



CITY OF HAVERHILL

CITY COUNCIL MINUTES

Tuesday, November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

Present – President Jordan, Councilors Barrett, Bevilacqua, Sullivan, Michitson, Lewandowski, McGonagle, and Toohey

Attending Remotely – Councilor Rogers

Assistant City Clerk – Rose Leonard-Flynn

City Clerk – Kaitlin M. Wright

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

Motion by Councilor Barrett, second Councilor Bevilacqua

PASSED

Yeas 9, Nays 0

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

Councilor Bevilacqua assigned the minutes.

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Fiorentini submits Memorandum of Agreement (MOA) and the Salary Ordinance between the City of Haverhill and the *Haverhill Superior Officers Group*

5.1.1. Ordinance re: Salaries – *Superior Officers Group* File 10 days 34-H

Motion by Councilor Michitson, second Councilor Toohey

PASSED

Yeas 9, Nays 0

35-I

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

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. John Pettis, City Engineer submits request to open 235 Essex st, for repair of a gas leak

8.1.1. Order-excavate at 235 Essex st to repair a gas leak 45-K

Motion by Councilor Sullivan, second Councilor Barrett

PASSED

Yeas 9, Nays 0

45-KK

8.2. Christine Webb, City Assessor submits abatement report for month of October 2023

Motion by Councilor Sullivan, second Councilor Barrett

PASSED

Yeas 9, Nays 0

11-K

8.3. City Council President Jordan announces that the 2024 Inauguration will be held on Tuesday, January 2, 2024 at 10:00 am in the *Nicholas J Ross Auditorium*

The 2024 Inauguration will be Tuesday, January 2, 2024 at 10 a.m.

Placed on File

10-Y



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

**Tuesday, November 28, 2023 at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer St., Room 202
In-Person/Remote Meeting**

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

9.1. Document 95: Petition from National Grid and Verizon NE for joint pole location on Torosian Lane, Plan #30814303

9.1.1. Document 95-B: Order - Joint Pole location on Torosian Lane

President Jordan opened the hearing.

Veasna Eang appeared remotely for National Grid. Requesting to install a joint pole 431 feet south and 22 feet west from the centerline of Broadway and Torosian Lane. Overhead suspension of secondary lines were low, this will help raise line of grade.

President Jordan asked if anyone would like to speak in favor? No one spoke.

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

President Jordan closed the hearing.

Motion by Councilor Sullivan, second Councilor Barrett

PASSED

Yeas 9, Nays 0

9.2. Petition from National Grid and Verizon New England requesting joint pole location on Hilldale av for new traffic plans for the intersection of Hilldale av and Rosemont st - Plan #30667884

Hearing Dec 19, 2023

Motion by Councilor Sullivan, second Councilor Barrett

PASSED to be heard December 19th

Yeas 9, Nays 0

102

10. HEARINGS AND RELATED ORDERS:

10.1. Document 78: Mayor Fiorentini requests hearing for proposed zoning amendments relating to Inclusionary Zoning Ordinance

10.1.1. Document 78-B: Ordinance re: Zoning – amend Chapter 255, Zoning – **Section 8.4 Flexible Development**

Motion by Councilor Barrett to place on file, second Councilor Sullivan

PASSED Placed on File

Yeas 9, Nays 0

10.1.2. Document 78-C: Ordinance re: Zoning – amend Chapter 255, Zoning, Appendix B Table 2 Table of Dimensional and Density Regulations – **Zoning District RM minimum lot area (sq. ft.) eliminate 20,000 and replace with 15,000**

Motion by Councilor Barrett to place on file, second Councilor Sullivan

PASSED Placed on File

Yeas 9, Nays 0



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

10.1.3. Document 78-D: Ordinance re: Zoning – amend Chapter 255, Zoning, Appendix B Table 2 Table of Dimensional and Density Regulations – **Zoning district RR Minimum Lot Area (Sq. Ft.) eliminate 80,000 and replace with 40,000**

*Motion by Councilor Barrett to place on file, second Councilor Sullivan
PASSED Placed on File Yeas 9, Nays 0*

10.2. Document 90: CCSP 23-12; Hearing for Special Permit from Gordon Glass for Richard Early to allow the demolition of a single-story defunct commercial structure – formerly a hair salon – and replacement of the same with a two-story, three-family residential structure at 462 Washington st *Continued from October 3rd*

President Jordan opened the hearing.

Attorney Don Borenstein, Johnson & Borenstein representing Richard Early, Jr. in the matter. Our offices are located at 12 Chestnut Street, Andover. We are asking the Council tonight is a special permit to allow a three-family, a three-level building on that site to replace the unused unoccupied commercial building. We are proposing a three-family townhouse. We will be replacing and demolishing that existing commercial building, removing the parking lot, and replacing it with a three-unit side by side three townhouses. It is a two plus bedroom unit each. Each townhouse will be a three-bedroom unit as an attic level that affords an optional three-bedroom unit that we hope will be used.

Annmary Connor, Executive Director of Bread and Roses Housing located at 15 Union Street in Lawrence. Mr. Early approached Bread and Roses because of the fantastic work we did on Washington Street. He really like that project and is wanting to give back to the community, so we have a letter of intent. Mr. Early has been very gracious with us as we work on funding so we can purchase the land. All units will be affordable. It will be 60% affordable. So, a family of four will be \$72K year for an income. We are trying to get the work force in Haverhill housing and home ownership. All units will be owned and affordable. The units will have sprinklers. The garages will have a deed restriction on them that they cannot turn them into livable space so that we ensure that parking stays in the garage.

Don Borenstein. In closing, we believe strongly that this project meets the criteria for a special permit. The Council has authority to grant the special permit under Section 2.4.2 of the zoning ordinance. It meets the community needs for affordable housing; we believe we have done a good job accommodating parking off-street and including a garage space; the site is in the urban core of Haverhill well served by public utilities; this site right now is paved edge to edge we are putting a modern building there that is consistent with the neighborhood and will provide housing with certainly no negative environmental impact, no wetlands concerns; and this will take a derelict unoccupied building and turn it into three affordable units with homeownership which meets the criteria under the zoning ordinance. This concludes our presentation.

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



CITY OF HAVERHILL

CITY COUNCIL MINUTES

Tuesday, November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

Andrew Herlihy, Community Development. Excited to be here to support this project. This is exactly the type of housing the city needs and think a lot of us wants. Affordable home ownership is the most difficult to fund and one of the difficult things with working with Bread and Roses and trying to find them land. I am very thankful for Mr. Early to work with Bread and Roses and their team. The previous job at Gilbert Avenue, those Mt. Washington units are one of the most significant community development impacts of any project I've seen in my time here. One of the worst neighborhoods in the city. You add that homeownership element and Mt. Washington is starting to tick upwards. With that you see reduced crime, improved property values, a whole better sense of neighborhood stabilization. So proud to be working with them. We will be pursuing all kinds of other funding for this project, home funds, state grants, potentially money from housing grant fund. The land remains taxable even though it is a non-profit, it is not going to be a non-taxable property. This is a homerun for us, I hope you all support it tonight.

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

President Jordan closed the hearing.

Motion by Councilor McGonagle for approval, second Councilor Barrett

Councilor comments included the need for affordable housing in the city, wonderful working with Bread and Roses, impressed with design, like garage parking with deed restriction, overall great project for the city and all approved.

President Jordan: *We will start with the conditions. The first condition motion by Councilor Barrett for a snow removal plan, second Council Michitson*

President Jordan: Madam Clerk please call the roll.

City Clerk Wright: Vice President Michitson-yes, Councilor Barrett-yes, Councilor Bevilacqua-yes, Councilor Sullivan-yes, Councilor Lewandowski-yes, Councilor McGonagle-yes, Councilor Rogers-yes, Councilor Toohey-yes, President Jordan-yes, 9 Yeas, 0 Nays

President Jordan: CONDITION PASSED

President Jordan: *Second condition Motion by Councilor Barrett that the finished product looks substantially like the architectural rendering, second Councilor Michitson*

President Jordan: Madam Clerk please call the roll.

City Clerk Wright: Vice President Michitson-yes, Councilor Barrett-yes, Councilor Bevilacqua-yes, Councilor Sullivan-yes, Councilor Lewandowski-yes, Councilor McGonagle-yes, Councilor Rogers-yes, Councilor Toohey-yes, President Jordan-yes, 9 Yeas, 0 Nays

President Jordan: CONDITION PASSED

President Jordan: *Third condition Motion by Councilor Barrett that the garages are used or at least accessible for parking, second Councilor Michitson*

President Jordan: Madam Clerk please call the roll.



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

City Clerk Wright: Vice President Michitson-yes, Councilor Barrett-yes, Councilor Bevilacqua-yes, Councilor Sullivan-yes, Councilor Lewandowski-yes, Councilor McGonagle-yes, Councilor Rogers-yes, Councilor Toohey-yes, President Jordan-yes, 9 Yeas, 0 Nays

President Jordan: CONDITION PASSED

President Jordan: *Finally, the original Motion by Councilor McGonagle to approve the project with all department head recommendations, second Councilor Barrett*

President Jordan: Madam Clerk please call the roll.

City Clerk Wright: Vice President Michitson-yes, Councilor Barrett-yes, Councilor Bevilacqua-yes, Councilor Sullivan-yes, Councilor Lewandowski-yes, Councilor McGonagle-yes, Councilor Rogers-yes, Councilor Toohey-yes, President Jordan-yes, 9 Yeas, 0 Nays

President Jordan: PASSED

Madam Clerk: Final vote for the overall special permit.

President Jordan: *Motion by Councilor McGonagle, second Councilor Barrett*

President Jordan: Madam Clerk please call the roll.

City Clerk Wright: Vice President Michitson-yes, Councilor Barrett-yes, Councilor Bevilacqua-yes, Councilor Sullivan-yes, Councilor Lewandowski-yes, Councilor McGonagle-yes, Councilor Rogers-yes, Councilor Toohey-yes, President Jordan-yes, 9 Yeas, 0 Nays

President Jordan: PASSED

11. APPOINTMENTS:

11.1. **Confirming Appointments:**

11.2. **Non-Confirming:**

11.3. **Resignations:**

11.4. **PETITIONS:**

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

11.6. **Amusement/Event Application** - *with Police approval*

11.7. **Auctioneer License:**

11.8. **Tag Days:** *with Police approval*

11.9. **One Day Liquor License** – *with License Commission & Police approval*

11.10. **Annual License Renewals:**

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

11.10.2. **Coin-Op License Renewals** – *with Police approval*

11.10.2.1. Market Basket, 2 Water st, 2 Coin-ops

Motion by Councilor Sullivan, second Barrett

PASSED

Yeas 9, Nays 0

13-D



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

- 11.10.3. **Christmas Tree Vendor** – *with Police approval*
- 11.10.4. **Taxi Driver Licenses for 2023:** *with Police approval*
- 11.10.5. **Taxi/Limousine License** *with Police approval:*
- 11.10.6. **Junk Dealer /Collector License** *with Police approval*
- 11.10.7. **Sunday Pool**
- 11.10.8. **Bowling**
- 11.10.9. **Sunday Bowling**
- 11.10.10. **Buy & Sell Second Hand Articles** *with Police approval*
- 11.10.11. **Buy & Sell Second Hand Clothing**
- 11.10.12. **Pawnbroker license** - *with police approval*
- 11.10.13. **Fortune Teller** *with - Police approval*
- 11.10.14. **Buy & Sell Old Gold** – *with Police approval*
- 11.10.15. **Roller Skating Rink**
- 11.10.16. **Sunday Skating**
- 11.10.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
- 11.10.18. **Limousine/Livery License/Chair Cars** *with Police approval*

12. MOTIONS AND ORDERS:

13. ORDINANCES (FILE 10 DAYS)

14. COMMUNICATIONS FROM COUNCILLORS:

15. UNFINISHED BUSINESS OF PRECEEDING MEETING:

- 15.1. Document 15-L: Ordinance re: Vehicles and Traffic; *Add* handicap parking at 40 Central st, 98 South Pleasant st and 34 Fountain st and *delete* handicap parking from 68 Temple st
Filed 11/15/2023

Motion by Councilor Sullivan, second Councilor Barrett

PASSED Yeas 9, Nays 0

- 15.2. Document 15-M: Ordinance re: Vehicles and Traffic; *Add* Handicap parking at 151 River st
Filed 11/15/2023

Motion by Councilor Michitson, second Councilor Toohey

PASSED Yeas 9, Nays 0

16. RESOLUTIONS AND PROCLAMATIONS:

17. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

- 17.1. Councilor Barrett submits the minutes of the *Administration and Finance Committee* meeting held on November 20 2023 for acceptance

Councilor Barrett stated the A&F Committee held a meeting on November 20th to discuss the proposed zoning amendments. She read the people who attended and summarized the minutes of the meeting. Many spoke in favor and opposition, but all feel things needed to be reviewed further. Committee members thought it was a good discussion but not ready to move forward. There was a motion by



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

Councilor Michitson to recommend the Council to table. Would like to change to place on file and revisit with a thorough review.

Motion by Councilor Barrett to accept minutes and place on file, second Councilor Michitson

PASSED

Yeas 9, Nays 0

24-E

18. DOCUMENTS REFERRED TO COMMITTEE STUDY

19. LONG TERM MATTERS STUDY LIST

20. ADJOURN :

Motion by Councilor Sullivan, second Councilor Lewandowski

PASSED

Yeas 9, Nays 0

Adjourned 19:43