



**CITY OF HAVERHILL**  
**CITY COUNCIL AGENDA - AMENDED**

**Tuesday, December 9, 2025, at 7:00 PM**

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

**In-Person/Remote Meeting**

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Present: President Sullivan, Councilors Jordan, McGonagle, Basiliere, Ferreira, Michitson, Toohey and Lewandowski

Remote: Councilor LePage and Hobbs Everett

Absent: Councilor Rogers

City Clerk: Kaitlin M. Wright

**1. OPENING PRAYER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES OF PRIOR MEETING**

VICE PRESIDENT JORDAN STATED HE REVIEWED THE MINUTES AND FINDS THEM IN ORDER.

MOTION BY VICE PRESIDENT JORDAN TO PLACE ON FILE, SECOND BY COUNCILOR LEWANDOWSKI  
PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

**4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING:**

PRESIDENT SULLIVAN ASSIGNED THE MINUTES TO COUNCILOR LEWANDOWSKI

**5. COMMUNICATIONS FROM THE MAYOR:**

- 5.1. Mayor Barrett submits an order authorizing the City Council to accept a gift of \$100.00 dollars for the Holiday Luncheon at the Citizen's Center from Sarah's Place to Council on Aging Department

- 5.1.1. Order- That the City Council on behalf of the City votes to accept a gift of \$100.00 for the Holiday Luncheon at the Citizens Center. Consistent with the purpose of the donation, as stated in the letter from Sarah's Place addressed to the City of Haverhill dated December 2025, the Gift shall be used by the Council on Aging Department 35-Z

Mayor Barrett thanked Sarah's Place for their generous donation.

MOTION BY COUNCILOR MICHITSON TO ACCEPT, SECOND BY VICE PRESIDENT JORDAN

PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

- 5.2. Mayor Barrett submits an order authorizing the City Council to accept a gift of \$100.00 dollars for the Thanksgiving Luncheon at the Citizen Center from Wingate Residences at Haverhill to Council on Aging Department

- 5.2.1. Order- That the City Council on behalf of the City votes to accept a gift of \$100.00 for the Thanksgiving Luncheon at the Citizens Center. Consistent with the purpose of the donation, as stated in the letter from Wingate Residences at Haverhill addressed to the City of Haverhill dated November 2025, the Gift shall be used by the Council on Aging Department 111-a

Mayor Barrett thanked the Wingate Residences at Haverhill for their generous donation.

MOTION BY VICE PRESIDENT JORDAN TO ACCEPT, SECOND BY COUNCILOR TOOHEY

PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)



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5.3. Mayor Barrett submits the *Memorandum of Agreement for the Police Patrolman Association Group*

5.3.1. Memorandum of Agreement between the City of Haverhill and the *Police Patrolman Association Group* 35-G

**File 10 Days**

MOTION BY COUNCILOR MCGONAGLE, SECOND BY VICE PRESIDENT JORDAN

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

6.1 President Sullivan wishes to introduce Jonathan Gagne who is requesting a Home Rule Age waiver petition for the position of police officer in the City of Haverhill

6.1.1 Home Rule Petition- Authorizing Jonathan Gagne to take the Civil Service Exam for the position of Police Officer in the City of Haverhill notwithstanding the maximum age requirement 91-E

Jonathan Gagne addressed the council. He explained why he is requesting a Home Rule age waiver petition.

MOTION BY VICE PRESIDENT JORDAN, SECOND BY COUNCILOR TOOHEY

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

6.2. Vice President Jordan requests to introduce Lisa Marzilli from the *Cogswell Club*, and Cindy Davis Jackson, Board President of *Whittier Birthplace*, and Alice Mann, Board President of *Urban Bridges*, the 2025 recipients of Cogswell Club grants 95-I

Lisa Marzilli from the Cogswell Club addressed the council. She stated that the club shifted from an invitation only approach to an open application process. She introduced the 2025 award recipients. Both Cindy Davis Jackson, Board President of Whittier Birthplace she noted her sincere gratitude for receiving this grant. Lynn Peterson, of Urban Bridges noted her thanks in receiving this grant. Jeff Grassie, member of Cogswell Club stated all the generous donations received. He noted any donation would be appreciated.

5.4. Mayor Barrett requests to introduce Judi Barrett of Barrett Planning Group, LLC to provide a progress report on the Fiscal Impact Analysis prepared for Council 85-E

Mayor addressed the council. She suggested this get sent to a subcommittee for further discussion with Judi and Attorney Lisa Mead. Judi Barrett addressed the council. She noted the fiscal impact study results using actual FY25 data. The study estimates revenues and service costs for various potential land uses, not a specific project, requiring broad assumptions this excludes enterprise funds. She noted that mainly schools, police and fire experience significant cost increases from population or employment growth. She noted that using a mixed-use prototype (10 housing units and 7500 s.f showed about 34,900 in revenue verses 22,000 in costs producing a positive fiscal impact. During the discussion, the council received a fiscal impact presentation regarding large-scale residential development and raised concerns about the accuracy and usefulness of project-level analyses. Councilors (Jordan, Michitson and Basiliere) emphasized the need for future reviews to include both fiscal impact analyses and development impact assessments, particularly for water and wastewater infrastructure. Questions were raised about inconsistent school expenditure data,



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enrollment impacts, and the reliability of assumptions used in projecting student generation rates. The consultant explained differences in state reporting requirements, factors that influence enrollment unpredictably after permitting, and the limitations of using standard models without project-specific context. Councilors expressed concern about receiving analysis materials too late for adequate review and requested earlier delivery for future projects.

MOTION BY COUNCILOR MICHITSON TO SEND TO PLANNING AND DEVELOPMENT SUBCOMMITTEE, SECOND BY VICE PRESIDENT JORDAN

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

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

6.1 Moved to beginning of agenda 91-E

6.2 Moved to beginning of agenda 95-I

**6 PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28**

**7 COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**

7.1. Christine Webb, *City Assessor*, submits the abatement report for the month of November 2025 102-E

MOTION BY COUNCILOR MICHITSON, SECOND BY COUNCILOR TOOHEY

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

**8 UTILITY HEARING(S) AND RELATED ORDER(S):**

**9 HEARINGS AND RELATED ORDERS:**

9.1 Document 91 - CCSP 25-7; Attorney Paul Magliocchetti for client 233 *Winter Street LLC* requests to construct a Mixed-Use Store and a 10-Unit Multifamily Dwelling at 233 Winter st; Map 306, Block 75, Lots 3

*Continued from October 7, 2025*

**President Sullivan re-opened the hearing.**

Attorney Paul Magliocchetti addressed the council on behalf of 233 Winter Street, LLC, principals Juan Cepeda and family, regarding a proposed mixed-use project consisting of a Latino grocery store with 10 residential units above. He explained the project history, including initial approval for a single-story grocery store, subsequent underground construction issues, financing challenges, and unpermitted work that was promptly removed at the owner's expense after notification by building inspectors. Attorney Magliocchetti emphasized that the applicant is a small business owner, not a professional developer, and argued the project meets special permit criteria, addresses housing needs, comply with affordability requirements, and will have a positive fiscal impact. Mr. Cepeda apologized for prior construction issues and described his background and financial investment in the project. A consultant and design team presented architectural elevations, site plans, parking arrangements, and compliance with city requirements. One outstanding issue noted was a police department concern regarding a potential pedestrian island at the crosswalk, which engineers advised against. The applicant requested council approval, noting prior pre-planning reviews and overall community benefits.



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Council members questioned the proposed 233 Winter Street mixed-use project primarily on traffic, parking, unit size, and financing concerns. Councilor Toohey expressed concern for the project as designed, citing heavy Winter Street traffic, pedestrian safety, limited parking, and very small two-bedroom units, and expressed concern about project scope and the applicant's inexperience. Vice President Jordan raised similar concerns about unit sizes, projected rents, traffic impacts, and challenged the fiscal analysis but Ms. Barrett earlier showing a positive revenue impact. Councilors Michitson and McGonagle suggested reducing the residential units from 10 to 8 and emphasized unresolved traffic, parking, crosswalk safety, and delivery access issues. In contrast, Councilor Ferreira strongly supported the project, citing housing need, transit access, walkability, mixed-use goals, and fairness to the applicant. The applicant team defended the design, financing, traffic study, and parking plan, agreed to work with the city and police on pedestrian safety measures, and warned that reducing units would significantly affect project feasibility. Councilors continued deliberation on the 233 Winter Street project, largely expressing support for redeveloping a blighted site with mixed-use development while emphasizing pedestrian safety, traffic mitigation, and unit configuration. Several members, including Councilors Lewandowski and Basiliere, supported the project concept but conditioned approval on enhanced pedestrian safety measures—specifically a rapid flashing beacon and a pedestrian refuge island or equivalent safety solution as determined by police and engineering—and raised concerns about the number and size of residential units. After extensive discussion, the applicant proposed a compromise maintaining 10 units but reconfiguring them from eight two-bedroom and two one-bedroom units to six two-bedroom and four one-bedroom units to address size concerns. Multiple councilors voiced support for this compromise, highlighted the city's housing needs, affordability challenges for young adults and families, and the value of a locally owned grocery store, while also agreeing that traffic and safety conditions should be addressed through enforceable conditions. Additional discussion noted affordability compliance, with consensus that the statutory affordable housing requirement would be met either through an affordable unit or a contribution, subject to legal permissibility.

**President Sullivan asked if anyone would like to speak in favor.** Steve Pascoe of Danville NH addressed the council. He stated that based on over 20 years of experience, smaller two-bedroom units rent best and the proposed unit sizes are appropriate. He noted that reducing units affects cash flow but felt the developer's willingness to proceed despite costs reflects positively on his commitment to the project and community.

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

**President Sullivan closed the hearing.**

President Sullivan stated Madam Clerk can you read the first condition.

Madam Clerk stated that a pedestrian island be a condition or a safety equivalent that was a motion by Councilor Lewandowski and a second by McGonagle

City 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, President Sullivan-yes. YEAS 10, NAYS 0, ABSENT 1 (Rogers)

**President Sullivan stated that passes.**

President Sullivan stated next condition.

City Clerk Wright stated I had a couple of other items discussed and I do not know if they were conditions from Councilor Lewandowski about the flashing beacon. But you already agreed to that.

Attorney Magliocchetti stated it is already on the plan.

City Clerk Wright stated there was another crosswalk condition about the lighting, but I didn't get further than lighting.

Attorney Magliocchetti stated everything is all set with the crosswalk except for the island.



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City Clerk Wright stated there was a discussion about private trash and storage and a removal plan for that.

Attorney Magliocchetti stated I believe one has already been done.

Juan Cepada stated for my business the company can come 2-3 times during the week.

President Sullivan stated you already have that in place.

Juan Cepada stated yes.

Attorney Magliocchetti stated I believe that would be a requirement for an occupancy permit.

City Clerk Wright stated it was also discussed about a snow removal plan.

Attorney Magliocchetti stated that has already been done. It is going to be taken off site.

City Clerk Wright stated the other is a reduction in units, but I don't know if Councilor Michitson pulled that or not.

Councilor Michitson stated I did.

Attorney Magliocchetti stated we reconfigured that was the motion.

Councilor Michitson stated the 6 and 4.

Attorney Magliocchetti stated instead of 8 and 2.

City Clerk Wright stated so you are keeping the motion for that.

President Sullivan stated for the 6 and 4.

Councilor Michitson stated yes.

City Clerk Wright stated 6 (2) bedrooms 4 (1) bedrooms units.

Attorney Magliocchetti stated correct.

City Clerk Wright stated so then I had a motion from Councilor Michitson on that with a second from Councilor Basiliere.

President Sullivan stated Madam Clerk please call the roll.

City Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-no, Councilor McGonagle-yes, Councilor LePage-yes, President Sullivan-yes. YEAS 9, NAYS 1, (Toohey), ABSENT 1 (Rogers)

**President Sullivan stated that passes.**

President Sullivan stated were there any other conditions.

City Clerk Wright stated not that I had written down.

Vice President Jordan stated the affordable.

City Clerk Wright stated I am sorry, the affordable. Which is if allowed, which we confirmed is allowed require that one unit be affordable rather than having it go to the housing trust. There was a motion by Vice President Jordan. There was not a second.

Councilor Michitson stated second.

City 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, President Sullivan-yes. YEAS 10, NAYS 0, ABSENT 1 (Rogers)

**President Sullivan stated that passes.**

President Sullivan stated we need a vote on the main question.



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City Clerk Wright stated I had a motion by Councilor McGonagle and a second by Vice President Jordan and that includes all department conditions.

President Sullivan stated Madam Clerk please call the roll.

City 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, President Sullivan-yes. YEAS 10, NAYS 0, ABSENT 1 (Rogers)

President Sullivan stated that passes.

**10 APPOINTMENTS:**

- 10.1 **Confirming Appointments:**
- 10.2 **Non-Confirming Appointments:**
- 10.3 **Constables**
- 10.4 **Resignations**

*10.4.1 Haverhill Planning Board- Carmen Garcia- effective November 6, 2025 91*

MOTION BY VICE PRESIDENT JORDAN TO ACCEPT, SECOND BY COUNCILOR TOOHEY

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

**11 PETITIONS:**

- 11.1 **Applications Handicap Parking Sign:** *with Police approval*
- 11.2 **Amusement/Event Application:** *with Police approval*
- 11.3 **Auctioneer License:**
- 11.4 **Tag Days:** *with Police approval*
- 11.5 **One Day Liquor License –with HPD approval**
- 11.6 **ANNUAL LICENSE RENEWALS:**
  - 11.6.1 **Hawker Peddlers License- Fixed location –** *w/Police approval*
  - 11.6.2 **Coin-Op License Renewals –** *with Police approval*
  - 11.6.3 **Christmas Tree Vendor –** *with Police approval*
  - 11.6.4 **Taxi Driver Licenses for 2024:** *with Police approval*
  - 11.6.5 **Taxi/Limousine License** *with Police approval*



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**11.6.6 Junk Dealer /Collector License - with  
Police approval**

**11.6.7 Pool/Billiard**

**11.6.8 Bowling**

**11.6.9 Sunday Bowling**

**11.6.10 Buy & Sell Second Hand Articles with  
Police approval**

**11.6.11 Buy & Sell Second Hand Clothing with  
Police approval**

**11.6.12 Pawnbroker license - with police approval**

**11.6.13 Fortune Teller with - Police approval**

**11.6.14 Buy & Sell Old Gold – with Police approval**

**11.6.15 Roller Skating Rink**

**11.6.16 Sunday Skating**

**11.6.17 Exterior Vending Machines/Redbox  
Automated Retail, LLC**

**11.6.18 Limousine/Livery License/Chair Cars with  
Police approval**

**12 MOTIONS AND ORDER:**

- 12.1 Order- Pay bills of previous years and authorize payment from the current year departmental appropriation listed:

Vendor	Amount	Account
Tree Green Capital	\$1,320.74	Public Property
Tree Green Capital	\$999.81	Public Property
Tree Green Capital	\$1,574.89	Public Property
Tree Green Capital	\$1,731.64	Public Property
AAT	\$1,020.00	Highway

**TOTAL = \$6,647.08**

10-O

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

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

**13 ORDINANCES (FILE 10 DAYS):**

**14 COMMUNICATIONS FROM COUNCILORS:**

- 14.1.1 Councilors Ferreira and Michitson wish to discuss  
pedestrian safety in Haverhill 33-Z

Lt. Kevin Lynch addressed the council he noted that the past five years, the intersection on River Street and Hunter Avenue has seen 13 crashes, including sideswipes, rear-ends and turning collisions and the recent fatality still under investigation. The location poses safety challenges due to its position on a high-speed high volume state road near an



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exit ramp and small hill. Current guidance suggests that a crosswalk is not advisable under these conditions and MassDOT is evaluating options. Relocating the nearby bus-stop ideally onto West Lowell Avenue may be the most effective immediate solution. Councilor Ferreira noted she spoke with MVPC, and they confirmed that area has been flagged for safety concerns and will be included in MassDOT's next Transit Safety Improvement Cycle. Mayor noted she has also contacted Senator Payano and Rep. Vargas for added support. Lt. Lynch noted that the Winter Street area since January 2020 had 146 crashes. He went into details about each crash and how many distracted drivers and pedestrians' poor visibility, and failure to use crosswalks all contributed to incidents in this busy corridor.

Councilor Ferreira presented her PowerPoint presentation.

Councilor Michitson noted he is mostly interested in coming up with a systematic way of getting some of these flashing beacons or some of the lower cost alternatives, maybe a five-year capital plan for that. Mayor Barrett stated come budget time we should think of this. Councilor Basiliere stated Winter Street sees a lot of cars, solar glare and has a high population of people. Councilor Lewandowski agrees to sending to Planning and Development when everyone works together solutions can be available with collaboration. Vice President Jordan stated light timing issue with the crosswalks would be helpful. He brought up Lincolnshire and Kingsbury Avenue intersection, Lt. Lynch noted next potentially a guardrail will go up. Vice President Jordan also noted the Kingsbury Avenue and Willow Avenue intersection I know it's on the radar. I would like it to stay on the radar.

MOTION BY COUNCILOR MICHITSON TO SEND THIS TO PLANNING AND DEVELOPMENT, SECOND BY  
COUNCILOR LEWANDOWSKI

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

**15 UNFINISHED BUSINESS OF PRECEEDING MEETING:**

**16 RESOLUTIONS AND PROCLAMATIONS:**

**17 COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:**

- Vice President Jordan noted the Jr. ROTC has a fundraiser at G's tomorrow night.

**18 DOCUMENTS REFERRED TO COMMITTEE STUDY:**

**19 LONG TERM MATTERS STUDY LIST:**

**20 ADJOURN:** MOTION BY VICE PRESIDENT JORDAN TO ADJOURN, SECOND BY COUNCILOR BASILIERE

PASSED

YEAS 10, NAYS 0, ABSENT 1 (ROGERS) **ADJOURNED: 22:19**