

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Haverhill
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

Important:
When filling out
forms on the
computer, use only
the tab key to move
your cursor - do not
use the return key.



A. General Information

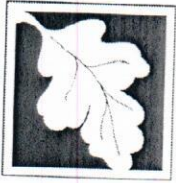
1. Applicant:		
Caroline	Pineau	
First Name	Last Name	
28 Bradfields Drive		
Address		
Haverhill	MA	01830
City/Town	State	Zip Code
978-944-4126	caroline@stemhaverhill.com	
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
Carambola, LLC		
First Name	Last Name	
28 Bradfields Drive		
Address		
Haverhill	MA	01830
City/Town	State	Zip Code
978-944-4126		
Phone Number	Email Address (if known)	
3. Representative (if any)		
Stephen	Stapinski, PLS	
First Name	Last Name	
Merrimack Engineering Services		
Company Name		
66 Park Street		
Address		
Andover	MA	01810
City/Town	State	Zip Code
9784753555	merreng@aol.com	
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):	
124-126 Washington Street	Haverhill, MA
Street Address	City/Town
42.77261	-71.08574
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
Map 310	Block 1, Lot 16
Assessors' Map Number	Assessors' Lot/Parcel Number
b. Area Description (use additional paper, if necessary):	
Infill lot, sloped, with asphalt pavement and concrete in rear	
c. Plan and/or Map Reference(s): (use additional paper if necessary)	
Plan of land in Haverhill for Carambola, LLC	July 30, 2025
Title	Date
Architectural Site Plan	July 3rd, 2025
Title	Date

How to find Latitude
and Longitude

and how to convert
to decimal degrees



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B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Removal of an existing deck and egress stairs for new construction of an entry/staircase addition in the rear of the property (facing the Merrimack River). Addition is within the 200 foot Riverfront area associated with the Merrimack River, outside of the established 100 year flood plain. No changes to existing parking lot grading proposed. No change in impervious area. Site is separated from the River Bank by a Sea Wall and municipal parking lot.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

No site activity detrimental to the 100 year Flood Plain, site is a redevelopment of existing disturbed and developed area.

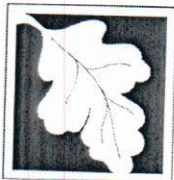
3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

Single family house on a lot recorded on or before 8/1/96

- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☒ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

see site plan



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C. Determinations

1. I request the Haverhill Conservation Commission make the following determination(s). Check any that apply:
Conservation Commission

- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Haverhill

Name of Municipality

- ☒ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
Site is already developed, only alternative is no addition

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Caroline Pineau

Signature of Applicant

7/3/25

Date

Matt Langis

Signature of Representative (if any)

7/3/25

Date

Stephen Stajarski

7/30/25



City of Haverhill Conservation Commission

HCC Local Application Form 1
Request for Determination of Applicability

A. STATUTE APPLICABILITY

This application is being filed with the Commission in accordance with the following (check all that apply):
☒ Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40
☒ Haverhill Municipal Ordinance Chapter 253

B. GENERAL INFORMATION

Applicant Caroline Pineau
Property Owner Carambola LLC
Representative Stephen Stapinski, pls Merrimack Engineering Services
Location (Street Address) 124-126 Washington Street
Assessor's Parcel Identification 310-1-16

C. APPLICATION CHECKLIST

The Commission requires the submittal of this original, completed Form; one (1) paper copy of site plans; and one (1) paper copy of all other materials. Additionally, the Commission requires the submittal of individual PDFs of this Form and all listed application materials. If practical, related items may be combined into a single PDF. PDFs should not mix larger format sheets (e.g. site plans) with smaller sheets (e.g. letters). These submittal requirements also apply to supplemental information provided during the public hearing. The following materials shall be submitted with this form:

- ☒ Completed, current WPA Form 1
- ☒ Project Narrative with a description of resource areas & delineation methodology, a demonstration of compliance with pertinent Performance Standards, and a Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan
- ☒ Site Plans or Sketch clearly describing the location and nature of the work, including such information as site boundaries, wetlands, topography, existing and proposed conditions, vegetation cover, soils, erosion & sedimentation controls, Title 5 compliance, flood storage calculations... (24" x 36" max. sheet size)
- ☒ 8 1/2" x 11" sections of the following maps with project location clearly identified
- ☒ USGS Quadrangle
- ☒ MassGIS Orthophoto
- ☒ City of Haverhill Parcel ID Map, also identifying properties within 300' of subject property
- ☒ Local Filing Fee, payable to the City of Haverhill

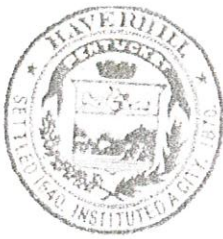
☐ Other: _____

D. APPLICATION CERTIFICATION

I have read the Department of Environmental Protection's "Instructions for Completing Application" and the City's Municipal Ordinance under Chapter 253, with all applicable regulations and policies, for the filing of this application with the Haverhill Conservation Commission and agree to its terms and conditions.

City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830 • www.cityofhaverhill.org

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City of Haverhill Conservation Commission

HCC Local Application Form 1
Request for Determination of Applicability

as amended. I understand the submitted NOI, its plans, and all its supporting materials are public records and may be uploaded to the City's website for public review. As required under 310 CMR 10.05(3)a.3, I hereby certify that the Massachusetts Department of Environmental Protection and the property owner of the area subject to this request (if not also the applicant) have been notified that this determination is being requested under M.G.L. c. 131, § 40 and/or Haverhill Municipal Ordinance Chapter 253. As required by the Commission, the wetland resource area(s) are flagged, the corners of proposed structures are staked, and the centerline of proposed roadway(s) and/or driveway(s) are marked, as appropriate, to facilitate site inspections by Commissioners and Conservation Staff.

Signed:

Caroline Pineau

(APPLICANT)

8/5/25

(DATE)

E. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 124-126 Washington Street pid 310-1-16 to review the filed Request for

124-126 Washington Street pid 310-1-16

Determination of Applicability and future site conditions for compliance with the issued Determination of Applicability. The sole purpose of this acknowledgement is to allow the Commission and its officials to perform their duties under the Massachusetts Wetlands Protection Act and the City's wetlands protection ordinance.

Signed:

Caroline Pineau

(PROPERTY OWNER)

8/5/25

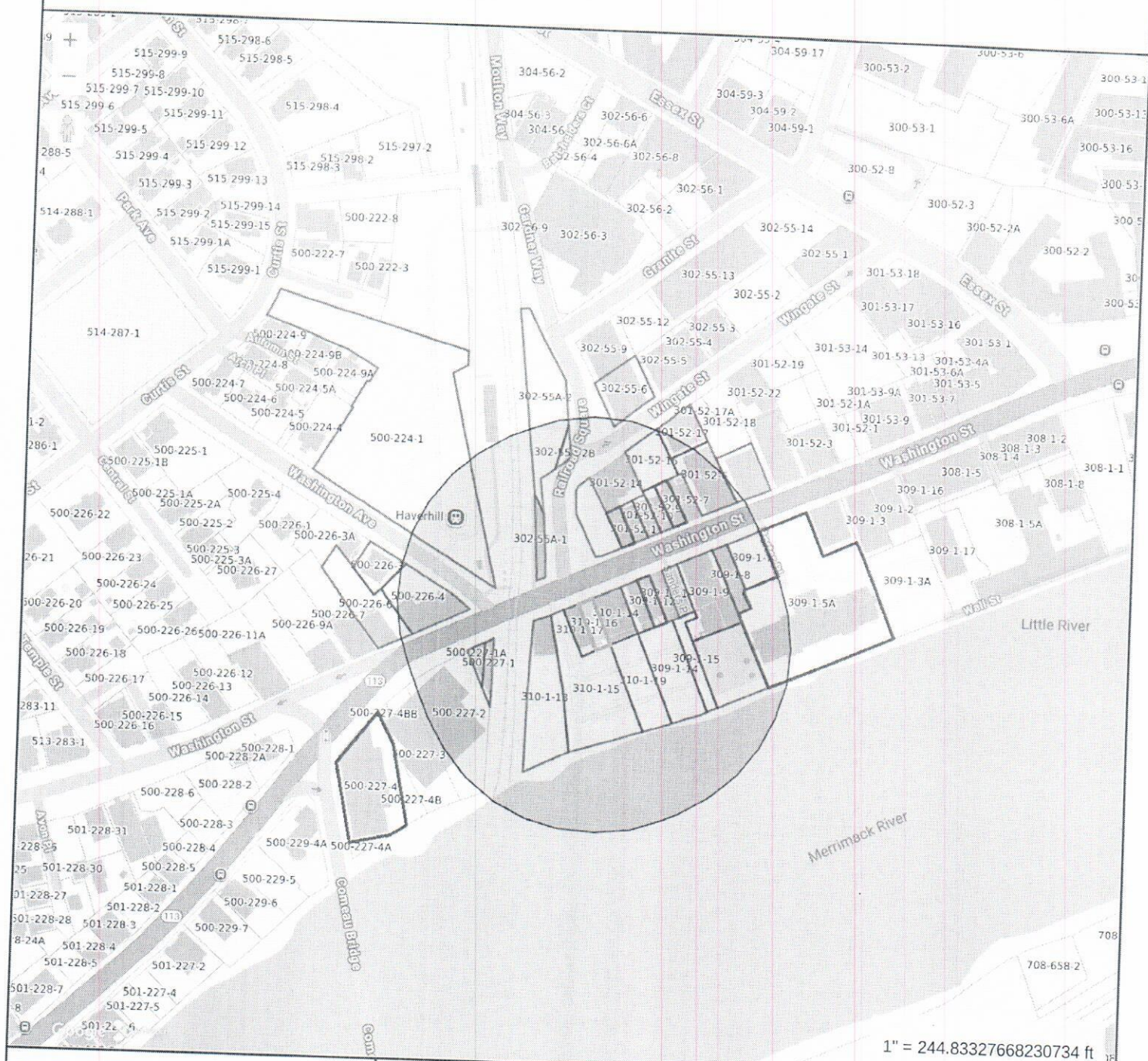
(DATE)

F. LOCAL FILING FEE CALCULATION

Request for Determination of Applicability Local Application Fee:	\$100.00*
Advertising Fee:	\$ 45.00
Total Fee Due (checks payable to "City of Haverhill"):	\$145.00

*Local Application Fee increases to \$150.00 when project is also proposed within a Riverfront Area

City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830 • www.cityofhaverhill.org



Property Information

Property ID 310-1-16
Location 124 WASHINGTON ST
Owner CARAMBOLA, 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 June 25, 2025
Data updated June 25, 2025

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

Property I Site Addr	Owner	Owner 2	Owner Ad	Owner Cit	Owner St	Owner Zip	Total Val	Land Val	Building Val	Last Sale	Last Sale	Last Sale	Use Code
301-52-10	103 WASH	101-103 W			101-103 W HAVERHIL MA	01832	359300	115900	243400	7/28/2017	100	36053-323	326
301-52-11	105 WASH	FIRST LIG			P.O. BOX HAVERHIL MA	01835	640400	94600	545800	12/23/2021	995000	39338-445	31
301-52-12	109 WASH	THAZOU			78 DRUMI BOLTON MA	01740	229800	0	229400	11/27/2021	270000	42458-170	344
301-52-12	80 WINGA	LEE DOUC			9201 SAYI RALEIGH NC	27615	160600	0	160600	12/30/1991	68000		344
301-52-12	80 WINGA	BLOOM BI			80 WINGA HAVERHIL MA	01832	261700	0	261700	12/20/2021	255000	41363-103	344
301-52-12	80 WINGA	GAGNON			20 MAGN HAVERHIL MA	01830	260200	0	260200	8/4/2017	0 150000	36078-339	102
301-52-12	80 WINGA	FREITAS (FREITAS)			29 BYRON BRADFORD MA	01835	255800	0	255800	12/23/2011	127000	34614-443	102
301-52-12	80 WINGA	S3 REALT			46 LAMOLI BRADFORD MA	01835	259900	0	259900	11/30/2011	100	36372-7	102
301-52-12	80 WINGA	CHARDEL KEEFE DE			3A CHARL NEWBUR MA	01950	186300	0	186300	1/24/2000	1	16163-263	102
301-52-12	80 WINGA	DANTAITE			80 WINGA HAVERHIL MA	01832	180000	0	180000	6/18/2019	156000	37594-558	102
301-52-12	80 WINGA	CEPEDA /			80 WINGA HAVERHIL MA	01832	226600	0	226600	3/13/2024	206000	42021-476	102
301-52-12	80 WINGA	WHITE KE			80 WINGA HAVERHIL MA	01832	260200	0	260200	12/22/2001	118000	29163-473	102
301-52-12	80 WINGA	DESANTIS			80 WINGA HAVERHIL MA	01832	257700	0	257700	7/1/1999	0 47000		102
301-52-12	80 WINGA	MARKET TOWNS B			147 HIGH NEWBUR MA	01951	260100	0	260100	6/26/2019	100	37617-344	102
301-52-12	80 WINGA	AMBROSI			485 CENT NEW YORK NY	10025	184700	0	184700	1/10/2022	165000	40646-228	102
301-52-12	80 WINGA	WOOSTE			80 WINGA HAVERHIL MA	01832	179900	0	179900	10/27/2001	126750	25003-231	102
301-52-12	80 WINGA	MARION M			3 PLUFF NORTH RI MA	01864	273000	0	273000	10/27/2011	140000	34474-254	102
301-52-12	80 WINGA	PETERS T			80 WINGA HAVERHIL MA	01832	271700	0	271700	7/28/2023	290000	41685-225	102
301-52-12	80 WINGA	WOOSTE			80 WINGA HAVERHIL MA	01832	260300	0	260300	8/1/2017	0 150000	36068-452	102
301-52-12	80 WINGA	MINTZ/ST. MINTZ BR			137 WATE NEWBUR MA	01950	267400	0	267400	8/9/2021	0 100	40160-529	102
301-52-12	80 WINGA	DEOME-H			80 WINGA HAVERHIL MA	01832	189300	0	189300	2/29/2024	200000	42005-90	102
301-52-12	80 WINGA	HILL RYAN			80 WINGA HAVERHIL MA	01832	181800	0	181800	2/28/2007	125000	26004-539	102
301-52-12	80 WINGA	NINE PAR CORMIER			14 GLENN HAVERHIL MA	01832	266000	0	266000	9/12/2018	120000	37008-259	102
301-52-13	113 WASH	CITY OF F			4 SUMME HAVERHIL MA	01830	257800	249500	0	10/29/1980	0		931
301-52-15	WINGATE	MESSING			93 WASH HAVERHIL MA	01832	218200	214200	0	1/27/2000	172500	16170-131	337
301-52-17	62 WINGA	62 WINGA			101 RIVER WEST NE MA	01985	1808400	858000	950400	10/16/2021	2500000	41810-3	13
301-52-5	77 WASHI	77 WASHI			107 NORT HAVERHIL MA	01832	1109500	246500	863000	7/10/2024	1200000	42210-522	326
301-52-6	87 WASHI	87 WASHI			50 SUMME BOSTON MA	02110	3927121	2000000	1927121	1/20/2017	850000	35625-611	13
301-52-7	89 WASHI	WASHING MARK ME			93 WASH HAVERHIL MA	01832	34900	0	34900				344
301-52-7	189 WASHI	WASHING MARK ME			93 WASH HAVERHIL MA	01832	259000	0	259000				344
301-52-7	189 WASHI	WASHING MESSING			93 WASH HAVERHIL MA	01832	232500	0	232500				344
301-52-7	89 WASHI	MESSING			89 WASH HAVERHIL MA	01832	303800	0	303800	4/7/2025	0 262500	42650-560	102
301-52-7	89 WASHI	89-93 WA BREBNER			89-93 WA HAVERHIL MA	01832	292600	0	292600	7/26/2024	100	42239-509	102
301-52-7	89 WASHI	MACLEAN MACLEAN			93 WASH HAVERHIL MA	01832	326200	0	326200	4/11/2013	225000	32371-258	102
301-52-7	89 WASHI	MACREF			89 WASH HAVERHIL MA	01832	325900	0	325900	5/29/2007	100	26874-374	102
301-52-7	89 WASHI	ISSENBEF			89 WASH HAVERHIL MA	01832	318300	0	318300	7/22/2013	205000	32674-143	102
301-52-7	89 WASHI	BUONSA			89-93 WA HAVERHIL MA	01832	316200	0	316200	9/16/2016	205000	35266-561	102
301-52-9	97 WASHI	97-99 WA			50 WILD F ANDOVEF MA	01810	521600	82800	438800	10/2/2014	100	33585-434	31
302-55-6	25 RAILR	PUTNAM			25 RAILR HAVERHIL MA	01832	1642700	256000	1386500	1/25/2001	422500	16831-206	340
302-55A-1	4 RAILRO	EVTHOKI DIMAKIS			2 RAILRO HAVERHIL MA	01832	245400	99800	145600	2/14/2002	100	18329-406	326
302-55A-2	RAILROA	RAILROA			25 RAILR HAVERHIL MA	01832	252400	246400	0	8/12/1988	85000		337
302-55A-2	RAILROA	CITY OF F PUBLIC W			4 SUMME HAVERHIL MA	01830	6400	6400	0	2/6/1963	0 0		930
309-1-10	100 WASH	JOHN FAH			126 ADAM MILTON MA	02186	768200	237900	530300	4/3/2019	0 100	37421-462	326
309-1-12	1108 WASH	RICE PRO RICE PHIL			427 EAST HAVERHIL MA	01830	134200	0	134200	9/14/2023	100	41760-34	344
309-1-12	108 WASH	108 WASH LANTIGU			77 SOUTH BRADFORD MA	01835	178900	0	178900	10/20/2011	100	34456-320	344
309-1-12	108 WASH	SCHLAPA			108 WASH HAVERHIL MA	01832	299400	0	299400	12/18/2021	340000	42492-341	102
309-1-12	108 WASH	GAIERO M SANCHEZ			108 WASH HAVERHIL MA	01832	218600	0	218600	7/25/2007	169000	27047-238	102
309-1-13	114 WASH	THE RANI RAND WIL			P.O. BOX BRADFORD MA	01835	467400	133900	333500	10/12/2021	1000000	41805-177	31
309-1-14	WASHING	CITY OF F PUBLIC W			4 SUMME HAVERHIL MA	01830	354300	348500	0	2/6/1963	0 0		931
309-1-15	102 WASH	CITY OF F PUBLIC W			4 SUMME HAVERHIL MA	01830	230700	227900	0	2/6/1963	0 0		931
309-1-5A	70 WASHI	TESSA LIL DOMINIQ			70 WASHI HAVERHIL MA	01832	347700	0	347700	9/12/2018	220000	37007-53	102
309-1-5A	70 WASHI	FISHER V			70 WASHI HAVERHIL MA	01832	312500	0	312500	5/30/2014	169900	33310-60	102
309-1-5A	70 WASHI	ALWAYS I NIEVES EI			70 WASHI HAVERHIL MA	01832	375200	0	375200	11/16/2021	100	41863-562	102
309-1-5A	70 WASHI	O'BRIEN F			70 WASHI HAVERHIL MA	01832	376000	0	376000	10/24/2001	280000	26211-94	102
309-1-5A	70 WASHI	HICKEY P.			70 WASHI HAVERHIL MA	01832	351600	0	351600	6/28/2011	235000	30492-535	102
309-1-5A	70 WASHI	MCMAHOI TEREZI			70 WASHI HAVERHIL MA	01830	365100	0	365100	6/13/2008	255000	27847-392	102
309-1-5A	70 WASHI	71-73 SOL FOSSARE			70 WASHI HAVERHIL MA	01832	361700	0	361700	4/28/2020	100	38460-468	102
309-1-5A	70 WASHI	LOWTHEF O CAMPO			70 WASHI HAVERHIL MA	01832	351800	0	351800	9/3/2019	0 237450	37811-19	102
309-1-5A	70 WASHI	EARLY LA			70 WASHI HAVERHIL MA	01832	345800	0	345800	6/21/2018	301000	36804-248	102
309-1-5A	70 WASHI	CONNOLL			70 WASHI HAVERHIL MA	01832	332300	0	332300	1/6/2023	0 339900	41389-328	102
309-1-5A	70 WASHI	PHANEUF			70 WASHI HAVERHIL MA	01832	329200	0	329200	10/11/2011	230900	36243-409	102
309-1-5A	70 WASHI	MAHONEY MAHONEY			5 LONGVI ATKINSON NH	03811	418700	0	418700	12/12/2011	205000	32011-42	102
309-1-5A	70 WASHI	70/204 W/ MCKEON			F 131 LAKE HAVERHIL MA	01830	381200	0	381200	5/28/2014	100	33300-370	102
309-1-5A	70 WASHI	TODD LAL			70 WASHI HAVERHIL MA	01832	342600	0	342600	10/17/2001	230000	27258-459	102
309-1-5A	70 WASHI	THE ELEA PRENDER			70 WASHI HAVERHIL MA	01832	422000	0	422000	10/20/2011	300000	36270-8	102
309-1-5A	70 WASHI	PATEL JIT PATEL KA			70 WASHI HAVERHIL MA	01832	329400	0	329400	4/30/2018	249900	36681-482	102
309-1-5A	70 WASHI	MCGONEC			70 WASHI HAVERHIL MA	01832	360200	0	360200	5/25/2018	239900	36741-45	102
309-1-5A	70 WASHI	THE BRUC DONOHUE			70 WASHI HAVERHIL MA	01832	343000	0	343000	2/25/2020	100	38284-99	102
309-1-5A	70 WASHI	SMOOTH MCLEAN			70 WASHI HAVERHIL MA	01832	325300	0	325300	8/31/2018	249900	36985-69	102
309-1-5A	70 WASHI	F & E FAM FOSSARE			70 WASHI HAVERHIL MA	01832	352400	0	352400	3/29/2018	249900	36611-146	102
309-1-5A	70 WASHI	HARBER I			70 WASHI HAVERHIL MA	01832	418900	0	418900	2/8/2018	0 100	36522-74	102
309-1-5A	70 WASHI	BELLOCC COMPTON			70 WASHI HAVERHIL MA	01832	412600	0	412600	9/18/2007	269900	27190-373	102
309-1-5A	70 WASHI	GLYNN M. GIBBS			RC 70 WASHI HAVERHIL MA	01832	352200	0	352200	5/8/2015	0 241000	34041-425	102
309-1-5A	70 WASHI	EL-ASHKA			70 WASHI HAVERHIL MA	01832	409900	0	409900	9/28/2007	267500	27216-580	102
309-1-5A	70 WASHI	70/307 W/ MCKEON			131 LAKE HAVERHIL MA	01830	352700	0	352700	3/31/2017	239900	35771-204	102
309-1-5A	70 WASHI	MARTIN K			70 WASHI HAVERHIL MA	01832	350300	0	350300	5/15/2007	242500	26837-346	102
309-1-5A	70 WASHI	BOWERIN			70 WASHI HAVERHIL MA	01832	361600	0	361600	7/29/2016	238000	35131-58	102
309-1-5A	70 WASHI	DIBATTIS			70 WASHI HAVERHIL MA	01832	324900	0	324900	3/26/2024	100	42037-494	102
309-1-5A	70 WASHI	THURLOV			70 WASHI HAVERHIL MA	01832	352400	0	352400	11/8/2017	249900	36317-267	102
309-1-5A	70 WASHI	PUEYO EI			70 WASHI HAVERHIL MA	01832	409000	0	409000	10/23/2001	265000	27270-79	102
309-1-5A	70 WASHI	TARDIF O TARDIF D			70 WASHI HAVERHIL MA	01832	416100	0	416100	5/15/2013	255000	32468-54	102

309-1-5A-4 70 WASHI PETROU I	70 WASHI HAVERHIL MA	01832	352200	0	352200	3/3/2022 0 360000	40766-186 102
309-1-5A-4 70 WASHI MATOLCS MATOLCS	70 WASHI HAVERHIL MA	01832	415100	0	415100	6/17/2024 100	42173-364 102
309-1-5A-4 70 WASHI J&J REAL FOSSARE	70 WASHI HAVERHIL MA	01832	352700	0	352700	10/14/2016 238000	35350-445 102
309-1-5A-4 70 WASHI CORMIER	70 WASHI HAVERHIL MA	01832	327200	0	327200	1/31/2018 239900	36506-248 102
309-1-5A-4 70 WASHI DELMORA	70 WASHI HAVERHIL MA	01832	387700	0	387700	3/31/2017 249900	35768-37 102
309-1-5A-4 70 WASHI RICCIARD	70 WASHI HAVERHIL MA	01832	332800	0	332800	4/10/2019 250000	37433-486 102
309-1-5A-4 70 WASHI ZLOTSKY	70 WASHI HAVERHIL MA	01832	354200	0	354200	5/29/2020 309000	38562-413 102
309-1-5A-4 70 WASHI STONE LY	70 WASHI HAVERHIL MA	01832	446900	0	446900	12/19/2014 267000	33754-220 102
309-1-5A-4 70 WASHI D'AGATI J D'AGATI C	70 WASHI HAVERHIL MA	01832	447500	0	447500	10/17/2015 100	37940-376 102
309-1-5A-4 70 WASHI 70 WASHI C/O SCOT PO BOX 6 HAMPSTE NH		03841	384300	0	384300	10/10/2021 100	41798-521 102
309-1-5A-4 70 WASHI RILEY TIM WARE DE	70 WASHI HAVERHIL MA	01832	444700	0	444700	1/7/2015 0 269000	33786-354 102
309-1-5A-4 70 WASHI HARVEY F	70 WASHI HAVERHIL MA	01832	354400	0	354400	10/21/2021 375000	41259-265 102
309-1-5A-4 70 WASHI CELATA F CELATA S	70 WASHI HAVERHIL MA	01832	342300	0	342300	1/29/2024 375000	41965-197 102
309-1-5A-4 70 WASHI CAPPRINI CAPPRINI	70 WASHI HAVERHIL MA	01832	398800	0	398800	1/30/2014 269900	33094-67 102
309-1-5A-4 70 WASHI BDART, LI ANDERSC	70 WASHI HAVERHIL MA	01832	349200	0	349200	11/6/2020 285000	39153-376 102
309-1-5A-4 70 WASHI ZAREMBA ZAREMBA	70 WASHI HAVERHIL MA	01832	387100	0	387100	6/14/2019 305000	37589-277 102
309-1-5A-4 70 WASHI HILL RYAN	70 WASHI HAVERHIL MA	01832	479100	0	479100	6/8/2018 0 305000	36774-291 102
309-1-5A-4 70 WASHI LOWTHEF SANDRA F	70 WASHI HAVERHIL MA	01832	478900	0	478900	7/25/2013 280000	32685-477 102
309-1-5A-4 70 WASHI THE MAR POWER J	70 WASHI HAVERHIL MA	01832	381400	0	381400	9/27/2023 100	41779-362 102
309-1-5A-4 70 WASHI F & E FAV FOSSARE	70 WASHI HAVERHIL MA	01832	479400	0	479400	12/11/2021 300000	41900-248 102
309-1-5A-4 70 WASHI UNIT 6-7 J CIPRO RC 22 LYONS BRADFOR MA		01835	386600	0	386600	11/3/2023 100	41842-158 102
309-1-5A-4 70 WASHI DOHERTY	70 WASHI HAVERHIL MA	01832	356600	0	356600	9/1/2022 0 336000	41167-496 102
309-1-7 WASHING GARIBALI PAUL M. # 86	WASHI HAVERHIL MA	01832	243100	243100	0	12/31/2005 100	29186-175 337
309-1-8 86 WASHI GARIBALI PAUL M. # 86	WASHI HAVERHIL MA	01832	453500	170500	283000	12/31/2005 100	29186-175 326
309-1-9 94 WASHI JOHN FA	126 ADAM MILTON MA	02186	914400	276000	638400	4/4/2019 0 100	37421-553 325
309-1-9A 96 WASHI CITY OF F	4 SUMMEI HAVERHIL MA	01830	293500	280800	0	8/11/1994 120000	931
310-1-14 120 WASH RICE PRO RICE PHIL 427 EAST	HAVERHIL MA	01830	707800	240900	466900	9/14/2023 100	41759-504 325
310-1-15 WASHING CITY OF F PUBLIC W. 4 SUMMEI	HAVERHIL MA	01830	447000	436900	0	2/6/1963 0 0	931
310-1-17 128 WASH CELEST II	82 OSGO LAWRENC MA	01840	684300	106200	578100	4/9/2021 0 1375000	39749-401 13
310-1-18 138 WASH MARILYN MARILYN 21 SALEM	BRADFOR MA	01835	403600	253800	149800	1/15/2010 100	29217-390 325
310-1-19 WASHING CITY OF F PUBLIC W. 4 SUMMEI	HAVERHIL MA	01830	341300	336200	0	2/6/1963 0 0	931
500-224-1 1 WASHIN M BAY TR	45 HIGH S BOSTON MA	02110	1057500	857500	0	2/1/1996 0 100	975
500-226-3 26 WASHI H&C REN	95 SNOW HAVERHIL MA	01830	564100	133100	431000	7/14/2014 100	33404-419 104
500-226-4 135 WASH H&C REN	95 SNOW HAVERHIL MA	01832	514500	237300	273800	7/14/2014 100	33404-419 325
500-226-6 149 WASH WASHING	83 ALEXA BILLERIC MA	01821	852500	141900	708900	11/10/2021 450000	39167-207 111
500-227-1 150 WASH GACEMA	246 WINTI HAVERHIL MA	01830	191400	68800	122600	8/5/2022 0 290000	41114-353 326
500-227-1 152 WASH PASSION	152 WASH HAVERHIL MA	01832	128100	49900	78200	10/28/2021 200000	41274-106 325
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	80000	0	80000	6/14/2022 40350000	41000-414 344
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500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	352800	0	352800	6/14/2022 40350000	41000-414 102
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500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	251100	0	251100	6/14/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	170 WASH HAVERHIL MA	01832	358200	0	358200	7/14/2011 12200000	30527-423 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	261800	0	261800	6/14/2022 40350000	41000-414 102
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500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	277600	0	277600	6/14/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	170 WASH HAVERHIL MA	01832	408100	0	408100	7/14/2011 12200000	30527-423 102
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500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	352800	0	352800	6/14/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	327100	0	327100	6/14/2022 40350000	41000-414 102
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500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	363700	0	363700	6/14/2022 40350000	41000-414 102
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500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	231800	0	231800	6/4/2022 0 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	219700	0	219700	6/14/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	234100	0	234100	7/15/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	223600	0	223600	6/14/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	231600	0	231600	6/14/2022 40350000	41000-414 102
500-4-100 170 WASH BIXBY PAI	801 OLD Y JENKINTC PA	19046	184800	0	184800	6/14/2022 40350000	41000-414 102

[illegible]

500-4-T4 170 WASH BTN BIXB'
500-4-T5 170 WASH BTN BIXB'

170 WASH HAVERHIL MA
170 WASH HAVERHIL MA

01832 348200 0
01832 364400 0

348200 7/14/2011 12200000 30527-423 102
364400 7/14/2011 12200000 30527-423 102

Massachusetts Interactive Property Map

[Details](#)

To access parcel information:

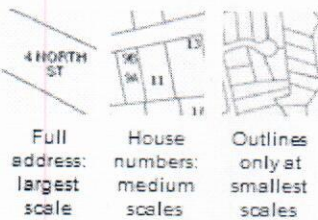
- **Enter an address or zoom in** by using the +/- tools or your mouse scroll wheel. **Parcels will draw when zoomed in.**
- **Click on a parcel** to display a popup with information about that parcel.

Click the **"Basemap"** button to display background aerial imagery.

From the **"Layers"** button you can turn map features on and off. Check on 'Download Parcel Data by City/Town' and click in the map for links to download all parcel data for that municipality.

[Complete Help](#) (PDF)

Parcel Legend:



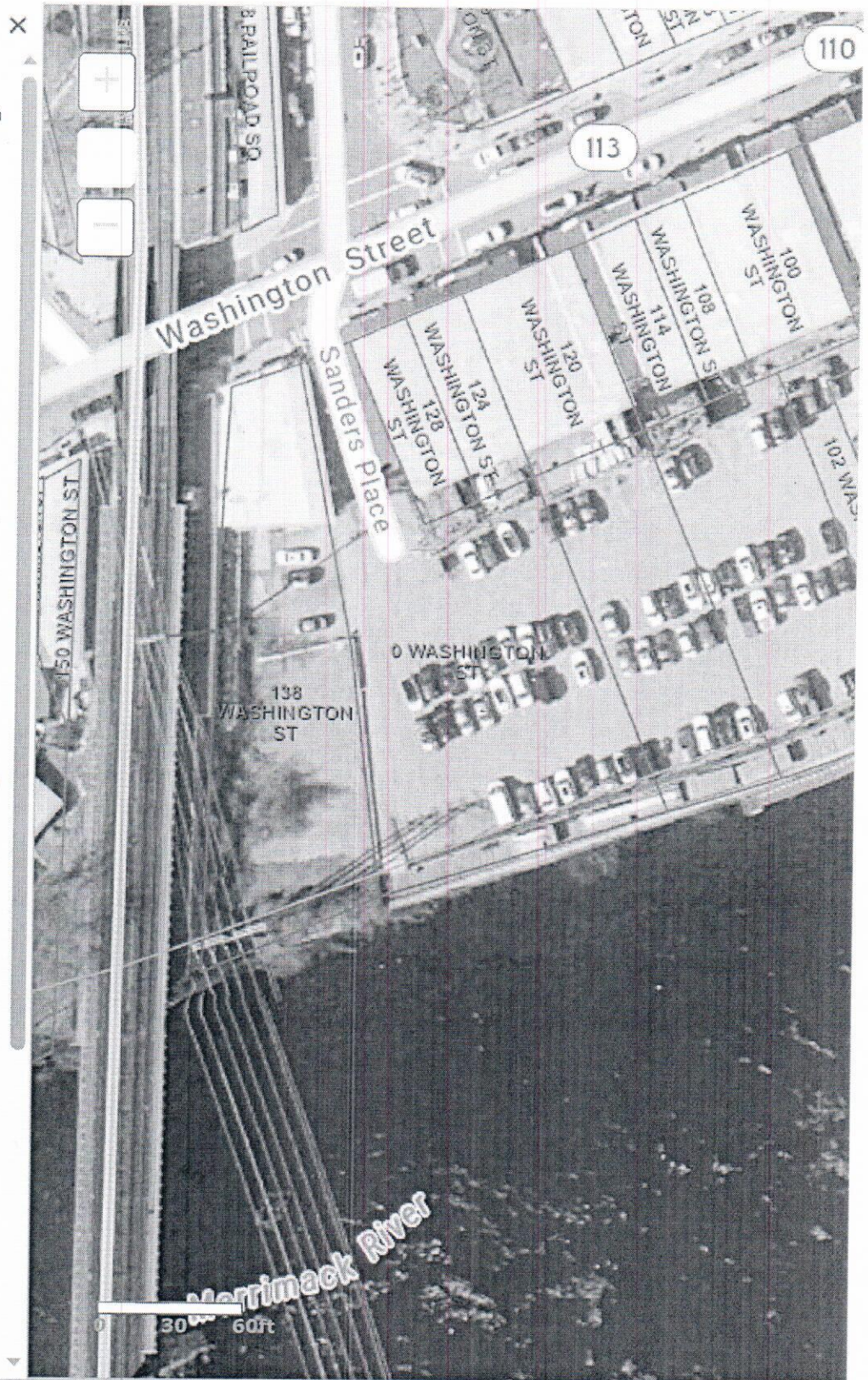
[Full Map Legend](#)

About this Viewer

The map displays land property boundaries from assessor parcel maps across Massachusetts. Parcel information is from local assessor databases. [More...](#)

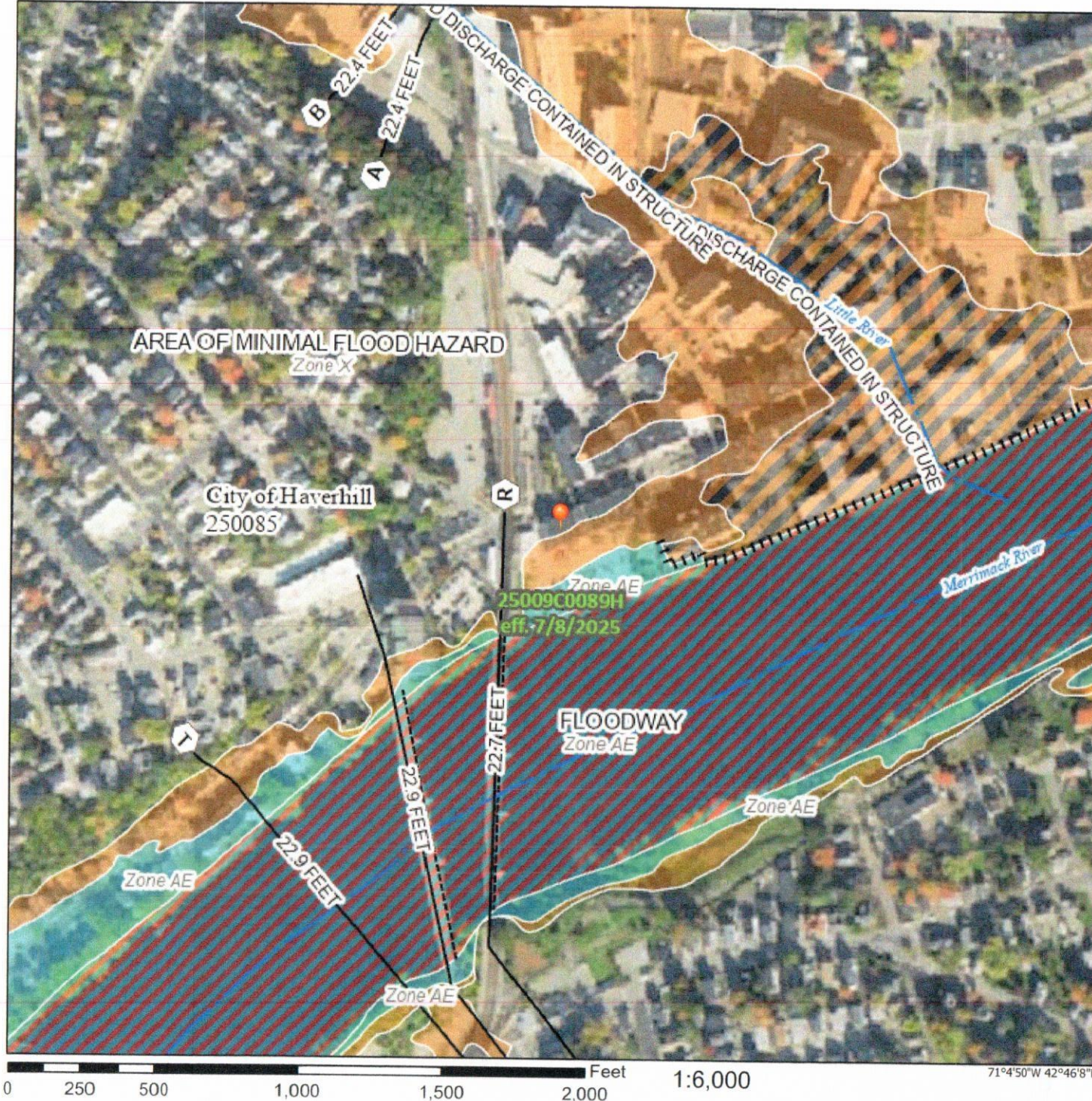
[Read about and download parcel data](#)

Also available: an accessible, non-map-based [Property Information Finder](#)



National Flood Hazard Layer FIRMMette

71°5'27"W 42°46'34"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 17.5	Cross Sections with 1% Annual Chance Water Surface Elevation
			Coastal Transect
			Base Flood Elevation Line (BFE)
			Limit of Study
			Jurisdiction Boundary
			Coastal Transect Baseline
			Profile Baseline
MAP PANELS			Digital Data Available
			No Digital Data Available
			Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

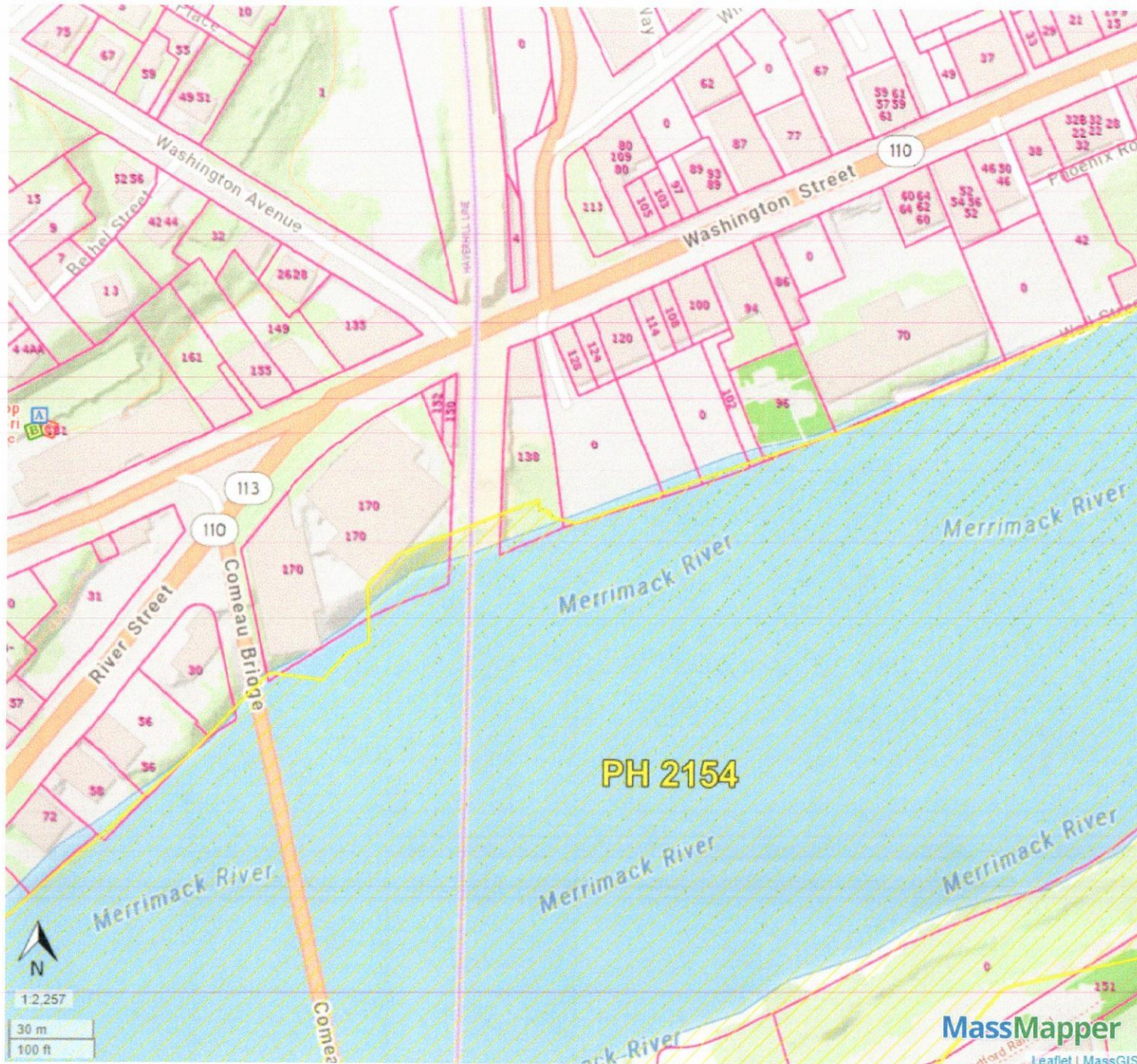
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/1/2025 at 5:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

124 Washington Street



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



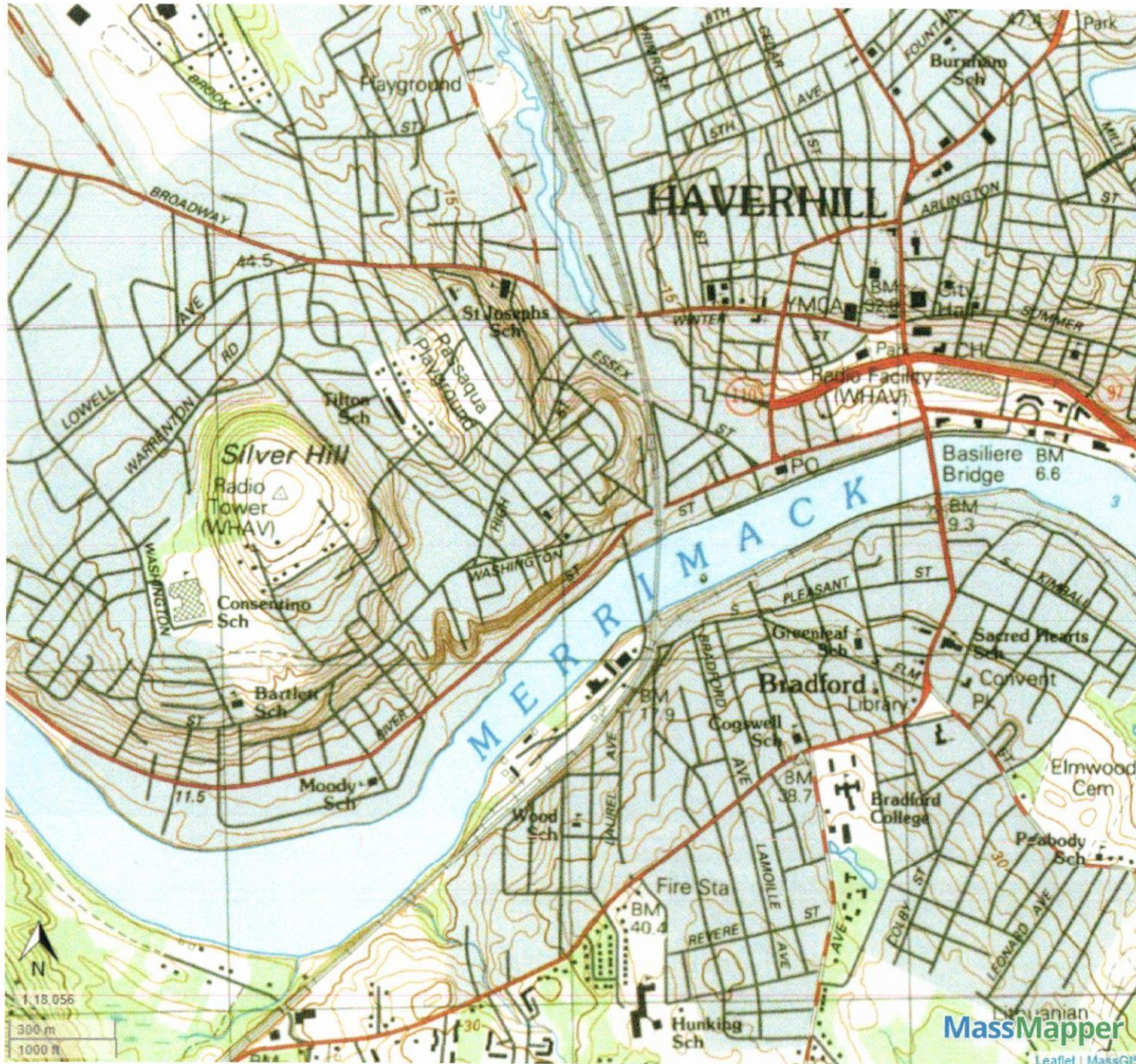
Property Tax Parcels

PH 2154

MassMapper

Leaflet | MassGIS

124 Washington Street



USGS Topographic Maps

USGS Topographic Maps Download Links



Property Tax Parcels



1 ARCHITECTURAL SITE PLAN
Scale: 1" = 10'-0"

SCOTT M BROWN

ESTD ARCHITECTS 2007

48 MARKET STREET
NEWBURYPORT, MA 01950
T. 978.465.3535
WWW.SCOTTBROWNARCHITECT.COM

ADDITIONS/ALTERATIONS
TO THE:

124-126 WASHINGTON STREET

HAVERHILL, MA 01832

REVISION & REISSUE NOTES		
No.	Date	Notes

Project #	Project Manager	Date
2025-03	X.X.	7/3/25

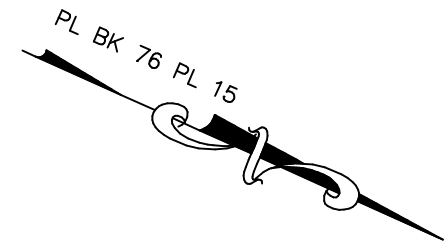
Scale: AS NOTED

ARCHITECTURAL SITE
PLAN

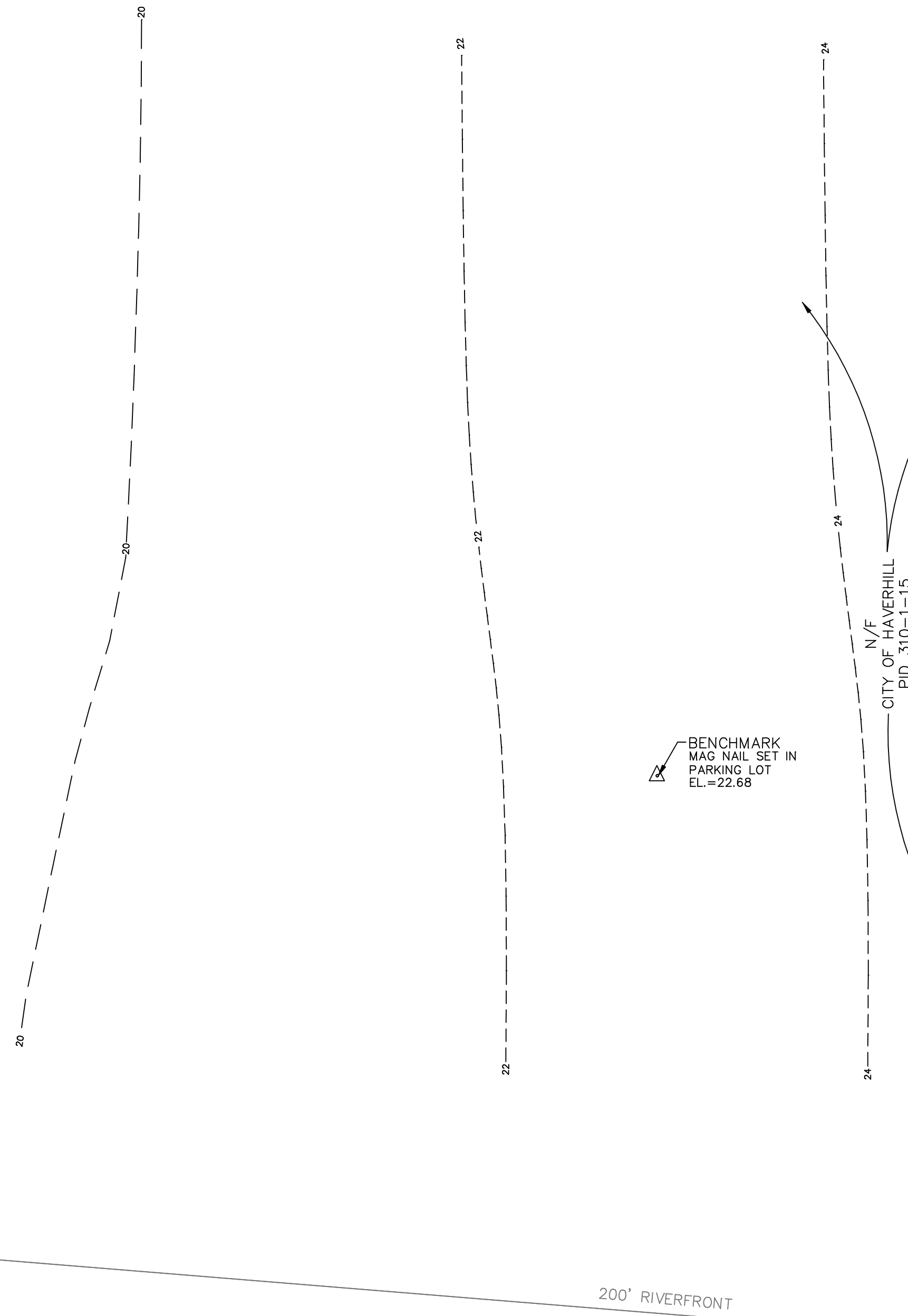
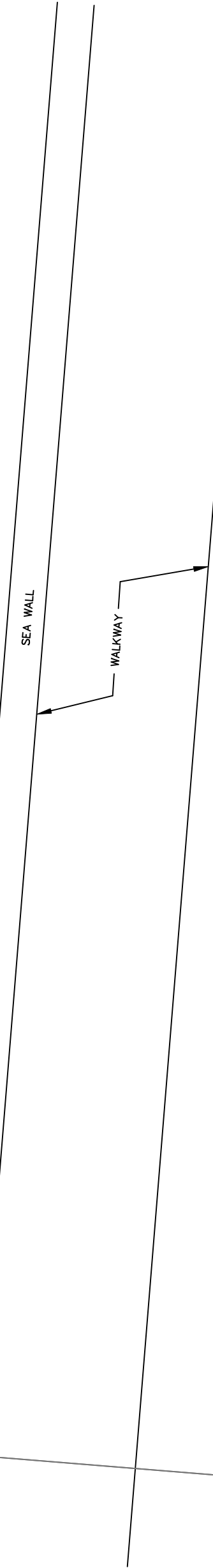
A1

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NOTE: SITE PLAN SHOWS APPROXIMATE DISTANCES GATHERED FROM MAPS USING THE HAVERHILL GIS MAPPING SYSTEM AND IS FOR REFERENCE ONLY. FOR ACCURATE AND DETAILED SITE INFORMATION, SEE LATEST PLANS FROM MERRIMACK ENGINEERING SERVICES, INC.



MERRIMACK RIVER
FLOW



NOTES

- SEE CITY OF HAVERHILL PARCEL ID #310-1-16, DEED BOOK #42013 PAGE #22, PLAN BOOK #226 PLAN #68, PLAN #523 OF 1957, AND PLAN BOOK #76 PLAN #15 ESRD FOR SITE.
- TOPOGRAPHIC DATUM NAVD88 ESTABLISHED BY RTK GPS.
- 100 YEAR FLOOD PLAN ELEVATION=22.7 PER FEMA COMMUNITY PANEL #25009C0089H DATED JULY 8, 2025.

LEGEND

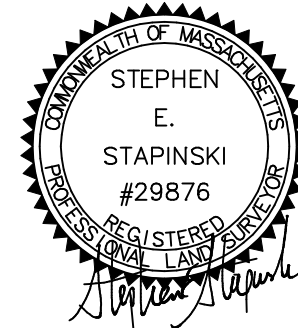
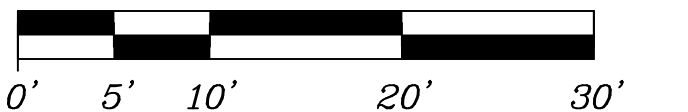
△ MAG	SURVEY NAIL
N/F	NOW OR FORMERLY
W.F.	WOOD FRAME
BIT. CONC.	BITUMINOUS CONCRETE
CCW	CEMENT CONCRETE WALK
GC	GRANITE CURB
CC	CEMENT CONCRETE
TE	THRESHOLD ELEVATION
TOB	TOP OF BUILDING
PVMT MK	PAVEMENT MARKING
x 24.18	SPOT ELEVATION ON GROUND
x 35.12	SPOT ELEVATION ON DECK/STAIRS/BUILDING FLOOR
---	ELEVATION CONTOUR
— x —	CHAIN LINK FENCE (CLF)
---	PROPERTY LINE

WASHINGTON STREET

PLAN OF LAND
IN
HAVERHILL, MA
PREPARED FOR
CARAMBOLA, LLC
28 BRADFIELDS DRIVE
HAVERHILL, MASSACHUSETTS 01830

DATE: JULY 30, 2025

SCALE: 1"=10'



MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE: (978) 475-3555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM