



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, May 6, 2025, at 7:00 PM

Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202

In-Person/Remote Meeting

Present: President Sullivan, Councilors Basiliere, Ferreira, Jordan, Michitson, Rogers, Lewandowski, McGonagle, Hobbs Everett, LePage and Toohey

Remote: None

Absent: None

City Clerk: Kaitlin M. Wright

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

COUNCILOR MICHITSON STATED HE REVIEWED THE MINUTES AND FINDS THEM IN ORDER.

MOTION BY COUNCILOR MICHITSON TO APPROVE AND PLACE ON FILE, SECOND BY VICE PRESIDENT JORDAN

PASSED YEAS 11, NAYS 0, ABSENT 0

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

PRESIDENT SULLIVAN ASSIGNED THE MINUTES TO COUNCILOR FERRIERA

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Barrett submits for approval an Order granting a license to *Essex County Greenbelt Assoc., Inc* for use of Easement at 915 North Broadway in Haverhill

5.1.1. Order – Grant license to *Essex County Greenbelt Association., Inc* for the use of the City's 25' easement located on 915 North Broadway granted by *The Hamel Field, LLC* (the "Easement") 65-C

Related communications from Robert E Moore, Jr, Environmental Health Technician and Lisa L Mead and Bethany Raffa, City Solicitors

Mayor Barrett addressed the council. This easement will provide Essex County Greenbelt access to landlocked property. The easement does not involve any development at this stage, such as a potential gravel parking area. Concerns were raised by Mr. Hamel and Christine Lindberg, Mayor's Chief of Staff, informed Mr. Hamel that any development would require separate approval.

MOTION BY COUNCILOR MCGONAGLE TO APPROVE, SECOND BY VICE PRESIDENT JORDAN

PASSED YEAS 11, NAYS 0, ABSENT 0

6. COMMUNICATIONS FROM COUNCILORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:



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- 6.1. Council President Sullivan requests to introduce Susan S Hatfield, Ph.D., Curriculum Supervisor for Fine and Performing Arts in the Haverhill School District and to inform and invite everyone to the *Haverhill Public Schools Citywide Arts Show*, scheduled for May 15, 2025 13-L

Susan Hatfield, Ph.D. Curriculum Supervisor for Fine and Performing Arts, invited everyone to the Citywide Arts Festival and Show on May 15th, 4-7 PM at the high school. The event will feature student artwork Pre-K-12 and performances by high school music, drama and film students.

- 6.2. Council Vice President Jordan requests to introduce Eunice Zeigler and Al Hanscom from *Emmaus, Inc* to promote their upcoming "*Sip, Sample, and Support*" Gala being held at the *Bradford Country Club* on Thursday, May 15th from 5:30 pm to 9:00 pm 13-M

Eunice Zeigler from Emmaus addressed the council. She shared details about the event, the fourth annual Sip, Sample, and Support scheduled for May 15th at Bradford Country Club. The event aims to raise support for individuals who are housing insecure, with a focus on their family shelter. The event features a live auction with many exciting items. She noted for those unable to attend there will be an online auction. She thanked the many sponsors and contributors. Tickets are available on the website www.Emmausinc.org. There is a special discount if you type in lastchance, you can get \$25.00 off.

Al Hanscom addressed the council and gave an update on the efforts to combat homelessness in Haverhill. He included numbers with regards to placing families and individuals into housing. Monthly meetings address unsheltered individuals. He noted that the fundraiser supports these initiatives, with 91 cents of every dollar going directly to programming and staffing.

Councilor Hobbs Everett asked if the meetings are open to the public. Al Hanscom stated the meetings are not open to the public, they are addressing specific cases or individual cases.

- 6.3. Councillor McGonagle requests to introduce Adam Jankowski who is seeking a home rule age waiver petition for the position of Police Officer in the City of Haverhill 13-N

- 6.3.1. Home Rule Petition – An Act Authorizing Adam T Jankowski to take the Civil Service Examination for the position of Police Officer in the City of Haverhill notwithstanding the maximum age requirement 66

Councilor McGonagle asked if Mr. Jankowski was present. He was not in attendance at the meeting.

MOTION BY COUNCILOR MCGONAGLE TO CONTINUE TO MAY 13, 2025, SECOND BY COUNCILOR MICHITSON
PASSED TO CONTINUE TO MAY 13, 2025 YEAS 11, NAYS 0, ABSENT 0

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:



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- 8.1. Andrew K Herlihy, *Community Development Division Director*, requests on behalf of the *Haverhill Historic Commission* that the Haverhill City Council officially donate to the *Haverhill Public Library Special Collections* eight (8) boxes of materials including notes, correspondence, reports and surveys regarding the creation of historic districts and properties in Haverhill 1970s-1990s. Historic commission is requesting Mayor, City Clerk or another appropriate official be authorized to execute a Deed of Gift from the City to the *Haverhill Public Library* for these materials. 20-L

Related communication from Becky Geller, Head of Special Collections, Haverhill Public Library

Andrew Herlihy, Community Development Director, addressed the council. He stated the Public Library found eight boxes of historic district materials from the 1970's-1990's. The historic commission reviewed them and supports formally donating the materials to the library, where they are already stored.

MOTION BY COUNCILOR MCGONAGLE TO APPROVE, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 11, NAYS 0, ABSENT 0

9. UTILITY HEARING(S) AND RELATED ORDER(S):

10. HEARINGS AND RELATED ORDERS:

- 10.1. DOCUMENT 39; CCSP 25-2; Application from WP Acquisition Sub, LLC to construct an addition to the *Haverhill Pavilion* on 76 Summer st, that will add a new 24-bed geriatric unit
Continued from April 8, 2025

President Sullivan opened the hearing.

Attorney Robert Harb addressed the Haverhill City Council on behalf of Pavilion Behavioral Health, presenting a proposal to expand their existing facility. He highlighted the project's extensive planning, including a predevelopment hearing with city departments and engagement with local residents to address their concerns. He emphasized that all feedback had been incorporated into the updated plans, which were made available for review.

The proposed expansion involves adding 24 geriatric psychiatric beds to the existing 71-bed facility, totaling 95 beds. This addition will be constructed over existing parking area, with the aim of enhancing the facility's capacity to meet community needs. He noted that the Department of Mental Health had approved the project prior to filing, and no objections had been raised by city departments, including the School Department.



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Addressing the zoning requirements under Section 10, Attorney Harb outlined how the project meets all seven criteria. He discussed the community need for additional psychiatric beds, the adequacy of existing utilities and public services, and the project's alignment with neighborhood character. Harb also highlighted the environmental considerations, fiscal impact, and compliance with city codes, noting that the expansion would not significantly increase traffic or impact local schools.

The landscaping plans aim to enhance the site's greenery, despite limited space due to parking requirements. Noise mitigation measures include relocating trash compactors and containers away from neighboring properties and surrounding them with noise-reducing barriers. Attorney Harb concluded that the proposed expansion aligns with city goals, meets zoning requirements, and offers benefits to the community, including improved mental health services and economic growth.

Jeff Lanar, CEO of Haverhill Pavilion, presented plans to expand the hospital's geriatric psychiatric unit, citing a growing demand for services. The expansion would add 24 beds to the existing older adult unit, increasing capacity by 450 patients annually. He emphasized the hospital's commitment to the community, including recent engagement with the local homeowners association. The facility, licensed for psychiatric care, treats patients 19 and older and focuses on mood, thought, and dual disorders.

Todd W. Wieringa of Stengel Hill Architecture presented the hospital expansion project to the council, highlighting key design elements. The two-story addition, positioned on the upper level of the existing parking structure, includes a relocated emergency generator and trash compactor, both screened to reduce noise and visual impact. Landscaping enhancements are planned along the hospital's rear and Summer Street to provide natural buffers for neighboring residences. The building design mirrors the existing hospital's height and color scheme, incorporating a single rooftop HVAC unit for efficiency. Site access features a glass entrance with canopy coverage, van-accessible parking, and designated loading/unloading areas. These design elements aim to enhance hospital functionality while maintaining harmony with the surrounding community.

President Sullivan asked if anyone would like to speak in favor?

Kenneth Quimby, Jr., 48 Goodale Street, Haverhill spoke in favor. He stated that he does work in health care under a different matter. This is something that is definitely needed in the City of Haverhill and I am just here to support it.

Amanda Coburn, 15 Merrimac Road, Haverhill spoke in favor. She stated I am a psychiatric social worker at Haverhill Pavilion. I am here speaking in favor of this project. I know the City Council has been a great supporter of mental health treatment in our community mainly with the goal of trying to help people getting into crisis from a young age throughout the spectrum. However, there is time when people need that level of care and adding additional senior beds in our community add a lot of value. I am a social worker on one of the current senior units.

President Sullivan asked if there was anyone else who would like to speak in favor? No one spoke.

President Sullivan asked if anyone would like to speak in opposition? No one spoke.

President Sullivan closed the hearing.

Motion by Councilor McGonagle for passage with all comments from Department Heads, Second Councilor Rogers.



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Vice President Jordan asked about the hospital's commitment to employing and treating Haverhill residents, to which Jeff Lanar responded that while specific hiring practices are beyond his scope, the hospital values local representation, believing it strengthens community ties and enhances patient care. He also stated one of the referring hospitals was Holy Family in Haverhill.

Councilor Ferreira expressed appreciation for the neighborhood meeting, highlighting the importance of landscaping improvements, particularly along Webster Street. Concerns were raised about screening backyards and enhancing the visual appeal of the parking lot. Todd Wienringa acknowledged challenges due to tight parking spaces but assured that the team would assess the area for potential improvements. Councilor Ferreira also advocated for measures to reduce heat islands through plantings and suggested adding street trees along Summer Street. Regarding parking and traffic, the hospital plans to relocate the majority of employee parking to the front lot, aiming to alleviate congestion around Webster Street. Discussions also touched on resurfacing the front parking lot and the possibility of incorporating permeable surfaces to enhance drainage and environmental sustainability. On signage, it was confirmed that the existing signage along Summer Street would remain unchanged. Councilor Ferreira proposed ensuring that landscaping improvements are completed before the occupancy phase of the project.

President Sullivan stated so you would like a condition that the landscaping must be completed before they get an occupancy permit for the new unit.

Councilor Ferreira stated yes.

President Sullivan stated does someone want to second that?

Councilor Michitson stated second.

President Sullivan stated *motion by Councilor Ferreira, Second by Councilor Michitson*. We will take roll call after, when we are done with this.

Councilor Michitson commended Attorney Harb for securing a client that would greatly benefit the community, expressing full support for the proposal. Councilor Lewandowski agreed with this sentiment, highlighting the proposal's thoughtful design and proactive community engagement. She stated the importance of addressing the statewide mental health crisis, noting the lack of available beds as a significant contributor to issues like homelessness and worsening mental health conditions. She also pointed out that the proposal aligns with local hospitals' needs, aiming to alleviate the burden on emergency rooms by providing appropriate care for mental health patients. President Sullivan expressed his support, agreeing with the points made by previous councilors. He asked Madam Clerk for a roll call vote on Councilor Ferreira's condition that landscaping be completed before an occupancy permit is issued.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-no, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

10 Yeas, 1 Nay (McGonagle), 0 Absent
President Sullivan: That Passes.



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President Sullivan stated can we have a roll call on the project itself with all the conditions, if any from the various departments.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

11 Yeas, 0 Nays, 0 Absent

President Sullivan: That Passes.

11.APPOINTMENTS:

11.1. **Confirming Appointments**

11.1.1. *Commission on Disability Issues* – Alexandra Ponder, 25
Perspective dr, to expire May 6, 2028

To Be Confirmed

7-N

MOTION BY COUNCILOR MICHITSON, SECOND BY COUNCILOR ROGERS

PASSED

YEAS 11, NAYS 0, ABSENT 0

City Clerk Wright swore in Alexandra Ponder to the Commission on Disability Issues.

11.1.2. *Board of Assessors* – Roy P Wright, 59 Woodland Park
dr, to expire April 30, 2028

16-I

City Clerk Wright stated that even though this is listed under confirming appointments, it is not a confirming appointment that is a scrivener's error on our part. This is non-conforming appointment.

MOTION BY COUNCILOR MCGONAGLE TO RECEIVE AND PLACE ON FILE, SECOND BY COUNCILOR TOOHEY

PASSED

YEAS 11, NAYS 0, ABSENT 0

11.2. **Non-Confirming Appointments:**

11.3. **Constables**

11.4. **Resignations:**

12.PETITIONS:

12.1. **Applications Handicap Parking Sign:** *with Police approval*

12.2. **Amusement/Event Application:** *with Police approval*

12.2.1. *EVNT 25-7: Haverhill Garden Club, Annual Plant Sale;*
on the Bradford Common, 10 Church st, May 17th, 6:00 am to 12
noon (also requests any additional fees be waived)

26-J

MOTION BY VICE PRESIDENT JORDAN, SECOND BY COUNCILOR LEWANDOWSKI

PASSED

YEAS 11, NAYS 0, ABSENT 0



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- 12.2.2. EVNT 25-10: Trinity Church, BBQ and Resource Fair,
at 26 White st, June 8th, 12 noon to 3:00 pm 26-K

MOTION BY VICE PRESIDENT JORDAN, SECOND BY COUNCILOR LEWANDOWSKI
PASSED YEAS 11, NAYS 0, ABSENT 0

12.3. Auctioneer License:

12.4. Tag Days: *with Police approval*

12.5. One Day Liquor License – *with License Commission & HPD approval*

12.6. ANNUAL LICENSE RENEWALS:

12.6.1. Hawker Peddlers License- Fixed location – w/Police approval

12.6.2. Coin-Op License Renewals – with Police approval

12.6.3. Christmas Tree Vendor – with Police approval

12.6.4. Taxi Driver Licenses for 2024: with Police approval

12.6.5. Taxi/Limousine License with Police approval

12.6.6. Junk Dealer /Collector License (renewal) – with Police approval

12.6.7. Pool/Billiard

12.6.8. Bowling

12.6.9. Sunday Bowling

12.6.10. Buy & Sell Second Hand Articles with Police approval

12.6.11. Buy & Sell Second Hand Clothing with Police approval

12.6.12. Pawnbroker license - with police approval

12.6.13. Fortune Teller with - Police approval

12.6.14. Buy & Sell Old Gold – with Police approval

12.6.15. Roller Skating Rink

12.6.16. Sunday Skating

12.6.17. Exterior Vending Machines/Redbox Automated Retail, LLC

12.6.18. Limousine/Livery License/Chair Cars with Police approval

13. MOTIONS AND ORDERS:



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14. ORDINANCES (FILE 10 DAYS)

- 14.1. Ordinance re: Vehicles & Traffic; No Parking, East side, entire
length for Marshall st File 10 days 44-C

MOTION BY COUNCILOR ROGERS, SECOND BY COUNCILOR MCGONAGLE

PASSED

YEAS 11, NAYS 0, ABSENT 0

- 14.2. Ordinance re: Vehicles & Traffic; Add handicap parking for
212 Wilson st File 10 days 11-G

MOTION BY COUNCILOR ROGERS, SECOND BY COUNCILOR MCGONAGLE

PASSED

YEAS 11, NAYS 0, ABSENT 0

15. COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEEDING MEETING:

- 16.1. Document 60; *Community Development Director*, Andrew
Herlihy submits the related Order and the draft of the 2025-2030
Haverhill Housing Production Plan for review and approval and will
be available to offer a presentation about the plan

- 16.1.1. Document 60-B; Order – Authorize the Mayor to submit
the *Haverhill Housing Production Plan* as presented to the
*Massachusetts Executive Office of Housing and Livable
Communities (EOHLC)* for formal certification

Continued from April 15, 2025

Andrew Herlihy, Community Development Director, addressed the council. He stated he is here tonight to present the draft housing production plan. He emphasized the document is a draft, intended as a guide rather than a policy. He noted the benefits of the plan such as improved access to state grants and future benefits related to Chapter 40B housing regulations.

Ian Burns, Community Economic Development Program Director, Merrimack Valley Planning Commission addressed the council. He presented the Haverhill Housing Production Plan review of draft plan dated May 6, 2025. He noted this plan must be updated every five years, outlining housing needs, demographic trends, and strategic goals for future development. The plan highlights key trends such as population growth, relatively stable school enrollment despite housing development, and rising housing costs significantly outpacing income growth. The draft plan outlines seven strategies such as expand home ownership, continue to encourage development of housing that is affordable, activate the Affordable Housing Trust, Support and develop senior housing initiatives, allow additional housing supply in village centers, explore feasibility of adopting good landlord tax credit, and achieve housing choice community designation.



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Councilor Michitson recommended referring the issue to the Planning and Development Committee for a more thorough review. He suggested inviting key stakeholders such as developers, state representatives and citizens.

Motion by Councilor Michitson to send this to Planning and Development Committee, Second Vice President Jordan.

Vice President Jordan, Councilor Basiliere, Councilor McGonagle, Councilor Hobbs Everett, Councilor Ferreira, Councilor Lewandowski and Councilor Toohey discussed in detail the presentation presented. Some of the councilors discussed affordable housing, homeownership support, long term planning, school enrollment, 65 and older population, growth/overbuilding, ADUs. The council discussed the support to move this item to the Planning and Development committee and the need to invite stakeholders.

Nate Robertson, 74 Mill Street addressed the council. He spoke on behalf of Haverhill Homes 4 All which is a group of residents, community leaders, and organizations sharing concerns about the rising cost of housing and loss of affordability in housing in the city. He hopes the production plan can have strategies to address the affordable housing crisis and ensure Haverhill remains livable for all.

Michael Morales, 37 Coachman's Lane addressed the council. He stated he would like to see the council form a separate oversight group involving stakeholders, city councilor members, Mayor, community members, and nonprofits to guide development discussions. He stressed the need to revisit zoning laws and study zoning to help address restrictions that maybe limiting developers ability to meet community needs.

Amanda Coburn 15 Merrimac Road, she stated she supports the committee meeting but urges early and widespread communication to encourage participation. She advocated for aligning new development with the masterplan, using environmentally friendly material and ensuring projects are appropriately scaled to meet community needs for older adults and multifamily housing.

MOTION BY COUNCILOR MICHITSON TO SEND TO PLANNING & DEVELOPMENT COMMITTEE, SECOND BY VICE PRESIDENT JORDAN

PASSED TO SEND TO PLANNING AND DEVELOPMENT COMMITTEE

YEAS 11, NAYS 0, ABSENT 0

17.RESOLUTIONS AND PROCLAMATIONS:

18.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

19.DOCUMENTS REFERRED TO COMMITTEE STUDY

20.LONG TERM MATTERS STUDY LIST

21.ADJOURN:

MOTION BY VICE PRESIDENT JORDAN TO ADJOURN, SECOND BY COUNCILOR ROGERS

PASSED

YEAS 11, NAYS 0, ABSENT 0

ADJOURNED: 20:57