillsbury
Economic and Planning Director
4 Summer St, Room 201
Haverhill, MA 01830

Re: Riverview at Middlesex – 15 Middlesex Street
Site Plan Review (Major) Zone WD-F
Owner/Applicant: Alain Sfeir, Trustee of Middlesex Haverhill Realty Trust
Zoning Opinion

Dear Bill,

With respect to the above referenced project, I have examined Haverhill Zoning Ordinance and I have determined that the project will require three waivers.

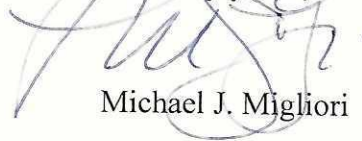
The first waiver will be for density. The WD-F zone in section 9.3.11 allows 20 units per acre by right. Based on the size of the lot at 15 Middlesex Street (1/4 acre) we would be allowed 5 units by right. The project is requesting 18 units; therefore, we would require a waiver for density.

The second waiver is for parking. The WD-F zone in section 9.3.15 requires 1.5 parking spots per unit. We have 18 units there by requiring 27 parking spaces where we are proposing 18 parking spaces; therefore, we would require a waiver for parking.

The third waiver is a dimensional waiver. The WD-F zone in section 9.3.13 allows for a maximum building height of 55', the building proposed has a height of 91'; therefore, we would require a dimensional waiver for height.

Should you have any questions or need any additional information please contact me.

Sincerely yours,



Michael J. Migliori

MJM/dma