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CITY OF AMESBURY, MA

CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-TWO

SPONSORED BY: Kassandra Gove **BILL No. 2022- 044**
Kassandra Gove, Mayor

An Order to approve and accept a historic preservation restriction on property located at 5 Sparhawk Street and to authorize the Mayor to execute said restriction on behalf of the City.

Summary: The Planning Board approved an Application for Site Plan Review and a Special Permit for property located at 5 Sparhawk Street, Amesbury on June 28, 2021 (said approval recorded with the Essex South Registry of Deeds in Book 40238, Page 513.) The Planning Board required that a historic preservation restriction be prepared and recorded for the church at the property, known as the “Holy Family Parish Convent,” described in a deed recorded with said Registry in Book 40277, Page 413. The convent was constructed in 1885 in the Panel Brick style; the architect is unknown. The intent of this Order is to obtain the authorization of the City Council to acquire the historic preservation restriction, and authorize the Mayor to accept the historic preservation restriction.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:

That the City Council of the City of Amesbury hereby approves and accepts a Preservation Restriction Agreement on property located at 5 Sparhawk Street, Amesbury, from Wojcicki Holdings, LLC, and authorizes the Mayor to execute said agreement on behalf of the City.

Healey,
Deshaies
Gagliardi &
Woelfel, PC

John P. Healey (1936-2007)
*Robert J. Deshaies (1947-2020)
Paul J. Gagliardi
*John R. Woelfel
*Harold Owen Beede
Althea B. Volper
Solen G. Moriarty
*ADMITTED IN MA & NH

ATTORNEYS

24 Market Street • Amesbury, Massachusetts 01913 • (978) 388-1787 • Fax: (978) 388-9727

March 2, 2022

Mayor Cassandra Gove
City Hall
62 Friend Street, 2nd Floor
Amesbury, MA 01913

**Re: Wojcicki Holdings, LLC
5 Sparhawk Street, Amesbury, Massachusetts**

Dear Mayor Gove:

I am writing on behalf of my client, Wojcicki Holdings, LLC, which purchased the former Holy Family Parish Convent located at 5 Sparhawk Street. One of the conditions of the Historic Preservation Special Permit which was granted by the Amesbury Planning Board in connection with that property was that my client place a Preservation Restriction on the property. Enclosed are two copies of the Preservation Restriction Agreement which has been executed by my client, approved and signed by the Historical Commission and approved by the Planning Board. The only thing left to be done is to have you sign it on behalf of the City. I understand that the City Council needs to authorize you to do so, much like you did in connection with the former Methodist Church at 140 Main Street in Amesbury. Therefore, I am requesting that you file a request for authorization with the City Council so that you can sign both of these on behalf of the City. Once signed, I will record one of them at the Registry of Deeds. If there is anything additional that you need from me or if you have any questions, please feel free to contact me.

Please feel free to contact me if you have any questions.

Sincerely,



Paul J. Gagliardi

Enclosure
PJG:djf,41_21-0545LMG.wpd

cc: Nipun Jain, Planning Director
Mark Wojcicki
Nicholas Cracknell



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AMESBURY

Office of the City Clerk
City Hall, 62 Friend Street
Amesbury, MA 01913

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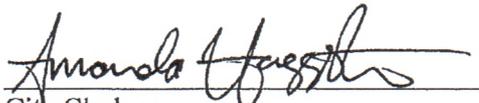
APPEAL CERTIFICATION

Applicant: Mark Wojcicki
Wojcicki Holdings, LLC
110 Main St.
Amesbury, MA 01913

Property: 5 Sparhawk St.
Amesbury, MA 01913

I hereby certify that 20 days have elapsed from the date this certification was issued and no appeal has been filed in this office.

A true copy. Attest:



City Clerk
Amesbury, MA

September 1, 2021
Date



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2021 AUG 11 P 2:36
CITY OF AMESBURY MA

PLANNING BOARD DECISION

Property Ownership: Holy Family Parish
Roman Catholic Archbishop of Boston
66 Brooks Drive
Braintree, MA 02184

Applicant: Mark Wojcicki, Wojcicki Holdings LLC
110 Main Street, Amesbury MA 01913

Application Type: SITE PLAN REVIEW & SPECIAL PERMIT –
Historic Preservation

Project: Covent Building (Holy Family Parish complex) Adaptive Reuse

Location: 5 Sparhawk Street, Amesbury, MA 01913

Date: June 28, 2021

A TRUE COPY ATTEST

CITY CLERK

A. GENERAL

On or about 2/22/2021 the Amesbury Planning Board (the “Board”) received applications for Special Permit and Site Plan Review requesting conversion of the historic convent building into a multi-family residential development consisting of four (4) dwelling units and a proposed new residential structure (“Project”) at 5 Sparhawk Street in Amesbury MA. The application was submitted along with a Site Plan (the “Plan”) drawn on 2/22/2021 by GA Consultants, Inc and last revised on 6/8/2021 and submitted along with supporting documents by Nicholas Cracknell on behalf of Mark Wojcicki of Wojcicki Holdings LLC (the “Applicant”). The set of plans consists of four (4) sheets and includes civil and landscaping plans.

The initial public hearing was held on 3/22/2021 and continued to subsequent meetings. The public hearing was closed and a decision was rendered on 6/28/2021. This is the Final Action of the Board ("Decision") on the Special Permit and Site Plan applications.

B. FINDINGS:

1. **Subject Property:** The Property is located at 5 Sparhawk Street and is identified on the Assessors Database as Map 52, Lot 205. The parcel is zoned residential (R-8). The subject property consists of a total area of approximately 6.5 acres. The parcel has frontage along Sparhawk and Perkins Streets;
2. **Existing Conditions:** The Property is located at 5 Sparhawk Street and is part of the Holy Family Parish building complex. The Board finds that the proposal has identified the existing site and building conditions adequately in the application;
3. **Project Description and Proposed Use:** The adaptive reuse and historic preservation special permit seeks to create four residential dwelling units in the existing historic building. A new single family residential structure is proposed along Perkins Street. The application includes detailed breakdown of the unit types by number of bedrooms and the number of units by floor. The proposed floor plans also facilitate preservation of interior character defining features such as the stairways and central corridor. The site plan shows that the redevelopment project will have solid wood fence screening along abutting properties in the rear and side, including replacement of the chain link fence along 2 Perkins St., and the parking lot along Pickard Street and some of the impervious areas adjacent to the Convent will be replaced with landscaping as shown on the landscape plan;
4. **Site Layout, Grading and Building Location:** The general layout of the site does not change significantly. The proposal also includes several off-site improvements such as new fencing and landscaping (See Exhibit #2). Some of these changes have been made as a result of deliberations during the public hearing process and comments from the Board. The Board finds that the changes to the existing building and the site plan are desirable for the proposed restoration for multi-family use of the property (See Exhibit #1);
5. **Architectural Design:** Detailed elevations and floor plans have been provided to the Board along with the proposed site plan. The Board finds the architectural design satisfactory provided the final construction drawings are consistent with these drawings

and include all the necessary details to repair and restore the exterior historic architectural elements and finishes of the building (See Exhibit #3);

6. **Landscaping:** A revised landscaping plan was submitted along with the Site Plan. The Board finds that the landscaping plan is consistent with the screening requirements. (See Exhibit #2);

7. **Historic Preservation Proposal:** The character defining architectural features – exterior brick work, interior roof trusses, bold window and door layout – make this property unique and a great example of the institutional and religious architectural building designs of the late 19th century. The application includes a historical assessment and documentation report of the historical significance of the building and its character defining features. The proposal includes building elevations and floor plans showing the proposed finishes and restoration work to be performed on the building. A historic preservation restriction approved by the Amesbury Historical Commission and the City of Amesbury will be placed on the property and building and will be required to remain in place in perpetuity (See Exhibit #5);

8. **Public Impact:** The subject property is located in an area with existing municipal utility services. The approved site plan shows improvements to the existing sidewalk and has been found to be adequate for the proposed uses. The Board finds that the project will not create any undue burden on the utilities, municipal services or public infrastructure by the proposed changes to the existing property. The Board finds that the proposed use
 - a) is desirable and compatible with the character of the neighborhood,
 - b) will not be an intensification of the existing uses, and
 - c) is not detrimental to the public health or welfare.

9. **Other Permits Needed:** The Applicant has not requested any other permit from the Planning Board and no other relief has been granted except as outlined in this decision. The Board finds that the Applicant may need the approval of the Amesbury Historical Commission if there are any changes proposed to the building design, improvements or repairs other than those that have been approved within the Preservation Restriction.