HAV CITY CLRK OCT18'26 11:42

CITY OF HAVERHILL
CITY COUNCIL AGENDA –
Tuesday, October 20, 2026 at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer St, Room 202
In-Person/Remote Meeting: https://meet.google.com/fae-tbvj-sqe

This meeting of Haverhill City Council will be held in-person at the location provided on this notice as its official meeting location pursuant to the Open Meeting Law. As the meeting is held in person at a physical location that is open and accessible to the public, the City Council is not required to provide remote access to the meeting. Members of the public are welcome to attend this in-person meeting. Please note that a live stream of the meeting is being provided only as a courtesy to the public, and the meeting will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Those attending tonight's meeting should be aware that the meeting is being audio and video recorded by HCTV, The Eagle Tribune, and WHAV. Any audience members who wish to record any part of the meeting must inform the Council President who will announce the recording. This is to comply with the MA wiretap statute. Thank you.

1. **OPENING PRAYER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES OF PRIOR MEETING**
4. **ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING:**
5. **COMMUNICATIONS FROM THE MAYOR:**

5.1. Mayor Barrett wishes to introduce Alison Gulubicki, *Economic Development Director*

5.2. Mayor Barrett submits an Order to authorize borrowing from the Golden Hill Elementary School Roof Replacement Project

5.2.1. Order- That the City of Haverhill hereby appropriates Three Million Five Hundred Sixty- Four Thousand Dollars, including Three Hundred Thousand Dollars already appropriated for feasibility study and schematic design costs on January 13,2026, to pay costs of the design and construction of a roof replacement at Golden Hill Elementary School located at 140 Boardman Street

File 10 Days

5.3. Mayor Barrett proposes an Order to amend Existing Snow Plowing Rates

5.3.1. Order- Amend Document 94-O of 2025

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

6.1. Councilor Lewandowski requests to introduce Patrick Menzie invite the public to the November 1, 2026, pre-election Veterans fundraiser breakfast, from 9AM to 11AM at the Amvets on Primrose Street

7. **PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28:**

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Chris Loughnane, *City Assessor*, submits monthly abatement report for the month of September 2026

8.2. **EROM-26-23-** Lisa DeMeo, *City Engineer*, requests to open the roadway to allow for a gas valve to be raised, at the intersection of Winter St and Hale St; which requires National Grid to excavate in the right of way

8.2.1. Order- Approve request to excavate at Winter and Hale St

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

10. PUBLIC HEARINGS AND RELATED ORDERS:

10.1. **Doc 21-J- CCSP-26-7 –**Matt Silva for Sterling Commonwealth Builders requests approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units on a single parcel at 27 Marshland St in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage

Continued from October 6 , 2026

11. APPOINTMENTS:

11.1. **Confirming Appointments:**

11.1.1. *Board of Health,* Dr. Alexandra Filipakis, 49 Marina Dr, expires October 31, 2027

11.2. **Non-Confirming Appointments:**

11.3. **Constables:**

11.4. **Resignation:**

11.4.1. *Board of Health*, Dr. Romie Mundy, effective on October 15,2026

12. PETITIONS:

12.1. Petition from National Grid and Verizon, requesting a joint pole location for North Boardway WR# 31355845

Hearing for December 1,2026

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

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

12.3.1. **EVNT-26-28** - Jeff Grassie for Creative Haverhill requests to hold Winter Haverhill Farmers Market on every third Saturday – November 21, December 19, January 16, and February 20, from 10 AM to 1 PM at Historic New England 143 Essex St

12.3.2. **EVNT-26-31** – Jimmy Carbone for *Whittier Birthplace* requests to hold Big Dog Show, public art exhibit, on Saturday October 31st from 8:30 AM to 2 PM at Bradford Common

12.4. **Auctioneer License**:

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

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

12.7. **ANNUAL LICENSE RENEWALS:**

12.7.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
12.7.2. **Coin-Op License *Renewals*** – *with Police approval*
12.7.3. **Christmas Tree Vendor** – *with Police approval*
12.7.4. **Taxi Driver Licenses:** *with Police approval*
12.7.5. **Taxi/Limousine License** *with Police approval*
12.7.6. **Junk Dealer /Collector License** - *with Police approval*
12.7.7. **Pool/Billiard**
12.7.8. **Bowling**
12.7.9. **Sunday Bowling**
12.7.10. **Buy & Sell Secondhand Articles** *with Police approval*
12.7.11. **Buy & Sell Secondhand Clothing** *with Police approval*
12.7.12. **Pawnbroker license** - *with police approval*
12.7.13. **Fortune Teller** *with - Police approval*
12.7.14. **Buy & Sell Old Gold** – *with Police approval*
12.7.15. **Roller Skating Rink**
12.7.16. **Sunday Skating**
12.7.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
12.7.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:

13.1. Order- That $14,723.90 be reallocated from #3417194 City Hall Exterior Repairs to #3419190 City Hall Improvements

13.2. Order- Pay bills of the previous years and authorize payment from the current year departmental appropriations as listed:

VENDOR	AMOUNTS	ACCOUNT
T-Mobile	$50.00	Police
Sanoni Blades & Brooms	$2,780.00	Highway
Phenova	$382.69	Water
Mallory Safety & Supply	$668.51	Wastewater
Vestis	$194.98	Wastewater
Sunbelt Rentals	$2,578.00	Wastewater
Mission Communications	$3,727.80	Wastewater
LSE Enhances Holdco	$11,907.24	Wastewater
TOTAL = $22,289.22		

13.3. Ordered: That $74,452.12 be reallocated from the following capital accounts to a new capital account to fund fiscal 2027 capital

Fund #	Description	Remaining Balance
3418800	City Docks Capital	$ 6,367.62
3416190	City Hall A/C	$ 1,106.88
3417193	City Hall Bathrooms Fund Balance	$ 9,254.29
3416120	City Hall Document Management	$ 128.60
3422138	City Hall Wall Replacement Fund Balance	$ 52,478.93
3416192	FY16 Retaining Wall City Hall Fund Balance	$ 588.51
3440155	Info Tech Capital Project Fund Balance	$ 357.07
3416510	Insp/Health Vehicle Fund Balance	$ 64.30
3500012	Landfill Southern Mound Closure Fund Bal	$ 2,512.35
3419424	Replace Streetlights Fund Balance	$ 1,093.57
3418221	Winnekenni Undesignated Fund Balance	$ 500.00
		$ 74,452.12

14. ORDINANCES (FILE 10 DAYS):

14.1. Ordinance re: Vehicles and Traffic; Amend Ch 240, be further amended by **ADDING** the following to§ 240-85 schedule B; Parking Restriction and Prohibition:

LOCATION	REGULATION	HOURS/ DAYS
310 Washington St	*No Parking (Expect for 1 24- hour Handicap parking space)*	*24 hours*

File 10 Days

14.2. Ordinance re: Vehicles and Traffic; Amend Ch 240, be further amended by ADDING the following to§ 240-85 schedule B; Parking Restriction and Prohibition:

LOCATION	REGULATION	HOURS/ DAYS
Niagara St to Pleasant View Ave	*NO PARKING*	*24 HRS*

File 10 Days

15. COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

16.1. 16.1. Mayor Barrett submits an order relating to the amendment of the all-night parking ordinance

16.1.1. Order- That the City Council votes to amend Chapter 240, Article V, § 240-24 ("All-night parking") of the Code of the City of Haverhill

Filed September 30, 2026

17. RESOLUTIONS AND PROCLAMATIONS:

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

20. LONG TERM MATTERS STUDY LIST:

21. ADJOURN:

5.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

OCT 16 AM8:35
HAVCITYCLERK

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 16, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: Introduce Alison Gulubicki, Economic Development Director

Dear Mr. President and Members of the City Council:

I respectfully request to introduce Alison Gulubicki, Economic Development Director.

Thank you,

Very truly yours,

Melinda E. Barrett
Mayor

5.2 File 10 days

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 15, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: Order for Golden Hill Elementary School Roof Replacement Bonds

Dear Mr. President and Members of the City Council:

I respectfully submit an Order to authorize borrowing for the Golden Hill Elementary School Roof Replacement project.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor

File 10 days

Haverhill Public Schools

Business Department

OCT 15 PM12:55
HAVCITYCLERK

October 15, 2026

RE: Golden Hill School Roof Replacement – MSBA Accelerated Repair Program

The Haverhill Public Schools is currently working through the Massachusetts School Building Authority (MSBA) Accelerated Repair Program for the replacement of the roof at Golden Hill School.

The existing roof has exceeded its useful life and has experienced ongoing leaks and water infiltration. The roof replacement is necessary to address these conditions, protect the building, and prevent further deterioration.

The project is currently in the schematic design phase. The estimated total cost of the roof replacement is $3,564,770, prior to reimbursement from the MSBA. The City is eligible for an anticipated reimbursement rate of 77.47%, which would result in a projected local contribution of approximately **$803,000**, subject to final eligible project costs and MSBA approval.

Previously, $300,000 was authorized for the schematic design phase of the project. These eligible design costs are also subject to reimbursement at the same MSBA rate.

Upon completion of schematic design, the final project budget will be established and submitted through the MSBA approval process. The project will then move toward the necessary local funding authorization and subsequent construction phases.

Participation in the MSBA Accelerated Repair Program provides the City with an opportunity to address a significant capital maintenance need while substantially reducing the financial impact on local taxpayers through state reimbursement.

Sincerely,

Clancy Main

Clancy Main
Chief Financial Officer
Haverhill Public Schools
Phone: (978) 505-3520
Email: Clancy.Main@haverhill-ps.org

Document

OCT 15 AM11:57
HAVCITYCLERK

CITY OF HAVERHILL

In Municipal Council

Ordered:

Golden Hill Elementary School Roof Replacement Bonds

Ordered: That the City of Haverhill hereby appropriates Three Million Five Hundred Sixty-Four Thousand Seven Hundred Seventy Dollars ($3,564,770), including Three Hundred Thousand Dollars ($300,000) already appropriated for feasibility study and schematic design costs on January 13, 2026, to pay costs of the design and construction of a roof replacement at Golden Hill Elementary School located at 140 Boardman Street, Haverhill, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve assets that otherwise are capable of supporting the required educational programs, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the City of Haverhill Building Committee; that to meet this appropriation, the City Treasurer, on behalf of the Haverhill School Building Commission and with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44 or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-seven and forty-seven one hundredths percent (77.47%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized pursuant to this loan order shall be reduced by any grant amount set forth in and received by the City pursuant to the Project Funding Agreement that may be executed between the City and the MSBA for the Project.

Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Fri 10/16/2026 9:50 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:	**W0148547**
Business Type:	All Other Public Notices
Notice Size:	Public Notices
Notice Estimate:	$237.70
Referral Code:	**Loan Order Golden HIll Roof Replacement**

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01485470

Thu Oct 22, 2026
Haverhill Gazette Public *All Zones*
Notices

CITY OF HAVERHILL
In Municipal Council
Ordered:

Golden Hill Elementary School Roof Replacement Bonds

Ordered: That the City of Haverhill hereby appropriates Three Million Five Hundred Sixty-Four Thousand Seven Hundred Seventy Dollars ($3,564,770), including Three Hundred Thousand Dollars ($300,000) already appropriated for feasibility study and schematic design costs on January 13, 2026, to pay costs of the design and construction of a roofreplacement at Golden Hill Elementary School located at 140 Boardman Street, Haverhill, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve assets that otherwise are capable of supporting the required educational programs, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the City of Haverhill Building Committee; that to meet this appropriation, the City Treasurer, on behalf of the Haverhill School Building Commission and with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44 or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-seven and forty-seven one hundredths percent (77.47%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized pursuant to this loan order shall be reduced by any grant amount set forth in and received by the City pursuant to the Project Funding Agreement that may be executed between the City and the MSBA for the Project.

Fnrther Ordered: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

5.3

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 16, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From Mayor Melinda E. Barrett

RE: Proposed Order to Amend Existing Snow Plowing Rates

Dear Mr. President and Members of the Haverhill City Council:

Please find attached a proposed order to amend the existing snow plowing rates for the 2026-2027 winter season.

I recommend approval.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor
MEB/em

Haverhill

Robert Kimball
Director – Department of Public Works
Highway / Park & Tree
Phone: 978-420-3811
rkimball@haverhillma.gov

Date: 10/16/26

To: Melinda E. Barrett
Mayor of Haverhill

From: Robert Kimball RK
DPW Director

Subject: Request for Approval of City Council Order to Increase Pay Rates for Snow Plowing Contractors

Attached is a proposed City Council Order establishing new pay rates for snow plowing contractors. This adjustment has been deemed necessary after a review of current rates, the growing operational costs that contractors face, including fuel, equipment maintenance, and labor costs, and a review of rates paid by other municipalities.

The new rates increase the rates set by Document 117 (attached) in October of 2025, for all equipment categories by $5 an hour. The proposed Order also includes an early sign-up bonus of $5 per hour for pickup trucks, larger trucks and tractors. The early sign-up bonus is available to contractors who submit all required documents and complete inspections by November 20th.

Approving this order will help ensure the City is well-prepared for the upcoming winter and will continue to receive high-quality snow removal services. I recommend moving forward with the approval of this Order.

If the proposed Order is acceptable, please forward it to the City Clerk to be placed on the agenda for the City Council meeting on October 20th.

If you need additional information, please contact me at rkimball@haverhillma.gov or call me at (978) 420-3811.

Attachment

Cc. Christine Linberg, Chief of Staff, clindberg@haverhillma.gov
Lisa Mead, City Solicitor, lisa@mtclawyers.com
Nick Aylward, Assistant DPW Director, naylward@haverma.gov
Angel Perkins, Chief Financial Officer

5.6.1

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That Document 117 of December 28, 2021 (an Order relating to rates for private snow plowing and hauling) be and is hereby deleted in its entirety and the following inserted in place thereof:

Rates For Plowing, Clearing, and Hauling Snow

	Base Hourly Rate	Early Sign-Up Bonus	Base Hourly Rate With Sign-up Bonus
Vehicles			
7,001 to 9,000 lbs. GVWR	$91	$5	$96
9,001 to 11,000 lbs. GVWR	$105	$5	$110
11,001 to 16,000 lbs. GVWR	$119	$7	$126
16,001 to 25,800 lbs. GVWR	$125	$7	$132
25,801 to 36,000 lbs. GVWR	$131	$7	$138
Tractor			
Plow size under 10 feet	$137	$7	$144
Plow size 10 feet and greater	$144	$7	$151
Front end loaders and backhoes			
Backhoe	$137		
Less than 2 CY	$137		
2 - 3.99 CY	$137		
4 CY and greater	$149		
Special Equipment			
Skid steer with AWD	$110		
Skid steer with snowblower attachment	$118		
Bombardier with snowblower	$105		
Other Special Equipment	$161		

Spreaders	
Capacity	
2 to 5.99 CY	$10
6 to 9.99 CY	$15
10 CY and greater	$20
Snow Hauling	
10-Wheeler, Tri-axle, and Dump Trailer	$120
Wing Plows[7]	$25

1. Owner must furnish frame, pump and ram, plow and cutting edges.
2. If ballast is supplied to contractor by the City, it shall be returned at the end of each storm.
3. Haverhill contractors will be given first consideration when being called.
4. Other Special Equipment - Equipment defined as "Special" will be determined by the Highway Superintendent or his agents. The hourly wage for said special equipment will be negotiated at the time of hire. This equipment is to be determined "Special" because it is not specified in this Order. Rates are not to exceed $161.00 per hour for hiring of said Special Equipment unless directed by the City Council.
5. Snow plow contractors shall be guaranteed a minimum of four (4) hour time allotment for each call out by the City.
6. Early Sign-up Bonus is only available to Vendors that submit all required documents and completed the vehicle inspection by November 14, 2025.
7. The spreader rate and wing plow rate is added to the vehicle base hourly rate.

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

October 16, 2026

Kaitlin Wright, City Clerk
City of Haverhill
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Order: Amended fee schedule

Dear Ms. Wright:

Reference is made to the above captioned matter. In that connection, the Department of Public Works has requested that we prepare the attached Order for the Council's consideration. The proposed Order amends the existing snow plowing rates.

Attached to this correspondence for the City Council's review is the proposed Order.

Sincerely,

/s/ Lisa L. Mead
Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: Melinda E. Barrett, Mayor

New Bedford Office
227 Union Street
New Bedford, MA 02740
Phone 774.206.6857

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

OCT 16 AM 11:05
HAVCITYCLERK

CITY OF HAVERHILL

October_16_, 2026

AN ORDER TO AMEND DOCUMENT _94-0 OF 2025

That the fees for private snow plowing and hauling by the City shall be as follows:

Rates For Plowing, Clearing, and Hauling Sow

Vehicles	**Base Hourly Rate**	**Early Sign-up Bonus**	**Base Hourly with Sign-up Bonus**
7,001 to 9,000 lbs. GVWR	$96	$5	$101
9,001 to 11,000 lbs. GVWR	$110	$5	$115
11,001 to 16,000 lbs. GVWR	$124	$5	$129
16,001 to 25,800 lbs. GVWR	$130	$5	$135
25,801 to 36,000 lbs. GVWR	$136	$5	$141
Tractor			
Plow size under 10 feet	$142	$5	$147
Plow size 10 feet and greater	$149	$5	$154
Front end loaders and backhoes			
Backhoe	$142		
Less than 2 CY	$142		

2-3.99 CY	$142
4 CY and greater	$154
Special Equipment	
Skid steer with AWD	$115
Skid steer with snowblower attachment	$123
Bombardier with snowblower	$110
Other Special Equipment	$166
Spreaders	
2 to 5.99 CY	$15
6 to 9.99 CY	$20
10 CY and greater	$25
Snow Hauling	
10-Wheeler, Tri-axle, and Dump Trailer	$125
Wing Plows	
Wing Plows	$30

1. Owner must furnish frame, pump and ram, plow and cutting edges.
2. If ballast is supplied to contractor by the City, it shall be returned at the end of each storm.
3. Haverhill contractors will be given first consideration when being called.
4. Other Special Equipment - Equipment defined as "Special" will be determined by the Director of the Department of Public Works - Highway/Park and Tree or his agents. The hourly wage for said special equipment will be negotiated at the time of hire. This equipment is to be determined "Special" because it is not specified in this Order. Rates are not to exceed $166.00 per hour for hiring of said Special Equipment unless directed by the City Council.
5. Snow plow contractors shall be guaranteed a minimum of four (4) hour time allotment for each call out by the City.
6. Early Sign-up Bonus is only available to Vendors that submit all required documents and completed the vehicle inspection by November 20, 2026.
7. The spreader rate and wing plow rate is added to the vehicle base hourly rate.

In City Council, adopted October __, 2026

Approve: _____
Melinda E. Barrett, Mayor

Attest: _____
Kaitlin M. Wright, City Clerk

Date: _____

CITY OF HAVERHILL

October___, 2026

AN ORDER TO AMEND DOCUMENT ___ OF 2026

That the fees for private snow plowing and hauling by the City shall be as follows:

Amended by inserting the following ***emboldened*** *language and removing the language* ~~*stricken through*~~*:*

That the fees for private snow plowing and hauling by the City shall be as follows:

Rates For Plowing, Clearing, and Hauling Sow

Vehicles	Base Hourly Rate	Early Sign-up Bonus	Base Hourly with Sign-up Bonus
7,001 to 9,000 lbs. GVWR	~~$91~~ **$96**	$5	~~$96~~ **$101**
9,001 to 11,000 lbs. GVWR	~~$105~~ **$110**	$5	~~$110~~ **$115**
11,001 to 16,000 lbs. GVWR	~~$119~~ **$124**	~~$7~~ **$5**	~~$126~~ **$129**
16,001 to 25,800 lbs. GVWR	~~$125~~ **$130**	~~$7~~ **$5**	~~$132~~ **$135**
25,801 to 36,000 lbs. GVWR	~~$131~~ **$136**	~~$7~~ **$5**	~~$138~~ **$141**

Tractor			
Plow size under 10 feet	~~$137~~ **$142**	~~$7~~ **$5**	~~$144~~ **$147**
Plow size 10 feet and greater	~~$144~~ **$149**	~~$7~~ **$5**	~~$151~~ **$154**
Front end loaders and backhoes			
Backhoe	~~$137~~ **$142**		
Less than 2 CY	~~$137~~ **$142**		
2-3.99 CY	~~$137~~ **$142**		
4 CY and greater	~~$149~~ **$154**		
Special Equipment			
Skid steer with AWD	~~$110~~ **$115**		
Skid steer with snowblower attachment	~~$118~~ **$123**		
Bombardier with snowblower	~~$105~~ **$110**		
Other Special Equipment	~~$161~~ **$166**		
Spreaders			
2 to 5.99 CY	~~$10~~ **$15**		
6 to 9.99 CY	~~$15~~ **$20**		
10 CY and greater	~~$20~~ **$25**		
Snow Hauling			
10-Wheeler, Tri-axle, and Dump Trailer	~~$120~~ **$125**		
Wing Plows			
Wing Plows	~~$25~~ **$30**		

1. Owner must furnish frame, pump and ram, plow and cutting edges.
2. If ballast is supplied to contractor by the City, it shall be returned at the end of each storm.
3. Haverhill contractors will be given first consideration when being called.
4. Other Special Equipment - Equipment defined as "Special" will be determined by the ~~Highway Superintendent~~ **Director of the Department of Public Works -**

Highway/Park and Tree or his agents. The hourly wage for said special equipment will be negotiated at the time of hire. This equipment is to be determined "Special" because it is not specified in this Order. Rates are not to exceed ~~$161.00~~ **$166.00** per hour for hiring of said Special Equipment unless directed by the City Council,

5. Snow plow contractors shall be guaranteed a minimum of four (4) hour time allotment for each call out by the City.
6. Early Sign-up Bonus is only available to Vendors that submit all required documents and completed the vehicle inspection by November ~~14, 2025.~~ **20, 2026**.
7. The spreader rate and wing plow rate is added to the vehicle base hourly rate.

6.1

CITY COUNCIL
Timthoy J. Jordan, *President*
John A. Michitson, *Vice President*
Thomas J. Sullivan
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohey
Michael S. McGonagle
Daniel R. Diodati
Devan Ferreira
Ralph T. Basiliere

CITY HALL, ROOM 204
4 SUMMER STREET
TELEPHONE: 978-374-2328
FACSIMILE: 978-374-2329
WWW.CITYOFHAVERHILL.GOV
CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

OCT 15 AM8:48
HAVCITYCLERK

October 15, 2026

TO: President and Members of the City Council

Councilor Lewandowski requests to introduce Patrick Menzie who would like to invite the public to the November 1, 2026, pre-election Veterans fundraiser breakfast, from 9AM to 11AM at the Amvets on Primrose Street.

Melissa J. Lewandowski

Councilor Melissa J. Lewandowski

(Meeting: 10.20.26)

8.1

CITY OF HAVERHILL
ASSESSORS OFFICE – ROOM 115
Phone: 978-374-2316 Fax: 978-374-2319
Assessors@cityofhaverhill.com

Oct.6,2026

OCT 6 AM11:17
HAVCITYCLERK

TO: MEMBERS OF THE HAVERHILL CITY COUNCIL:

In accordance with Municipal Ordinance, Chapter 7, entitled "Assessor" as follows:

The Board of Assessors shall file monthly with the City Council a copy of the report submitted to the Auditor showing a summary of the above abated amounts for that month.

Attached herewith is the report for the month of September as filed in the Assessors Office.

Very truly yours,

Chris Loughnane, MAA
Assessor

Transaction Summary All Years

City of Haverhill

All Entry Date range 09/01/2026 through 09/30/2026 for Abatements

Totals	Tax Paid	Interest Paid	Fees Paid	Tax Reversals	Interest Reversals	Fee Reversals	Refunds	Refund Reversals	Abate	Exemp	Adjust	Transfers
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	632.00	0.00	0.00	0.00
2024 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	632.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,154.63	0.00	0.00	0.00
2024 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,154.63	0.00	0.00	0.00
2024	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5,786.63**	**0.00**	**0.00**	**0.00**
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00
2025 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	928.77	0.00	0.00	0.00
2025 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	928.77	0.00	0.00	0.00
2025	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,828.77**	**0.00**	**0.00**	**0.00**
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,102.00	0.00	0.00	0.00
2026 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,102.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,271.95	0.00	0.00	0.00
2026 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,271.95	0.00	0.00	0.00
2026	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**32,373.95**	**0.00**	**0.00**	**0.00**
Report	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**39,989.35**	**0.00**	**0.00**	**0.00**

Total All Charges **39,989.35**

Total All Charges: Add all columns except Adjustments.

8.2

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

October 8, 2026

MEMO TO: **CITY COUNCIL PRESIDENT TIMOTHY JORDAN AND MEMBERS OF THE CITY COUNCIL**

SUBJECT: *ROAD OPENING, WINTER ST AT HALE ST, EROM-26-23*

As the subject street was paved within the last 5 years, Council approval is required to open the roadway to allow for a gas valve to be raised, at the intersection of Winter St and Hale St; which requires National Grid to excavate in the right of way. I am supportive of this request, and The Engineering Office will require proper repaving from curb to curb and the limits of which will be established by city staff in the field.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, K. Wright, R. Ward, R. Kimball

OCT 14 PM1:05
HAVCITYCLERK

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council approve the request to excavate within the Winter Street right of way at the following location to raise the valve in the street at: intersection of Winter Street & Hale Street

The roadway has been paved in the last 5 years and in accordance with Chapter 222, Section 11, Restrictions on future paving of the Municipal Ordinances, Council approval is necessary.

Document # 21-J

CCSP-26-7 – Matt Silva for Sterling Commonwealth Builders requests approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units on a single parcel at Marshland St in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage

IN CITY COUNCIL: July 28, 2026

Hearing for September 15, 2026

10 YEAS, 0 NAYS, 1 ABSENT

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC
City Clerk

IN CITY COUNCIL: SEPTEMBER 15 2026
CONTINUE TO OCTOBER 6 2026
11 YEAS, 0 NAYS, 0 ABSENT

ATTEST: Kaitlin M. Wright Esposito
KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

IN CITY COUNCIL: OCTOBER 6, 2026
CONTINUE TO OCTOBER 20 2026
10 YEAS, 0 NAYS, 1 ABSENT

ATTEST: Kaitlin M. Wright Esposito
KAITLIN M WRIGHT ESPOSITO, CMC
CITY CLERK

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

October 15, 2026

OCT 16 AM9:23
HAVCITYCLERK

Timothy Jordan, President
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

Re: Overview of Project Revisions – Special Permit for 27 Marshland Street

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the "Applicant") regarding the pending special permit application to construct a three-family home at 27 Marshland Street (the "Project") to provide an overview of revisions to Project. Following initial submission of the Applicant's special permit materials, comments were received from the various city departments regarding the placement of the driveways serving the three separate proposed townhomes and compliance with stormwater and landscaping requirements in Section 6.3 of the Haverhill Zoning Ordinance (the "Ordinance"). The Applicant provides the following responses and adjustments to Project plans. Lastly, the Applicant sought feedback from neighbors regarding the Project in advance of the hearing.

A. The Applicant will seek a Subsequent Zoning Variance from Driveway Requirements.

The Project provides for three separate driveways and two-car garages to serve each proposed townhome, supporting up to four parking spaces for residents and guests of each unit. The design and provision of ample parking ensures that the Project will not contribute to demand for public on-street parking in the neighborhood, which is often a concern of neighbors when additional housing units are proposed. This driveway placement is also consistent with the

townhome design, with differentiated facades for each unit, which was chosen to better fit within the existing neighborhood mix of single- and two-family homes.

Should the Council grant the special permit, the Applicant therefore plans to seek a variance from the Haverhill Zoning Board of Appeals to allow for greater driveway coverage and closer spacing than normally allowed by the Ordinance.

B. Plan Revisions to Provide for Stormwater Infrastructure and Additional Landscaping.

Accompanying this letter are revised civil engineering and landscape plans that the Applicant believes address all comments made by relevant city departments regarding compliance with standards set forth in Section 6.3 of the Ordinance. Each townhome will be provided with separate stormwater management infrastructure, and pavement in both the front and rear has been reduced and pitched to provide for managed stormwater runoff, along with other minor changes to utility placement. The Applicant's civil engineer has also provided a letter with detailed responses to staff comments. The Applicant will plant four street trees along the frontage of the property along with additional landscaping, as well as additional tree plantings in the rear yard to provide shade and attractive vegetation in association with the Project.

All common infrastructure and landscaping will be required to be maintained by the association governing the proposed three-unit condominium.

C. Neighborhood Outreach.

In addition to the required legal notice, the Applicant sent out mailings to property owners in the neighborhood detailing the Project plans and providing contact information if there were any concerns about the Project. The Applicant also went door-to-door the weekend of October 3-4, 2026, and spoke with several neighbors about the Project. Most were overall supportive of the project, but concerns about the availability of on-street parking were also communicated. The Applicant believes that the ample off-street parking provided, which will not result in any additional on-street parking demand, addresses this concern.

The Applicant looks forward to presenting the Project with these revisions at the next Council hearing. Thank you for your attention to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Haverhill

Economic Development and Planning
Jacki Byerley, Planning Director
jbyerley@haverhillma.gov
Phone: 978-374-2330

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: CCSP-26-7 – 27 Marshland Street

Date: September 11, 2026

An application has been received pursuant to the Zoning Ordinance Section 10.4 Special Permits to construct a three-unit condominium project at 27 Marshland Street within the RH Zoning District, the applicant is Sterling Commonwealth Builders. A three family is allowed by Special Permit in the RH zoning district and requires 11,700 square feet of land, 80 feet of frontage and 2 parking spaces for 3-bedroom units; the applicant's proposal has 12,919 square feet and 111 feet of frontage and 2 spaces per unit for parking.

The applicant has provided a write-up on how the project meets the special permit criteria. Departments have also provided comments regarding the proposal.

It is recommended that the City Council approve the requested Special Permit, subject to the suggested conditions, standard special permit conditions and recommendations made by the departments.

Suggested conditions:

1. The Applicant, property owner, and their successors or assigns (collectively, the "Applicant") shall construct the project substantially in accordance with the plans, architectural renderings and elevations submitted with the Special Permit application, which are incorporated herein by reference. If the Applicant determines that any modification to the approved plans is necessary, the Applicant shall submit the proposed modification in writing to the Building Commissioner and obtain the required approval prior to implementing the modification.

   The Building Commissioner shall make a determination of whether a proposed modification is minor or major. Minor changes may be approved in writing by the Building Commissioner in consultation with the Planning Director and Director of Inspectional Services. Any modification determined by the Building Commissioner to be major shall require review and approval by the City Council following a public hearing.

1. Curb Cuts: Any new driveway opening or curb cuts that have egress to the public right of way must be approved by the City Engineer or Designee in advance of construction.

2. Fire Department and Utility Compliance: The Applicant shall be responsible for designing the utility's to meet City standards and ensuring compliance with the fire codes prior to commencing work under this permit.

3. Submission of As Built Foundation Plan: A copy of the as-built foundation plan shall be provided to the Building Department upon foundation completion.

4. Site Lighting: All lighting fixtures, including but not limited to, signage, building, parking lot, site decorative, and security shall feature cut off fixtures so that the lights are pointed downward reducing light pollution and glare onto abutting properties.

5. Hours of Construction: The Applicant shall take reasonable care not to disturb surrounding properties and property owners during construction. Construction work shall be limited to the hours of 7:00 am to 7:00 pm Monday – Saturday.

6. Submission of As-Built Site Plans: A copy of the as built site plans stamped by a professional engineer shall be submitted to the Office of Planning and Development at the completion of construction.

7. Prior to the sale or conveyance of any unit, the applicant shall establish a condominium association. The condominium documents shall provide for the ownership, maintenance, repair, replacement, and management of all common areas, parking areas, driveways, landscaping, utilities, stormwater facilities, and other shared improvements. The condominium documents shall also establish an adequate reserve fund for the long-term maintenance and replacement of common facilities, to be reviewed by the City Solicitor and departments prior to recording at the Registry of Deeds.

8. A landscaping plan shall be reviewed by the Planning Director prior to planting and must be planted prior to occupancy or at the next planting season. The association shall maintain the landscaping throughout the life of the project, should any of the landscaping die it shall be replaced during the next available planting season.

9. A Development Review meeting for review of the plans for compliance with City regulations and applicable state laws shall take place prior to start of construction.

October 13th, 2026

Robert Ward, Director
Department of Public Works
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Subject: Response to Request for Additional Information

Project Location: 27 Marshland St, Haverhill MA

Dear Ms. Stokes,

This letter is in response to City comments relating to the project referenced above. Please note that City comments have been restated below and an explanation of our response has been provided in italics.

1. **1/2" Storm Requirements**

   ESG Response: Please see attached plan which shows drainage calculations for the 1/2-inch storm.

2. **Driveway Drainage Concerns**

   ESG Response: The proposed driveways are to be crowned draining towards 12"x24" french drains that will run along both edges of the driveway to mitigate storm runoff.

3. **Tree Conflict**

   ESG Response: The proposed utilities have been relocated away from the tree to avoid any potential conflicts.

4. **ESGHWT Concern**

   ESG Response: The plan has been revised to now show the test pit data along with additional grading. Subsequently, the proposed stormtech systems each have a minimum of 2ft separation from ESGHWT to bottom of stone.

5. **Zoning Impervious Coverage**

   ESG Response: Engineering Solutions Group does not perform zoning related work. Nonetheless, we have reduced the impervious coverage to alleviate this concern.

6. **Erosion Control Measures**

ESG Response: ***The erosion control limits have been added to the plan along with details. The additional details and notes will protect the construction area appropriately.***

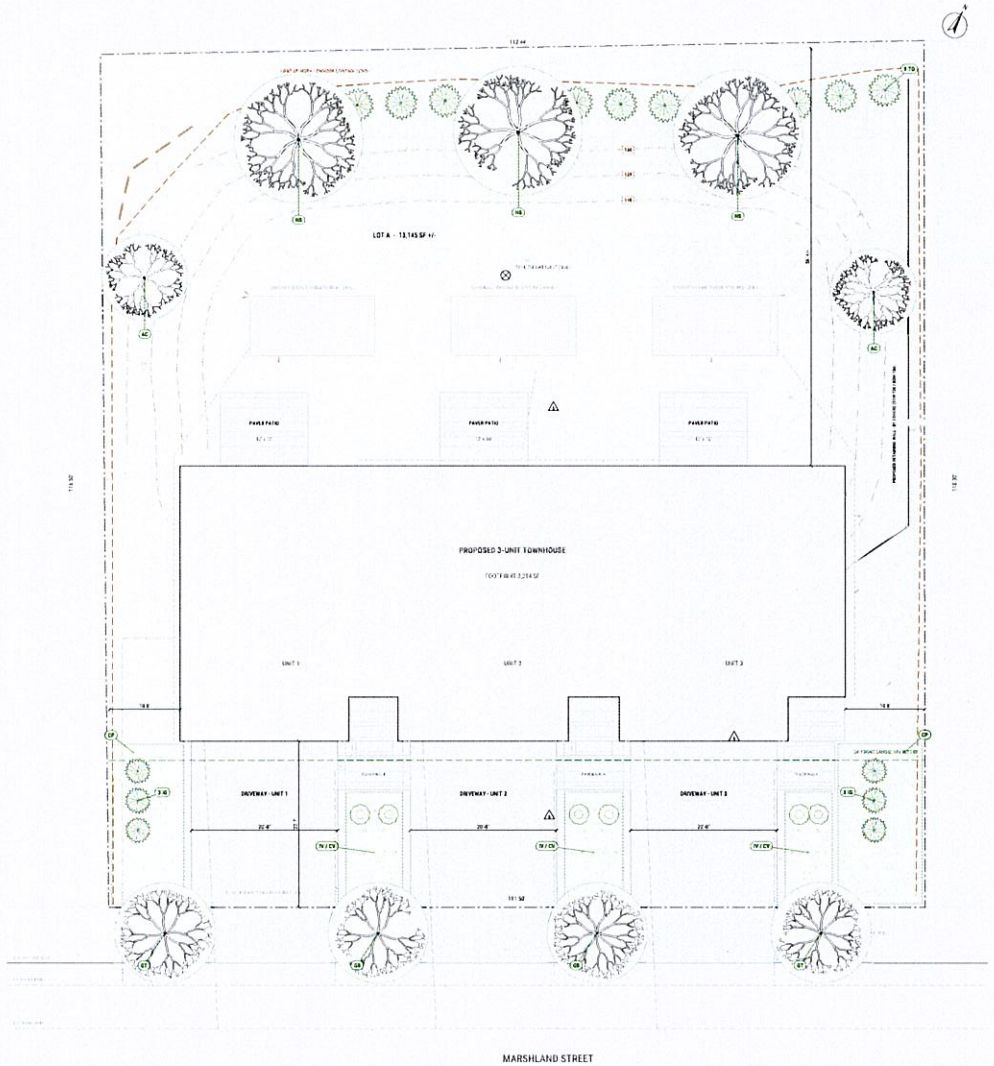
Please feel free to reach out should you have any questions or concerns.

Respectfully submitted,

Daniel Dragani, P.E.
Principal Engineer

enclosures

1) Revised Conceptual Site Civil Plan



1 SITE & LANDSCAPE PLAN

1/8" = 1'-0"

0 8 16 32

Base: ESG Conceptual Site Plan, revised 10/13/26 (driveways, walks, patios, utilities, grading, wall, limit of work). Confirm information shown for reference only.

INTENT OF WORK

Construction of a new three-unit townhouse building. Each unit is a two story residence over a ground level slab with a two car garage, with three bedrooms and two and a half baths. The design follows a single, consistent architectural language across all units and will be developed in accordance with applicable zoning regulations, building codes and site conditions.

Landscape: removal of the existing on-site trees is requested due to the new driveways and utility connections (front) and the building, stormwater recharge system and rear fill (rear and sides). They are replaced per Zoning Sec. 6.3.3.3 with four 4" caliper street shade trees at the locations coordinated with the civil plan, five lot trees and an evergreen screen along the rear. The owner will work with the City to provide any additional replanting required.

ZONING SUMMARY - RH DISTRICT

REQUIREMENT	REQUIRED	PROVIDED	NOTE
Front setback	20 ft	22.7 ft	
Rear setback	30 ft	56 ft +/-	
Side setbacks	10 ft each	10.0 ft / 10.8 ft	Per certified plot plan

(Footnote content for each item in the table above, if applicable, is listed below the table.)

SITE AREA SUMMARY

ITEM	AREA (SF)	% OF LOT	SOURCE
Lot A	13,145	100.0%	ESG plan 10/13/26
Building footprint	3,284	25.0%	ESG plan 10/13/26
Driveways (20 ft) + walks	1,653	12.6%	This plan
Paver patios (3 @ 12 x 10)	360	2.7%	This plan
Lawn and planting beds	7,848	59.7%	This plan

REVISION 6 - 10.14.26

⚠ Site layout coordinated with ESG revised Conceptual Site Plan (10/13/26): 20 ft crowned driveways with French drains, walks, utilities, grading, retaining wall and limit of work.

⚠ Rear patios reduced to three 12 ft x 10 ft paver patios (360 SF total).

⚠ Removal of existing on-site trees requested; see Tree Removal & Replacement Plan, A.05.1.

⚠ Replacement planting per Zoning Sec. 6.3.3.3: street shade trees, lot trees and rear evergreen screen.

LEGEND

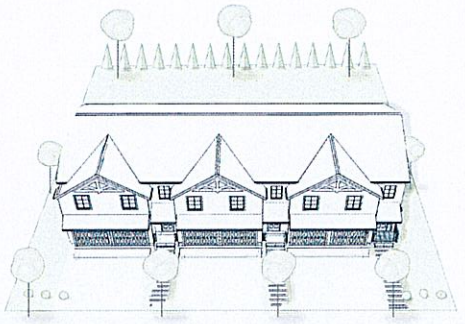
- PROPERTY LINE
- PROPOSED BUILDING
- BITUMINOUS DRIVEWAY
- CONCRETE PAVERS - WALKS / PATIOS
- LAWN - LOAM & SEED (6" MIN. LOAM)
- PLANTING BED - SHREDDED BARK MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE / SHRUB
- PROPOSED DECIDUOUS SHRUB
- PLANT KEY - SEE SCHEDULE
- 20 FT FRONT LANDSCAPE BUFFER
- LIMIT OF WORK / EROSION CONTROL (CIVIL)
- PROPOSED CONTOUR (CIVIL)
- PROPOSED RETAINING WALL (BY OTHERS)
- UTILITIES / DRAINAGE (CIVIL REFERENCE)
- ⚠ REVISION 6

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
GT	2	Gleditsia triacanthos inermis 'Skyline' Thornless Honeylocust	4" cal., 12-14 ht., B&B	Street tree, root barrier at pavement
GB	2	Ginkgo biloba 'Princeton Sentry' Columnar Ginkgo (male)	4" cal., 12-14 ht., B&B	Street tree, root barrier at pavement
NS	3	Nyssa sylvatica 'Black Gum'	2.5-3" cal., B&B	Replacement lot tree
AC	2	Amelanchier canadensis 'Shadblow' Serviceberry	8-10' ht., multi-stem	Replacement lot tree
TO	9	Thuja occidentalis 'Nigra' Dark American Arborvitae	6-7 ht., B&B	Rear screen, 6' o.c.
IG	5	Ilex glabra 'Shamrock' Inkberry	#5 cont.	Front beds
IV	5	Itea virginica 'Little Henry' Dwarf Sweetspire	#3 cont.	Front beds, max. 30" ht.
CY	24	Coreopsis verticillata 'Zagreb' Threadleaf Coreopsis	#1 cont.	18" o.c.
CP	370	Carex pensylvanica Pennsylvania Sedge	Plugs	12" o.c.

LANDSCAPE NOTES

1. Base information per ESG Conceptual Site Plan revised 10/13/26 and certified plot plan (R. J. Meide, P.L.S., 03/21/26). Driveways, utilities, drainage, grading, retaining wall and limit of work per civil, shown for reference only.
2. Removal of existing on-site trees is requested; see Tree Removal & Replacement Plan, A.05.1. Any public shade tree will be removed only after the hearing required under M.G.L. c.87.
3. Street trees: min. 4" caliper and 8 ft height, four trees along the 111.5 ft frontage at approx. 30 ft o.c., in the tree lawn approx. 3.5 ft from the front lot line at the locations coordinated with the ESG utility layout (Zoning Sec. 6.3.3.3.a, 6.3.3.3.i). Final locations subject to City Tree Warden / DPW approval.
4. The owner will work with the City to provide any additional replacement planting required.
5. Driveways are crowned to 12"x24" French drains along both edges (civil). Keep bed planting min. 1 ft clear of drain edges, no trees over drains.
6. Rear planting on 3:1 fill slopes to be installed after final grading, within the limit of work, with erosion control per civil details.
7. Plantings within 10 ft of driveway aprons max. 30" mature height to maintain sight lines.
8. Min. 6" loam in all lawn areas, 3" shredded bark mulch over 12" planting soil in beds. Plant material per ANSI Z60.1; no species on the MA Prohibited Plant List.
9. Dead or declining plant material to be replaced within one growing season (Sec. 6.3.3.3.h).



2 ILLUSTRATIVE VIEW

N.T.S.

Building massing per A.05 key + model. Size and planting illustrative; see Site & Landscape Plan for layout.

MELO DESIGN

APPROVED:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

COPYRIGHT

THIS DRAWING IS THE PROPERTY OF MELO DESIGN. YOU HEREBY AGREE AND UNDERTAKE THAT YOU NOT WILL IN ANY WAY UTILIZE, COPY, REPRODUCE, OR ANY WAY TAKE ADVANTAGE OF ANY DRAWING (OR ANY PART OF THEM) PRIOR TO OUR WRITTEN CONSENT. SHOULD ANY CONTRAVENTION OCCUR, THE ONUS SHALL BE ON YOU TO PROVE THAT YOU HAVE NOT BEEN IN BREACH

PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

NEW CONSTRUCTION - 3 UNITS

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	SITE LAYOUT - ENGINEER'S DRAFT	04.23.26
2	FLOOR LAYOUT	05.06.26
3	PLANNING BOARD	06.01.26
4	Site plan	07.06.26
5	SITE LAYOUT AFTER CIVIL	10.02.26
6	PATIOS - TREES - LOT LENGTH	10.14.26

MELO DESIGN

DRAWN BY:

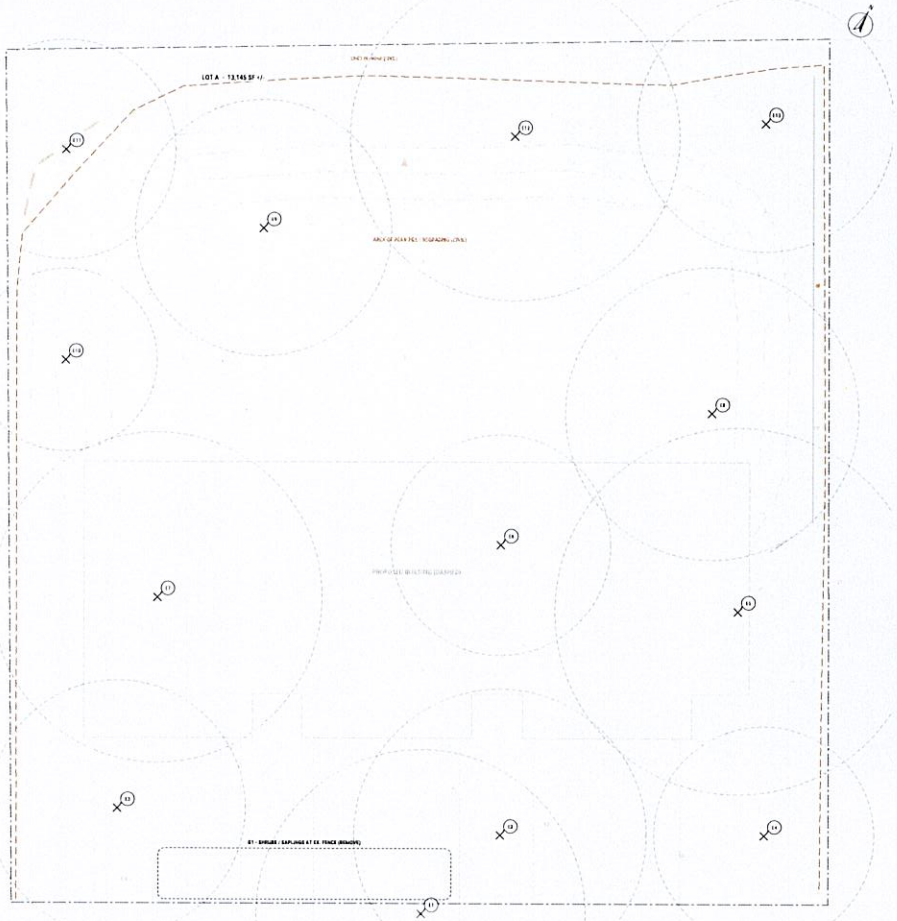
MOISES MENDES

SHEET TITLE

Site & Landscape Plan

SHEET NUMBER

A.05



1 EXISTING TREES - REMOVAL PLAN

1/8" = 1'-0"

0 8 16 32

Existing tree locations approximate, verify in field by survey. Proposed improvements shown dashed for reference.



2 EXISTING TREES - AERIAL PHOTO

N.T.S.



3 EXISTING FRONTAGE - OBLIQUE PHOTO

N.T.S.

EXISTING TREE INVENTORY (APPROXIMATE)

ID	AREA	DESCRIPTION	CANOPY	REASON FOR REMOVAL
E1	Front	Maple, frontage	45	Driveway 2 curb cut and frontage work, possible public shade tree
E2	Front	Deciduous	40	Between Driveways 2 and 3, Unit 2 water service and French drains
E3	Front	Deciduous	35	Driveway 1 and Unit 1 sewer service
E4	Front	Deciduous	30	Unit 3 walk, front bed and street tree ST-4
E5	Rear / side	Large deciduous	50	Building footprint
E6	Rear / side	Deciduous	30	Building footprint
E7	Rear / side	Large deciduous	45	Building footprint
E8	Rear / side	Dead tree	40	Dead, stormwater system / fill
E9	Rear / side	Dead tree	35	Dead, rear fill / grading
E10	Rear / side	Deciduous	25	Left fill slope / regrading
E11	Rear / side	Deciduous	30	Root zone within limit of work and rear fill slope
E12	Rear / side	Large deciduous	45	Rear fill slope (138'/40' contours)
E13	Rear / side	Deciduous	35	Rear fill and retaining wall, possible boundary tree
G1	Front	Shrubs / saplings		New driveways

All existing trees are proposed for removal to allow for grading, utilities, and construction of the new single-family dwelling.

TREE REMOVAL REQUEST

Front of lot (E1-E4, G1): removal is requested because the trees are in the way of the new driveways and the new water, sewer and fire-service connections. Rear and sides (E5-E13): removal is requested because the trees are within the building footprint, the stormwater recharge system, or the rear fill and regrading required for groundwater separation. E1 may be a public shade tree and will only be removed after the hearing required under M.G.L. c.87, ownership of E13 to be confirmed. The owner is willing to work with the City to replant as required.

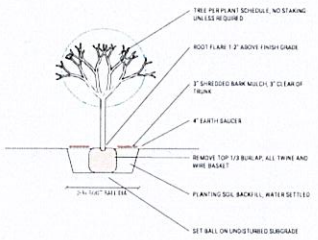
REPLACEMENT PLANTING - ZONING SEC. 6.3

SECTION	REQUIREMENT	REQUIRED	PROVIDED
6.3.3.a	Street shade trees, min. 4" cal / 8 ft ht., at least every 30 ft of frontage (111.5 ft)	4	4 (ST-1 to ST-4, GT / GB)
6.3.3.3-(1)	Deciduous street trees max 50 ft o.c., 3 ft from front lot line	Yes	Approx. 30 ft o.c., coordinated with civil
6.3.3.3-(2)	Multifamily: 15 trees per acre (0.30 ac)	5	5 (3 NS + 2 AC)
6.3.3.5.e	Preserve / provide perimeter vegetation buffer		9 arborvitae screen at rear line
6.3.3.3.h	Replace dead plantings within one growing season		Noted

Trees removed: 13 + shrub group G1. Trees planted: 9 shade / ornamental + 9 evergreen = 18.

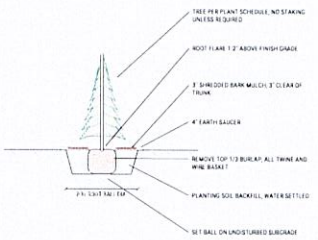
LEGEND - REMOVAL PLAN

- EXISTING TREE TO BE REMOVED - CANOPY APPROX
- EXISTING TREE ID - SEE INVENTORY
- APPROX. AREA OF REAR FILL / REGRADING (CIVIL)
- PROPOSED IMPROVEMENTS (REFERENCE)



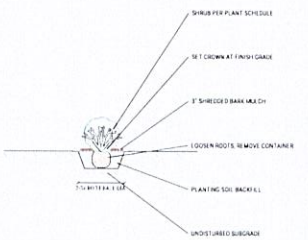
4 DECIDUOUS TREE PLANTING

N.T.S.



5 EVERGREEN TREE PLANTING

N.T.S.



6 SHRUB PLANTING

N.T.S.

MELO DESIGN

APPROVED:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

COPYRIGHT

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

NEW CONSTRUCTION - 3 UNITS

ISSUE DATE: 0/2/2026

REVISION TABLE

NUMBER	LABEL	DATE
1	SITE LAYOUT - ENGINEER'S DRAFT	04.21.26
2	SITE LAYOUT	05.06.26
3	BUILDING ELEVATIONS	06.01.26
4	Site plan	07.06.26
5	SITE LAYOUT AS BUILT (CIVIL)	10.02.26
6	PATIOS - TITLE 5 (NOT ENGRD)	10.14.26

MELO DESIGN

DRAWN BY:

MOISES MENDES

SHEET TITLE

Tree Removal & Replacement

SHEET NUMBER

A 05.1

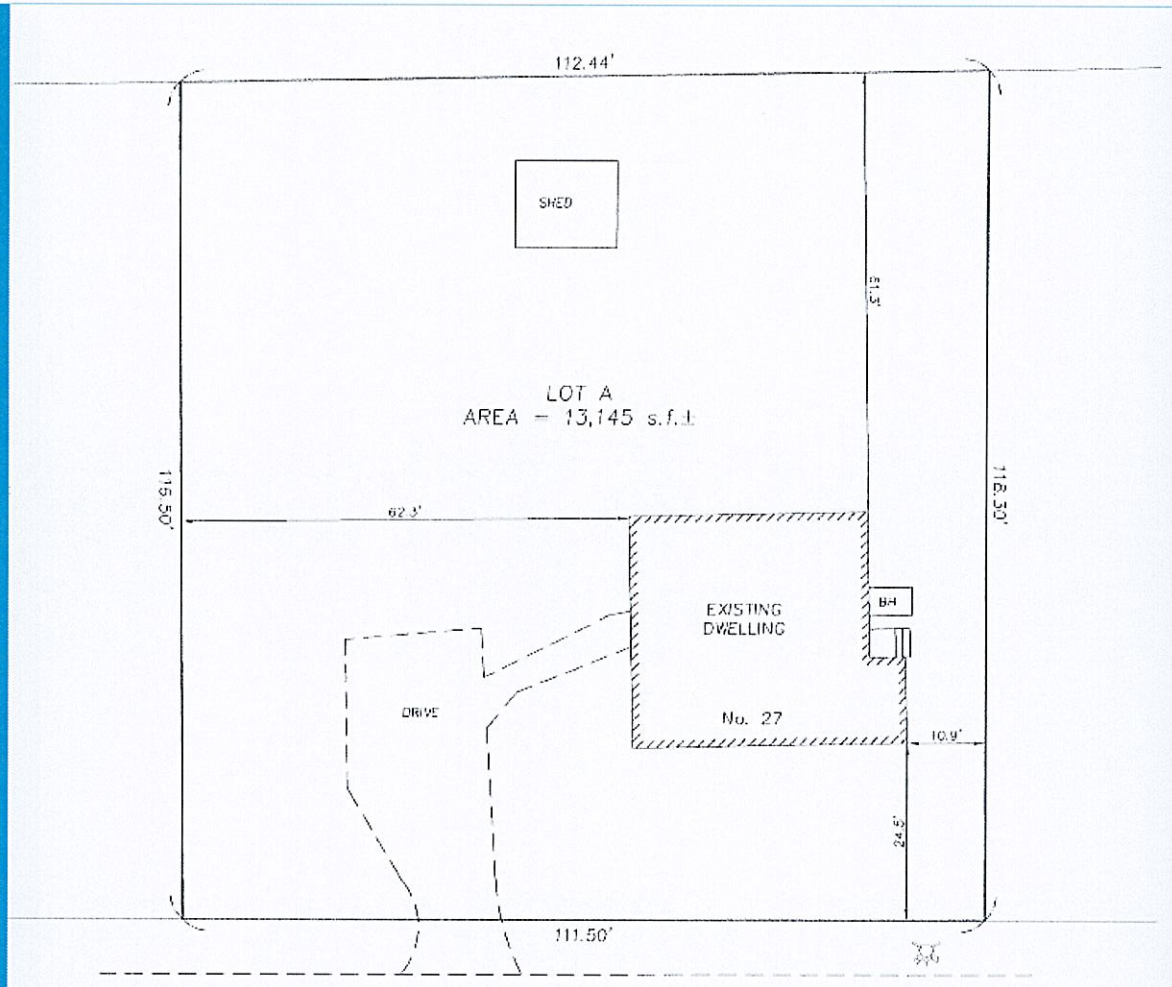
SPECIAL PERMIT

27 Marshland Street

OCT 15 PM12:23
HAVCITYCLERK

BACKGROUND

- The Applicant seeks a special permit to build a three-family, townhome style residential project at 27 Marshland Street (the "Project" and the "Property").
- The Property is located in the the "RH" high density residential that allow one- and two-family residential by right and three-family residential by special permit.
- The Applicant plans to reorganize the Property as a three-unit condominium, with owner-occupied units.
- The Project meets all dimensional zoning requirements except for driveway spacing and front yard coverage due to having separate driveways and garages for each row house.


112.44'
SHED
51.3'
LOT A
AREA = 13,145 s.f.±
115.50'
62.3'
116.39'
EXISTING
DWELLING
BH
DRIVE
No. 27
10.9'
24.5'
111.50'
MARSHLAND STREET

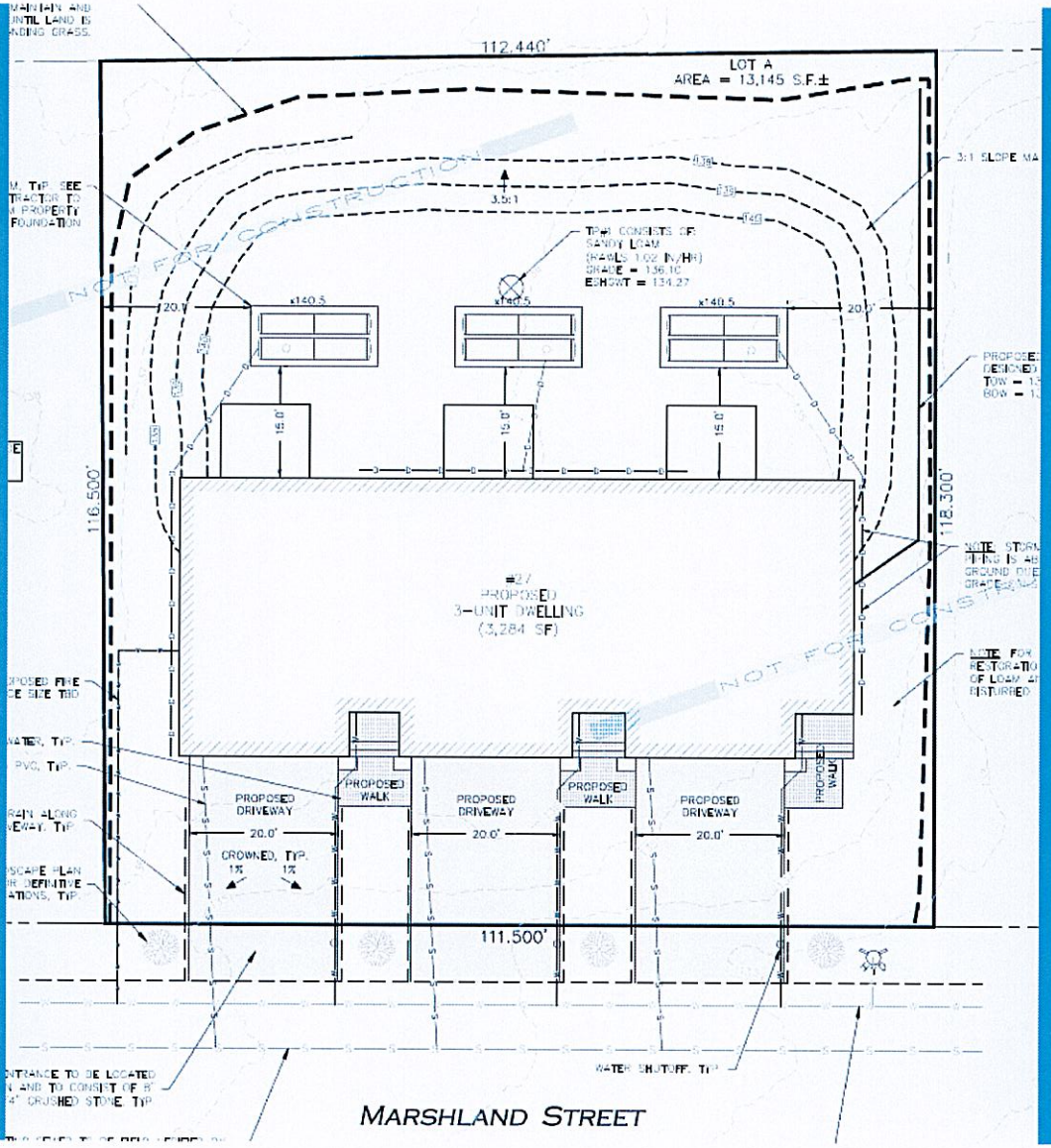
EXISTING CONDITIONS

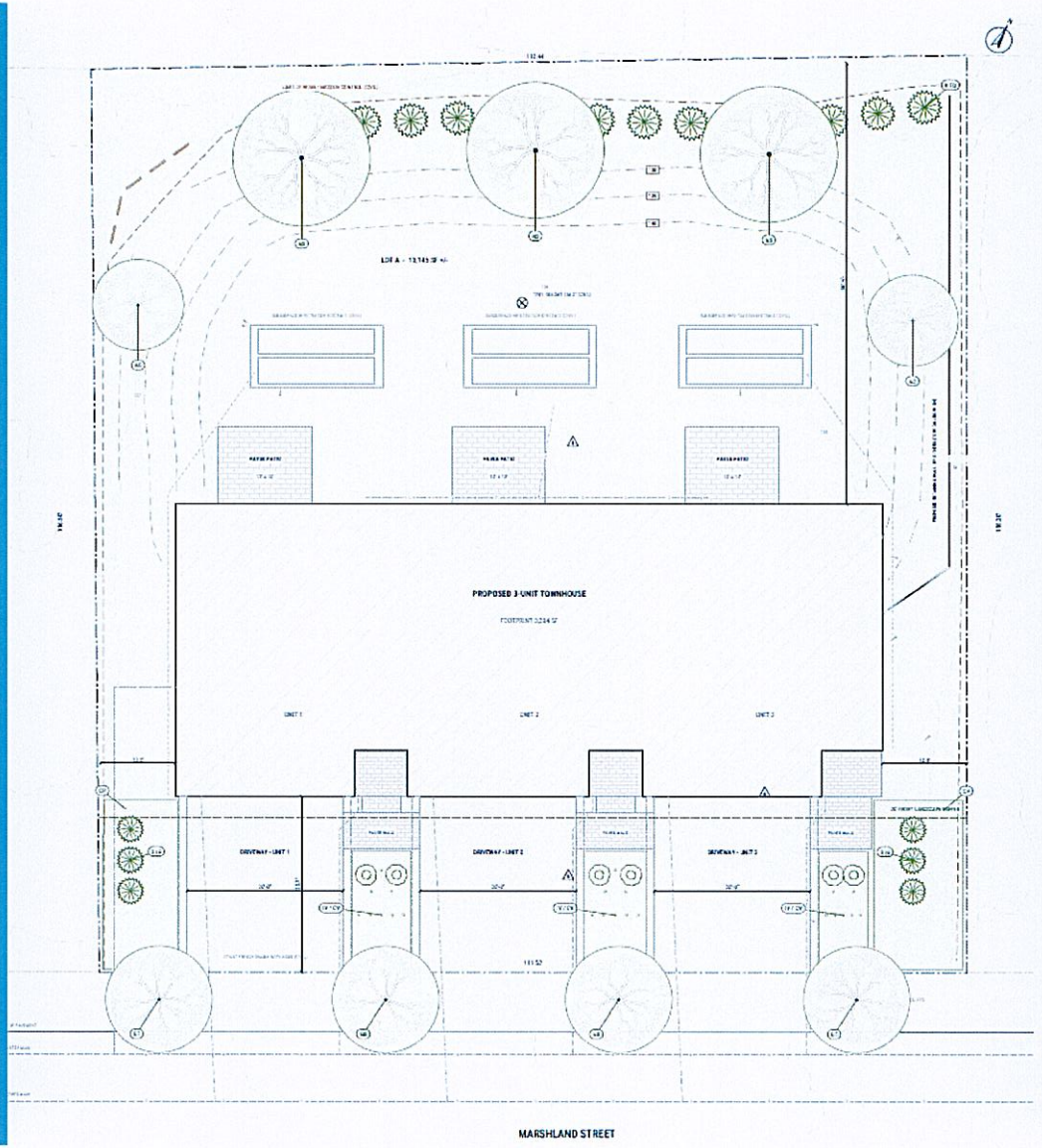
- The Property currently contains a small, single-story, single-family home containing approximately 880 square feet of living area.
- The Property itself contains 13,145 square feet, which is approximately twice the lot area required for the current, single-family use, and approximately 2,000 square feet in excess of the lot area requirement for a three-family home.
- The Property is also one of the largest in the immediate area. A survey of lots on the south side of Marshland Street in the immediate vicinity showed an average of around 0.2 Acres or approximately 8700 square feet.
- The current use of this Property severely underutilizes its size during an era where additional housing units are desperately needed.

MARSHLAND STREET - BY LOT AREA and FINISHED AREA						
Street #	**Street**	**Property ID**	**Lot Size**	**Finished Area (sq. ft.)**	**Year Built**	**# of BRs**
7	Marshland	623-540-12	0.21	1918	2000	4
19	Marshland	623-540-14	0.47	2047	1951	3
27	Marshland	623-540-15	0.31	882	1900	2
33	Marshland	623-540-16	0.20	2102	1912	4
37	Marshland	623-540-17	0.13	1872	2018	3
43	Marshland	624-547-12	0.20	2716	1920	5
45	Marshland	624-547-12A	0.13	2584	1916	4
49	Marshland	624-547-13	0.13	2909	1910	5
57	Marshland	624-547-14A	0.13	2732	1920	4
61	Marshland	624-547-15	0.13	3142	1920	7
		Average	0.20	2290		

PROJECT OVERVIEW

- Each unit within the Project would contain approximately 1,700 square feet of living area, have its own driveway and 2-car garage, patio, and utilities.
- The Project includes a landscape buffer and street trees, and each unit will be served by its own stormwater management system per the Haverhill Zoning Ordinance and consistent with comments made by City staff.
- The design of the structure presents differentiated roof-lines and facades to present a more attractive design for owner-occupied units and consistency with the neighborhood rather than a more imposing stacked layout.
- The condominium association will be organized to fund exterior maintenance, landscaping, stormwater facilities, garbage collection, snow removal, and other common area expenses.


112.440'
LOT A
AREA = 13,145 S.F.±
3:1 SLOPE MA
3.5:1
TP#1 CONSISTS OF:
SANDY LOAM
(RAWLS RATE = 1.02 IN/HR)
DRAWDOWN = 136.10'
ESHWT = 134.27'
x140.5
x140.5
x140.5
20.0'
20.0'
15.0'
15.0'
15.0'
116.500'
118.300'
PROPOSED
3-UNIT DWELLING
(3,284 SF)
NOT FOR CONSTRUCTION
PROPOSED
DRIVEWAY
20.0'
PROPOSED
WALK
PROPOSED
DRIVEWAY
20.0'
PROPOSED
WALK
PROPOSED
DRIVEWAY
20.0'
PROPOSED
WALK
CROWNED, TYP.
1%
1%
111.500'
WATER SHUTOFF, TYP.
MARSHLAND STREET


PROPOSED 3-UNIT TOWNHOUSE
UNIT 1
UNIT 2
UNIT 3
DRIVEWAY - UNIT 1
DRIVEWAY - UNIT 2
DRIVEWAY - UNIT 3
MARSHLAND STREET

APPLICATION OF PERMIT CRITERIA

- The Planning Department has recommended that the Council grant the special permit with standard development conditions, consistent with the special permit criteria.
- Community needs – The Project would provide the paramount community need of additional housing, providing three new owner-occupied homes on an amply sized, but underutilized lot.
- Traffic and parking – The Project will provide ample off-street parking for the three homes with each having their own two-car garage and guest parking in the driveway so as not to contribute to on-street parking demand. New sidewalk will be added fronting the street.
- Adequacy of utilities and other public services – The three homes will be served by City water and sewer, with any necessary impact fees being paid, and maintenance of utilities and trash and snow removal guaranteed by the condominium association.

APPLICATION OF PERMIT CRITERIA

- Neighborhood character and social structures – The Project has been designed to resemble three, side-by-side single family homes to fit alongside the existing single- and two-family homes, and will be owner-occupied.
- Impacts on the natural environment – No adverse impacts are expected as no wetlands are located on or near the Property, and stormwater will be managed on-site. The Project would contribute additional street trees and attractive vegetated landscaping.
- Potential fiscal impact – The additional housing units will allow three new families to put down lasting roots in Haverhill and contribute significantly more the city's tax base than the small existing home.

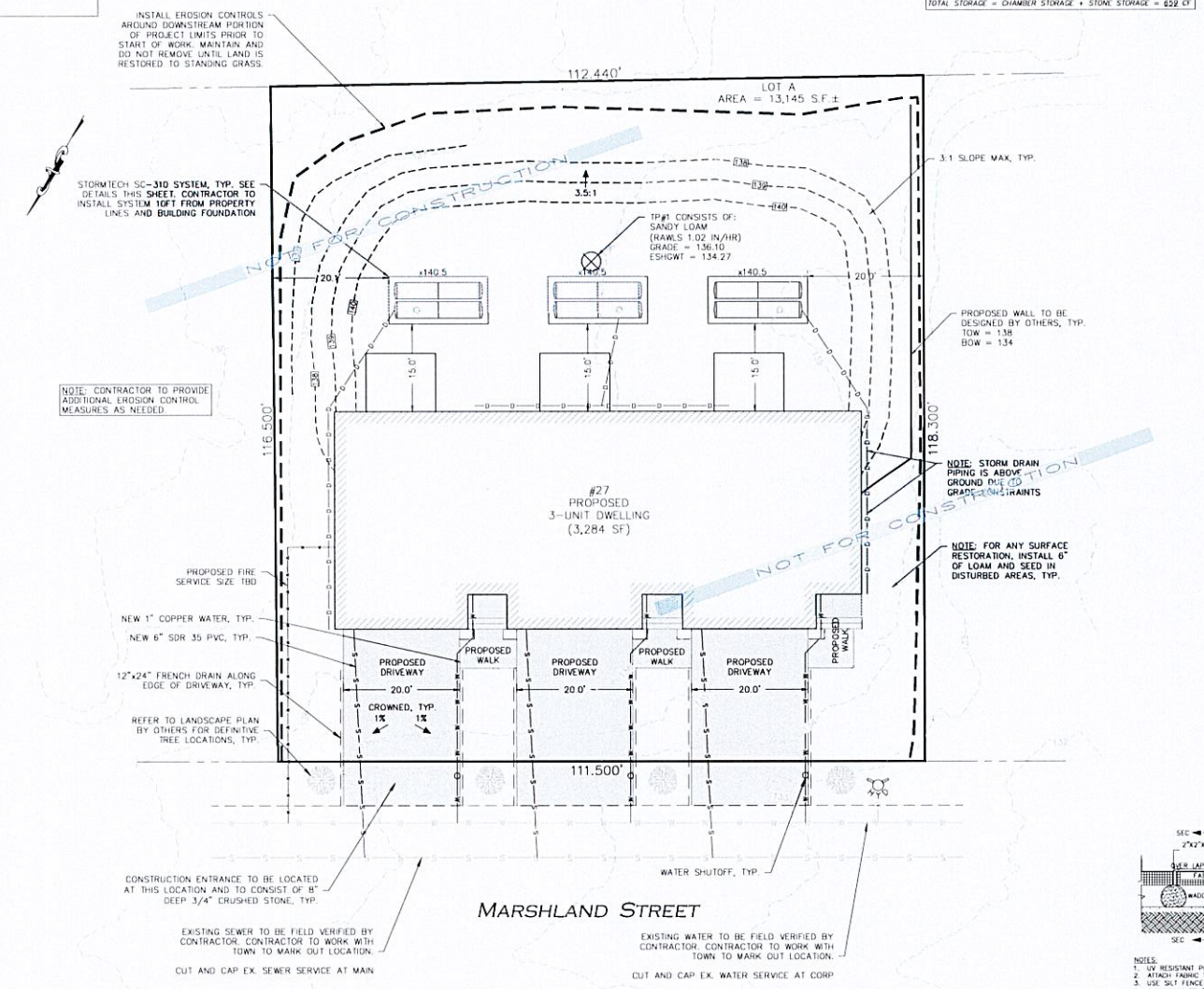
SURVEYOR NOTES:

OWNER OF RECORD:
STEPHEN R. LEVINE
BOOK 19523, PAGE 573

ZONING DISTRICT
RH

DRAINAGE CALCULATIONS:
1/2" STORM MITIGATION REQUIREMENT:
TOTAL AREA (PROPOSED CONDITIONS)= 13,145 SF
1/2" VOLUME OVER AREA:
13,145 SF X 1/2 INCH X (1 FT / 12 INCH) = 548 CF

STORMTECH SC-310 STORAGE VOLUME:
TOTAL STORAGE = CHAMBER STORAGE + STONE STORAGE = 659 CF



GENERAL NOTES:

1. SEE GENERAL NOTES ON TITLE SHEET.
2. THIS PLAN SET IS BASED ON A SURVEY PLAN BY RICHARD J. MEDE, P.L.S. TITLED "CERTIFIED PLOT PLAN, 27 MARSHLAND STREET, HAVERHILL, MA (MIDDLESEX COUNTY)", DATED MARCH 21, 2026. THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STAMP.
3. IF CONDITIONS DO NOT MATCH INFORMATION, IE LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES, ETC., CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE DIMENSIONS PRIOR TO CONSTRUCTION AND NOTING IF DISCREPANCIES OCCUR BETWEEN BUILDING PLANS.
5. CONTRACTOR MUST CALL ENGINEERING SOLUTIONS GROUP LLC PRIOR TO CONSTRUCTION. DRAINAGE SYSTEM SHALL BE CALLED FOR INSPECTION PRIOR TO BACKFILL AND 48-HOUR ADVANCED NOTICE PROVIDED.
6. ALL GUTTERS DRAINING TO INFILTRATION SYSTEM SHALL HAVE DEBRIS GUARDS. ALL PIPES TO SYSTEM SHALL HAVE A MINIMUM SLOPE OF 2%
7. BED ALL SEWER PIPE IN ¾" CRUSHED STONE 6" AROUND.
8. ALL SEWER WORK WITHIN 10 FT OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH THE LOCAL AND STATE PLUMBING CODES & IN ACCORDANCE WITH LOCAL INSPECTOR/FOUNDATION DESIGNER DETAILS. 4" SCH 40 PVC AND DI SLEEVES ARE COMMONLY USED. NO PIPES SHALL BE PLACED UNDER THE FOOTING WITHOUT STEPPING THE FOOTING BELOW THE PIPE. 4X6 FERNCO TO CIVIL SCOPE.
9. CONTACT ENGINEER PRIOR TO STORMWATER SYSTEM INSTALLATION. TOWN INSPECTION AND ENGINEER INSPECTION REQUIRED AT VARIOUS PHASES: SUB GRADE, STONE, SYSTEM INSTALLATION AND POST INSTALLATION AFTER DOWNSPOUTS CONNECTED.
10. CONTRACTOR TO CONFIRM CONSISTENCY WITH BUILDING PLAN SECTION HEIGHTS AND COORDINATE WITH BUILDING DEPARTMENT TO ENSURE CONFORMANCE PRIOR TO CONSTRUCTION AND VERIFY POST CONSTRUCTION.
11. POOL, FENCING, AND WALLS SHALL BE DESIGNED BY THE CONTRACTORS PROFESSIONALS AND ARE NOT DESIGNED HEREIN.
12. CONTRACTOR TO ENSURE BUILDING DIMENSIONS FROM FINAL PLANS MATCH FOUNDATION SURVEY LAYOUT (INCLUDING IN THE FIELD) BEFORE PROCEEDING. THIS SHOULD BE CHECKED PRIOR TO POURING CONCRETE.
13. DOWNSPOUTS SHALL BE COLLECTED VIA PVC PIPE. 4" PVC PERMITTED VERTICALLY. HORIZONTAL PIPING SHALL BE 6" PVC. MINIMUM 2% SLOPE, MINIMUM 6" COVER AT STARTING POINT. NOT PERMITTED UNDER DRIVEWAY OR PATIOS. SEE DOWNSPOUT DRAIN SYSTEM DETAIL.
14. UTILITY ROUTING SHOWN IS CONSIDERED PRELIMINARY AND SUBJECT TO HAVERHILL DPW REVIEW.

CATCHMENT AREA BREAKDOWN CHART		
	EXISTING (S.F.)	PROPOSED (S.F.)
DWELLING/STRUCTURES	1,357	3,284
ASPHALT DRIVEWAY & OTHER IMPERVIOUS	800	1,362
PERVIOUS WALKWAY / PATIOS	0	655
GRASS/ LAWN	10,988	7,986
TOTAL	13,145	13,145
INCREASED IMPERVIOUS AREA = 2,489 S.F.		

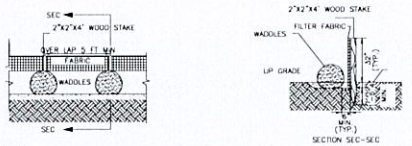
SUBSURFACE INFILTRATION SYSTEM:

(3) 2x2 STORMTECH SC-310 (TYP)
CHAMBERS SURROUNDED IN
12" CRUSHED STONE ON SIDES
12" CRUSHED STONE ON ENDS
12" CRUSHED STONE ON TOP
12" CRUSHED STONE ON BOTTOM

AVG. SURFACE EL=140.50
TOP STONE=139.6
TOP CHAMBER=138.6
6" PVC INV=137.27
BOT CHAMBER=137.27
BOT STONE=136.27
ESGHWT=134.27

PIPE ENTIRE PROPOSED ROOF TO STORMTECH SYSTEMS

RATE APPLIED FOR PROPOSED SYSTEM (RAWLS 1.02 IN/HR-FINE SANDY LOAM)



NOTES:
1. UV RESISTANT POLYPROPYLENE SILT FENCE WITH A MINIMUM WEIGHT OF 2.5 OZ./S.Y. SHALL BE USED
2. ATTACH FABRIC TO STAKES WITH APPROVED METHOD
3. USE SILT FENCE AND COMPOST FILTER TUBES WHERE INDICATED OR AS DIRECTED BY THE ENGINEER.
4. A MINIMUM OF (2) WOOD OR METAL STAKES PER FILTER TUBE. INSTALL STAKES A MINIMUM OF 12" INTO FIRM GROUND.
5. REMOVE SILT FENCE AND FILTER TUBES AT THE DIRECTION OF THE TOWN ONLY
6. DO NOT DRIVE STAKES THROUGH WADDLES
7. INSTALL AT PROJECT PERIMETER PRIOR TO START OF WORK. ALL NEARBY CATCH BASINS SHOULD HAVE SILT SACKS INSTALLED, INSPECTED AND CLEANED

COMPOST WADDLE TUBES & SILT FENCE FOR EROSION CONTROL

SHEET SIZE 22X34

ENGINEERING SOLUTIONS GROUP LLC
MARBLEHEAD, MA 01945

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

N.T.

CONCEPTUAL
CIVIL SITE PLAN

27 MARSHLAND ST.
HAVERHILL, MA

DATE: 10/13/26
DRAWN BY: BTC
CHECKED BY: DED

SHEET
3
OF 5

October 13th, 2026

Robert Ward, Director
Department of Public Works
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Subject: Response to Request for Additional Information

Project Location: 27 Marshland St, Haverhill MA

Dear Ms. Stokes,

This letter is in response to City comments relating to the project referenced above. Please note that City comments have been restated below and an explanation of our response has been provided in italics.

1. **1/2" Storm Requirements**

   ESG Response: Please see attached plan which shows drainage calculations for the 1/2-inch storm.

2. **Driveway Drainage Concerns**

   ESG Response: The proposed driveways are to be crowned draining towards 12"x24" french drains that will run along both edges of the driveway to mitigate storm runoff.

3. **Tree Conflict**

   ESG Response: The proposed utilities have been relocated away from the tree to avoid any potential conflicts.

4. **ESGHWT Concern**

   ESG Response: The plan has been revised to now show the test pit data along with additional grading. Subsequently, the proposed stormtech systems each have a minimum of 2ft separation from ESGHWT to bottom of stone.

5. **Zoning Impervious Coverage**

   ESG Response: Engineering Solutions Group does not perform zoning related work. Nonetheless, we have reduced the impervious coverage to alleviate this concern.

6. **Erosion Control Measures**

ESG Response: ***The erosion control limits have been added to the plan along with details. The additional details and notes will protect the construction area appropriately.***

Please feel free to reach out should you have any questions or concerns.

Respectfully submitted,

Daniel Dragani, P.E.
Principal Engineer

enclosures

1) Revised Conceptual Site Civil Plan

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

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Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

October 15, 2026

Timothy Jordan, President
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

Re: Overview of Project Revisions – Special Permit for 27 Marshland Street

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the "Applicant") regarding the pending special permit application to construct a three-family home at 27 Marshland Street (the "Project") to provide an overview of revisions to Project. Following initial submission of the Applicant's special permit materials, comments were received from the various city departments regarding the placement of the driveways serving the three separate proposed townhomes and compliance with stormwater and landscaping requirements in Section 6.3 of the Haverhill Zoning Ordinance (the "Ordinance"). The Applicant provides the following responses and adjustments to Project plans. Lastly, the Applicant sought feedback from neighbors regarding the Project in advance of the hearing.

A. The Applicant will seek a Subsequent Zoning Variance from Driveway Requirements.

The Project provides for three separate driveways and two-car garages to serve each proposed townhome, supporting up to four parking spaces for residents and guests of each unit. The design and provision of ample parking ensures that the Project will not contribute to demand for public on-street parking in the neighborhood, which is often a concern of neighbors when additional housing units are proposed. This driveway placement is also consistent with the

townhome design, with differentiated facades for each unit, which was chosen to better fit within the existing neighborhood mix of single- and two-family homes.

Should the Council grant the special permit, the Applicant therefore plans to seek a variance from the Haverhill Zoning Board of Appeals to allow for greater driveway coverage and closer spacing than normally allowed by the Ordinance.

B. Plan Revisions to Provide for Stormwater Infrastructure and Additional Landscaping.

Accompanying this letter are revised civil engineering and landscape plans that the Applicant believes address all comments made by relevant city departments regarding compliance with standards set forth in Section 6.3 of the Ordinance. Each townhome will be provided with separate stormwater management infrastructure, and pavement in both the front and rear has been reduced and pitched to provide for managed stormwater runoff, along with other minor changes to utility placement. The Applicant's civil engineer has also provided a letter with detailed responses to staff comments. The Applicant will plant four street trees along the frontage of the property along with additional landscaping, as well as additional tree plantings in the rear yard to provide shade and attractive vegetation in association with the Project.

All common infrastructure and landscaping will be required to be maintained by the association governing the proposed three-unit condominium.

C. Neighborhood Outreach.

In addition to the required legal notice, the Applicant sent out mailings to property owners in the neighborhood detailing the Project plans and providing contact information if there were any concerns about the Project. The Applicant also went door-to-door the weekend of October 3-4, 2026, and spoke with several neighbors about the Project. Most were overall supportive of the project, but concerns about the availability of on-street parking were also communicated. The Applicant believes that the ample off-street parking provided, which will not result in any additional on-street parking demand, addresses this concern.

The Applicant looks forward to presenting the Project with these revisions at the next Council hearing. Thank you for your attention to this matter.

Very truly yours,

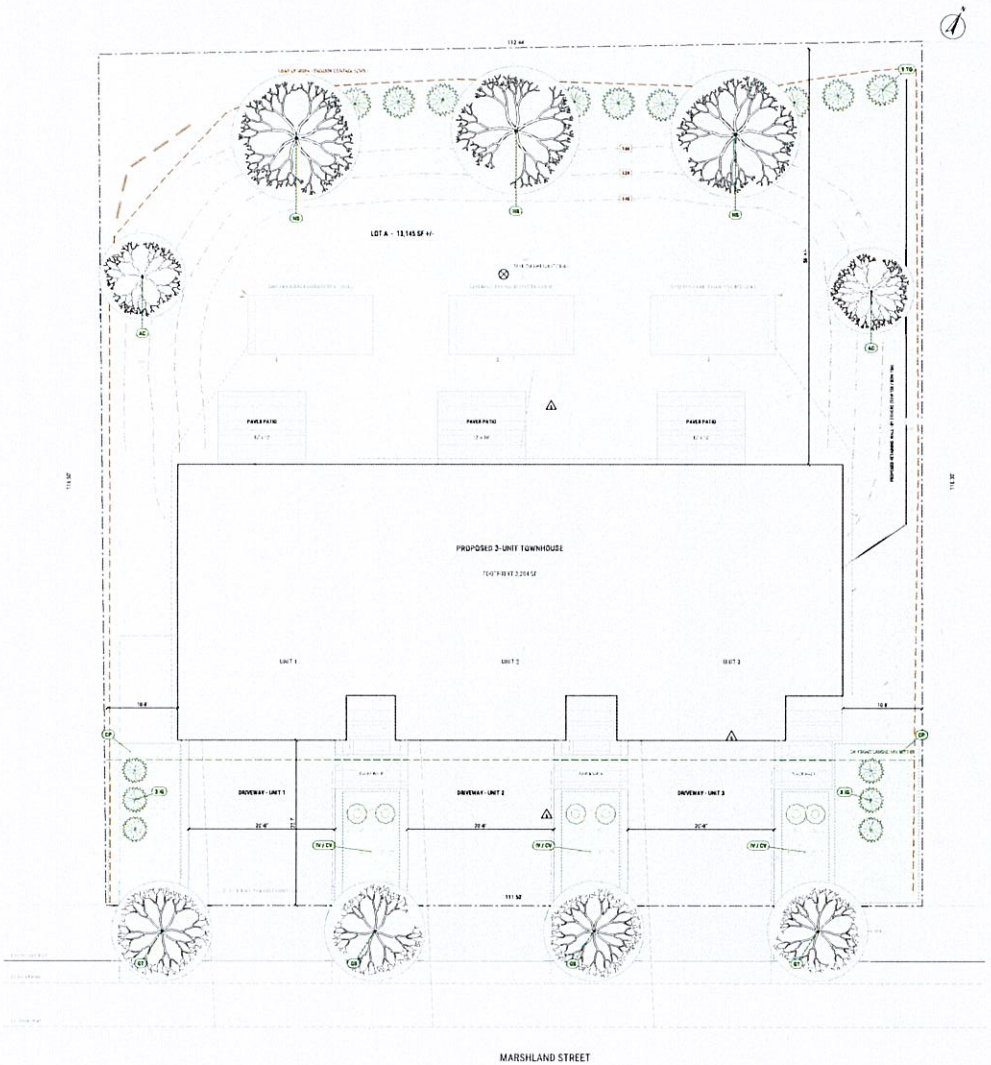
JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client



1 SITE & LANDSCAPE PLAN

1/8" = 1'-0"

0 4' 16' 32'

Base: ESG Conceptual Site Plan, revised 10-13-26 (fence ext, walks, patios, utilities, grading, wall, limit of work). Civil information shown for reference only.

INTENT OF WORK

Construction of a new three unit townhouse building. Each unit is a two story residence over a ground level slab with a two car garage, with three bedrooms and two and a half baths. The design follows a single, consistent architectural language across all units and will be developed in accordance with applicable zoning regulations, building codes and site conditions.

Landscape: removal of the existing on-site trees is requested due to the new driveways and utility connections (front) and the building, stormwater recharge system and rear fill (rear and sides). They are replaced per Zoning Sec. 6.3.3.3 with four 4" caliper street shade trees at the locations coordinated with the civil plan, five lot trees and an evergreen screen along the rear. The owner will work with the City to provide any additional replanting required.

ZONING SUMMARY - RH DISTRICT

REQUIREMENT	REQUIRED	PROVIDED	NOTE
Front setback	20 ft	22.7 ft	
Rear setback	30 ft	56 ft +/-	
Side setbacks	10 ft each	10.0 ft / 10.8 ft	Per certified plot plan

SITE AREA SUMMARY

ITEM	AREA (SF)	% OF LOT	SOURCE
Lot A	13,145	100.0%	ESG plan 10/13/26
Building footprint	3,284	25.0%	ESG plan 10/13/26
Driveways (20 ft) + walks	1,653	12.6%	This plan
Paver patios (3 @ 12 x 10)	360	2.7%	This plan
Lawn and planting beds	7,848	59.7%	This plan

REVISION 6 - 10.14.26

1. Site layout coordinated with ESG revised Conceptual Site Plan (10/13/26): 20 ft crowned driveways with French drains, walks, utilities, grading, retaining wall and limit of work.
2. Rear patios reduced to three 12 ft x 10 ft paver patios (360 SF total).
3. Removal of existing on-site trees requested; see Tree Removal & Replacement Plan, A.05.1.
4. Replacement planting per Zoning Sec. 6.3.3.3: street shade trees, lot trees and rear evergreen screen.

LEGEND

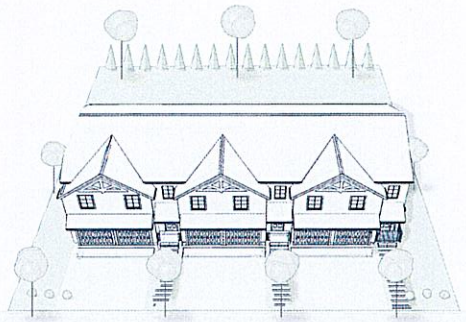
- PROPERTY LINE
- PROPOSED BUILDING
- BITUMINOUS DRIVEWAY
- CONCRETE PAVERS - WALKS / PATIOS
- LAWN - LOAM & SEED (6" MIN. LOAM)
- PLANTING BED - SHREDDED BARK MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE / SHRUB
- PROPOSED DECIDUOUS SHRUB
- PLANT KEY - SEE SCHEDULE
- 20 FT FRONT LANDSCAPE BUFFER
- LIMIT OF WORK / EROSION CONTROL (CIVIL)
- PROPOSED CONTOUR (CIVIL)
- PROPOSED RETAINING WALL (BY OTHERS)
- UTILITIES / DRAINAGE (CIVIL, REFERENCE)
- REVISION 6

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
GT	2	Gleditsia triacanthos inermis 'Skyline' Thornless Honeylocust	4" cal., 12-14' ht., B&B	Street tree, root barrier at pavement
GB	2	Ginkgo biloba 'Princeton Sentry' Columnar Ginkgo (male)	4" cal., 12-14' ht., B&B	Street tree, root barrier at pavement
NS	3	Nyssa sylvatica Black Gum	2.5-3" cal., B&B	Replacement lot tree
AC	2	Amelanchier canadensis Shadblow Serviceberry	8-10' ht., multi-stem	Replacement lot tree
TO	9	Thuja occidentalis 'Nigra' Dark American Arborvitae	6-7' ht., B&B	Rear screen, 6' o.c.
IG	6	Ilex glabra 'Shamrock' Inkberry	#5 cont.	Front beds
IV	6	Itea virginica 'Little Henry' Dwarf Sweetspire	#3 cont.	Front beds, max. 30" ht.
CV	24	Coreopsis verticillata 'Zagreb' Threadleaf Coreopsis	#1 cont.	18" o.c.
CP	370	Carex pensylvanica Pennsylvania Sedge	Plugs	12" o.c.

LANDSCAPE NOTES

1. Base information per ESG Conceptual Site Plan revised 10/13/26 and certified plot plan (R. J. Mede, P.L.S., 03/21/26). Driveways, utilities, drainage, grading, retaining wall and limit of work per civil; shown for reference only.
2. Removal of existing on-site trees is requested; see Tree Removal & Replacement Plan, A.05.1. Any public shade tree will be removed only after the hearing required under M.G.L. c.87.
3. Street trees: min. 4" caliper and 8 ft height, four trees along the 111.5 ft frontage at approx. 30 ft o.c., in the tree lawn approx. 3.5 ft from the front lot line at the locations coordinated with the ESG utility layout (Zoning Sec. 6.3.3.3.a, 6.3.3.3.b). Final locations subject to City Tree Warden / DPW approval.
4. The owner will work with the City to provide any additional replacement planting required.
5. Driveways are crowned to 12"x24" French drains along both edges (civil). Keep bed planting min. 1 ft clear of drain edges; no trees over drains.
6. Rear planting on 3:1 fill slopes to be installed after final grading, within the limit of work, with erosion control per civil details.
7. Plantings within 10 ft of driveway aprons max. 30" mature height to maintain sight lines.
8. Min. 6" loam in all lawn areas; 3" shredded bark mulch over 12" planting soil in beds. Plant material per ANSI Z60.1; no species on the MA Prohibited Plant List.
9. Dead or declining plant material to be replaced within one growing season (Sec. 6.3.3.3.h).



2 ILLUSTRATIVE VIEW

N.T.S.

Building massing per A.05 Rev. 4 model. Site and planting illustrative; see Site & Landscape Plan for layout.

MELO DESIGN

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

NEW CONSTRUCTION - 3 UNITS

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC LAYOUT, BASEMENT LAYOUT	04.21.26
2	EAST LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26
4	Site plan	07.06.26
5	SITE & LANDSCAPE PLAN	10.02.26
6	PATIOS, TITLE & CIVIL LEGEND	10.14.26

MELO DESIGN

DRAWN BY:

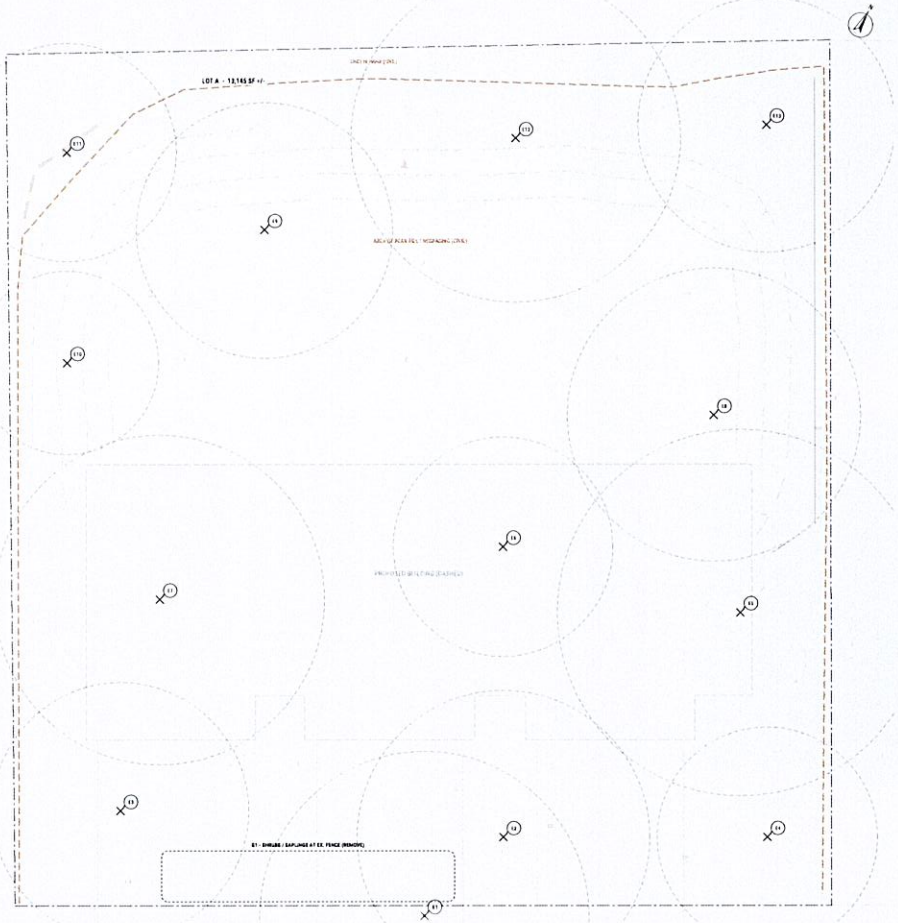
MOISES MENDES

SHEET TITLE

Site & Landscape Plan

SHEET NUMBER

A.05



1 EXISTING TREES - REMOVAL PLAN

1/8" = 1'-0"

Existing tree locations approximate, plotted from drone photographs (+/- 10 ft), to be verified by survey. Proposed improvements shown dashed for reference.



2 EXISTING TREES - AERIAL PHOTO

N.T.S.



3 EXISTING FRONTAGE - OBLIQUE PHOTO

N.T.S.

EXISTING TREE INVENTORY (APPROXIMATE)

ID	AREA	DESCRIPTION	CANOPY	REASON FOR REMOVAL
E1	Front	Maple, frontage	45	Driveway 2 curb cut and frontage work; possible public shade tree
E2	Front	Deciduous	40	Between Driveways 2 and 3; Unit 2 water service and French drains
E3	Front	Deciduous	35	Driveway 1 and Unit 1 sewer service
E4	Front	Deciduous	30	Unit 3 walk, front bed and street tree ST-4
E5	Rear / side	Large deciduous	50	Building footprint
E6	Rear / side	Deciduous	30	Building footprint
E7	Rear / side	Large deciduous	45	Building footprint
E8	Rear / side	Dead tree	40	Dead; stormwater system / fill
E9	Rear / side	Dead tree	35	Dead; rear fill / grading
E10	Rear / side	Deciduous	25	Left fill slope / regrading
E11	Rear / side	Deciduous	30	Root zone within limit of work and rear fill slope
E12	Rear / side	Large deciduous	45	Rear fill slope (138-140 contours)
E13	Rear / side	Deciduous	35	Rear fill and retaining wall; possible boundary tree
G1	Front	Shrubs / saplings	-	New driveways

All existing trees are proposed for removal. Exact locations, sizes, and canopy dimensions to be confirmed by survey / arborist.

TREE REMOVAL REQUEST

Front of lot (E1-E4, G1): removal is requested because the trees are in the way of the new driveways and the new water, sewer and fire-service connections. Rear and sides (E5-E13): removal is requested because the trees are within the building footprint, the stormwater recharge system, or the rear fill and regrading required for groundwater separation. E1 may be a public shade tree and will only be removed after the hearing required under M.G.L. c.87; ownership of E13 to be confirmed. The owner is willing to work with the City to replant as required.

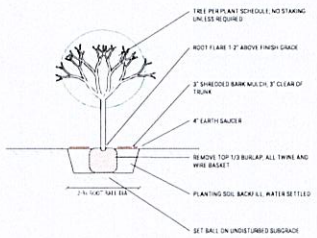
REPLACEMENT PLANTING - ZONING SEC. 6.3

SECTION	REQUIREMENT	REQUIRED	PROVIDED
6.3.3.3.a	Street shade trees, min. 4" cal / 8 ft ht., at least every 30 ft of frontage (111.5 ft)	4	4 (ST-1 to ST-4; GT / GB)
6.3.3.3.(c1)	Deciduous street trees max. 50 ft o.c., 3 ft from front lot line	Yes	Approx. 30 ft o.c., coordinated with Civil
6.3.3.3.(c2)	Multifamily: 15 trees per acre (0.30 ac)	5	5 (3 NS + 2 AC)
6.3.3.5.e	Preserve / provide perimeter vegetation buffer	-	9 arborvitae screen at rear line
6.3.3.3.h	Replace dead plantings within one growing season	-	Noted

Trees removed: 13 + shrub group G1. Trees planted: 9 shade / ornamental + 9 evergreen = 18

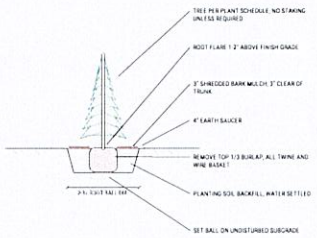
LEGEND - REMOVAL PLAN

- EXISTING TREE TO BE REMOVED - CANOPY APPROX
- EXISTING TREE ID - SEE INVENTORY
- APPROX. AREA OF REAR FILL / REGRADING (CIVIL)
- PROPOSED IMPROVEMENTS (REFERENCE)



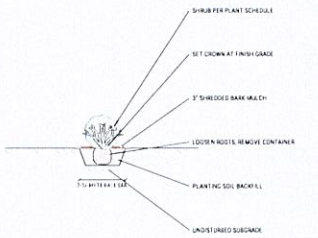
4 DECIDUOUS TREE PLANTING

N.T.S.



5 EVERGREEN TREE PLANTING

N.T.S.



6 SHRUB PLANTING

N.T.S.

MELO DESIGN

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

NEW CONSTRUCTION - 3 UNITS

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	SITE LAYOUT / EQUIPMENT LAYOUT	04.23.26
2	FLOOR LAYOUT	05.06.26
3	ELEVATIONS	06.01.26
4	Set plan	07.06.26
5	SITE & UTILITIES (PER CIVIL)	10.02.26
6	PATIOS / TREES / LOT LOCATION	10.14.26

MELO DESIGN

DRAWN BY:

MOISES MENDES

SHEET TITLE

Tree Removal & Replacement

SHEET NUMBER

A.05.1

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

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Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

October 6, 2026

OCT 6 PM3:48
HAVCITYCLERK

Timothy Jordan, President
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

Re: Request to Continue Hearing – Special Permit for 27 Marshland Street

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the "Applicant") regarding the pending special permit application to construct a three-family home at 27 Marshland Street to request the Council continue the hearing currently scheduled for this evening, October 6, 2026. The Applicant recently submitted revised plans depicting stormwater infrastructure and over the weekend received additional comments from city staff regarding compliance with applicable development review standards. The Applicant requires additional time to consider and respond to these comments, including regarding any necessary waivers, and to submit further revised plans.

The Applicant apologizes for the late notice, and respectfully requests a further continuance to the October 20, 2026, Council meeting.

Thank you for your attention to this matter and do not hesitate to reach out with any questions.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Kaitlin Wright Esposito

From: Lori Robertson
Sent: Monday, September 14, 2026 3:17 PM
To: Tim Jordan; Tim Jordan
Cc: mark@markdickinson.net; Kaitlin Wright Esposito
Subject: 27 Marshland Street - Special Permit - City Council meeting tomorrow night

Good afternoon!
Mark Dickinson, (copied on this email) a property owner on Marshland Street, contacted the Council Office this afternoon regarding the special permit for 27 Marshland Street.
Mr. Dickinson wanted you to be aware there is tremendous opposition to this project within the neighborhood. He is also concerned about the request for a continuance tomorrow night and wanted to confirm what take place at the meeting. I informed him that typically the project will be opened and then continued until October 6th, with no further discussion taking place tomorrow evening. He would just like confirmation, so all the neighbors do not come out unnecessarily, or on the other hand miss anything important by not attending.
Thank you,
Lori

Lori A. Robertson
Administrative Assistant
Haverhill City Council
4 Summer Street- Room #204
Haverhill, MA 01830
978-374-2328 phone
978-374-2329-fax
lrobertson@haverhillma.gov
citycouncil@haverhillma.gov

SEP 14 PM3:37
HAVCITYCLERK

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
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Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

September 11, 2026

Timothy Jordan, President
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

SEP 11 AM10:24
HAVCITYCLERK

Re: Request to Continue Hearing – Special Permit for 27 Marshland Street

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the "Applicant") regarding the pending special permit application to construct a three-family home at 27 Marshland Street to request the Council continue the hearing currently scheduled for September 15, 2026. The Applicant requires additional time to respond to comments made by City departments before bringing the matter before the Council. The Applicant therefore respectfully requests that the petition be heard on October 6, 2026.

Thank you for your attention to this matter and do not hesitate to reach out with any questions.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Kaitlin Wright Esposito

From: Jonathan Stark-Sachs <jonathan@jbllclaw.com>
Sent: Tuesday, September 8, 2026 3:21 PM
To: Kaitlin Wright Esposito
Cc: Matt Silva; Shlomi Geva; Mark B. Johnson
Subject: Continuance for 27 Marshland Street Special Permit Request - CCSP-26-7

Follow Up Flag: Follow up
Flag Status: Flagged

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

Dear Clerk Wright Esposito,

My office was recently retained by the owner of 27 Marshland Street regarding their pending special permit (CCSP-26-7) application for a three-family residential use. We need approximately two weeks to complete some supplemental plans to address comments made by the city departments.

We would prefer to bring the application before the full city council. I recall from our prior communications that the full council is not expected to be present at the September 29th meeting. Will the full council be present at the October 6th or 13th meetings?

Thank you,

Jonathan

SEP 9 AM 11:22
HAVCITYCLERK

Jonathan Stark-Sachs
Associate, Johnson & Borenstein, LLC
12 Chestnut Street, Andover, MA 01810
Phone: 978-269-6751
Email: jonathan@jbllclaw.com

Wire Fraud Alert - If you receive an email from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer

The information contained in this electronic communication may be confidential and is intended only for receipt and use by the named recipient. If you have received this communication in error, please notify the sender by REPLY communication and immediately delete the message and remove it from your computer. Thank you.

City Council Special Permit

CCSP-26-7

Submitted On: Jun 24, 2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

12.1

Important: Please Read Before Starting Your Application

Applicant Information

What is Your Role in This Process?
Owner

Applicant Business/Firm Name
Sterling Commonwealth Builders

Applicant Business/Firm Phone
6175994588

Applicant Business/Firm Address
371 Main St apt 202

Applicant Business/Firm City
Everett

Applicant Business/Firm State
MA

Applicant Business/Firm Zip
02149

New Field
--

Property Information

JUL 21 AM10:48
HAVCITYCLERK

Proposed Housing Plan Name
Marshland Commons

Proposed Street Name(s)
27 Marshland St

How Long Owned by Current Owner?
2 months

Type of Dwelling(s) Planned in Project
Condominiums

Lot Dimension(s)
13,405/sqft

Registry Plat Number, Block & Lot
#277 , BK:43338 , Pg. 468

Zoning District Where Property Located
RH - Residential High Density

Deed Recorded in Essex South Registry: Block Number
19523

Deed Recorded in Essex South Registry: Page
573

Does the Property Have Multiple Lots?
No

Thoroughly Describe the Reason(s) for thre Special Permit

As part of the approval process, we have reviewed the proposed project with reference to the City of Haverhill Zoning Ordinance. Based on our review, and discussions with Thomas, the proposed development complies with all applicable zoning requirements, including frontage, setbacks, lot area, and dimensional regulations within the RH Zoning District. The project is designed to be fully compliant with the City's zoning regulations and development standards.

Property Description

The property located at 27 Marshland Street, Haverhill, Massachusetts, currently contains an existing single-family residence situated on a 13,405 square foot parcel within the RH Zoning District. The proposed project consists of the demolition of the existing dwelling and the construction of three attached townhouse condominium units on the existing lot. The property will remain as a single parcel with condominium ownership established upon completion. The proposed development is designed to comply with all applicable zoning requirements, including frontage, setbacks, lot area, parking, and dimensional regulations.

Current Property Use

Residential Housing

TOTAL Number of Units Planned

3

TOTAL Number of Parking Spaces Planned

3

Planned Lot Use

Lot Number

Lot 1

Lot Plat Number, Bock, Lot

623-540-15

Lot Dimensions

Front: 111.50', Rear: 112.44', Left Side: 116.50', Right Side: 118.30'; Lot Area: 13,145 SF

Number of Existing Buildings on Lot

1

Size of Existing Building(s) on Lot

1,500 SF

Number of Buildings Planned for Lot

3

Size of Proposed Building(s)

3,281 SF

Number of Families to be Accommodated

3

Extent of Proposed Alterations

New Construction: Residential

IF OTHER ALTERATIONS, Please Describe

no

Types of Units Planned on Lot

Condominiums (for sale)

Number of Units Planned on Lot

3

Special Circumstances

Building Coverage

--

Dimensional Variance

--

Front Yard Setback

--

Side Yard Setback

--

Rear Yard Setback

--

Lot Frontage

--

Lot Depth

--

Lot Area

--

Building Height

true

Floor Area Ratio

--

Open Space

--

Parking

true

Sign Size

--

Use

true

Other

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ

Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Fri 7/24/2026 10:49 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number: W0146275
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: $161.54
Referral Code: 27 Marshland Street

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01462750

Thu Aug 27, 2026
Haverhill Gazette Public *All Zones*
Notices

Thu Sep 3, 2026
Haverhill Gazette Public *All Zones*
Notices

August 24, 2026
PUBLIC HEARING
City Council Chambers, City Hall, Room 202, 4 Summer st

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday September 15, 2026 at 7:00 PM on a request from Matt Silva of Sterling Commonwealth Builders for approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units at 27 Marshland St on a single parcel in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage.

(Residents who are interested in commenting on this item can either (1) Attend in person (Council Chambers, Room 202) or (2) Attend remotely using the link provided on the public meeting calendar on the City's website.)

Description of area, maps and plans are on file in the City Clerk's Office.

Kaitlin M. Wright Esposito, CMC
City Clerk
HG - Publication Dates

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City of Haverhill, MA

September 8, 2026

Planning Director Review

Record No.**CCSP-26-7**

Status Active

Became Active June 29, 2026

Type Approval

Due Date None

Assignee Jacki Byerley

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Jacki Byerley July 10, 2026 at 2:13 pm

A meeting with the departments to review for completeness has been scheduled for July 21st at 9:45 am in Room 300.

Kaitlin Wright Esposito Internal July 10, 2026 at 10:00 am

Should we schedule a time to meet with the applicant?

City of Haverhill, MA

September 8, 2026

Meet with Applicant to Review Application

Record No.**CCSP-26-7**

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active June 29, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.

City of Haverhill, MA

September 8, 2026

Confirmation of Complete Application

Record No.CCSP-26-7

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active June 29, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito July 10, 2026 at 1:39 pm

Thank you, Matt. I believe either Engineering or Planning will reach out to you to schedule a meeting. During the meeting, we can discuss potential hearing dates.

Matt Silva July 8, 2026 at 11:27 pm

Hi Kaitlin,
I uploaded the completed project narrative addressing the requirements of Document 92-B of 2024. Landscaping has also been referenced on the site plan as requested. Please let me know if anything else is needed to proceed. Thank you.Hi Kaitlin,
I uploaded the completed project narrative addressing the requirements of Document 92-B of 2024. Landscaping has also been referenced on the site plan as requested. Please let me know if anything else is needed to proceed. Thank you.

Kaitlin Wright Esposito July 2, 2026 at 4:22 pm

After reviewing your application, I have determined it is not complete and does not meet the standards set forth in the established Rules and Regulations for Special Permits - Doc 92-B of 2024. Please provide the following to proceed with your special permit:

- Please provide a narrative that fulfills the specifications of Doc 92-B, attached under attachment. A properly executed example of doxument 92-B is also attached. Also, if landscaping is being completed as part of the project, please ensure that is referenced and included in the site plan, as well.

Thank you!

City of Haverhill, MA

September 8, 2026

City Clerk Review - Hearing Dates Set

Record No.CCSP-26-7

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active July 21, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito July 21, 2026 at 10:31 am

Hearing will be announced on July 28th, for hearing date of September 15th.

City of Haverhill, MA

September 8, 2026

City Council Admin Notified

Record No.**CCSP-26-7**

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Lori Robertson

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.

City of Haverhill, MA

September 8, 2026

Assessor for Abutter's List

Record No.**CCSP-26-7**

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Chris Loughnane

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Chris Loughnane July 22, 2026 at 11:32 am

Please see the attached abutters and mailing labels for 27 Marshland St 623.540.15

Chris Loughnane Internal July 22, 2026 at 11:32 am

Please see the attached abutters and mailing labels for 27 Marshland St 623.540.15

City of Haverhill, MA

September 8, 2026

Conservation Department Review

Record No.**CCSP-26-7**

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Robert Moore August 19, 2026 at 10:26 pm

@Kaitlin Wright Esposito

My comments are primarily stormwater related. will close Conservation for you.

Kaitlin Wright Esposito August 19, 2026 at 8:55 am

Please review, this is coming before Council on September 15th.

City of Haverhill, MA

September 8, 2026

DPW Review

Record No.**CCSP-26-7**

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito August 19, 2026 at 8:55 am

Please review, this is coming before Council on September 15th.

City of Haverhill, MA

September 8, 2026

Engineering Department Review

Record No.**CCSP-26-7**

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Lisa Demeo

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito Internal August 19, 2026 at 8:56 am

@Lisa Demeo have your requests been satisfied? Or are you still awaiting these updates from the applicant?

Lisa Demeo July 24, 2026 at 11:22 am

Utilities are not shown. Separate sewer and water service connections are required for each unit.

Lisa Demeo July 24, 2026 at 11:19 am

Any two driveways leading to or from a street to or from a single lot shall not be within 30 feet of each other at their intersections with the front lot line.

The proposed driveways are taking on street parking away from all abutters.

Lisa Demeo July 24, 2026 at 11:09 am

The alignment of the townhouses, and subsequent driveways is prohibited by Section 6.1.11.3. The proposed driveways take almost 100% of the front yard. Per code they cannot exceed 50% of the front yard,

For residential uses (one-, two- or three-family), parking in the front yard shall be allowed only in the driveway or in a backup strip adjacent to the driveway. Any paved areas including the driveway shall not cover more than 50% of the front yard.

City of Haverhill, MA

September 8, 2026

Fire1 Department Review

Record No.**CCSP-26-7**

Status Completed

Type Approval

Assignee Justin Borden

Became Active July 21, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.

City of Haverhill, MA

September 8, 2026

Fire2 Department Review

Record No.**CCSP-26-7**

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Irvine

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Matt Silva July 22, 2026 at 10:37 pm

The project will comply with all applicable provisions of the Massachusetts State Building Code (780 CMR), the Massachusetts Comprehensive Fire Safety Code (527 CMR), M.G.L. Chapter 148, and all conditions of the Haverhill Fire Department, including the installation of an NFPA 13 automatic sprinkler system.

Robert Irvine July 21, 2026 at 11:11 am

The planning, design and construction of new buildings,
renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required
by the provisions of 527 CMR which in the scope of 780 CMR, 10th edition, shall
be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans approved by the fire department are approved with the
intent they comply in all respects to MSBC, 780 CMR 527 CMR 1.00, MGL Chapter
148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

An NFPA 13 compliant sprinkler system shall be required for this project. Each unit is to have its own feed.

City of Haverhill, MA

September 8, 2026

Health Department Review

Record No.**CCSP-26-7**

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Mark Tolman July 21, 2026 at 3:52 pm

All condos are connected to city water and sewer and will have municipal rubbish pickup.

City of Haverhill, MA

September 8, 2026

Police Department Review

Record No.CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.

City of Haverhill, MA

September 8, 2026

School Department Review

Record No.CCSP-26-7

Status Completed

Type Approval

Assignee HPS Superintendent

Became Active July 21, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.

City of Haverhill, MA

September 8, 2026

Storm Water Review

Record No.CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Robert Moore August 19, 2026 at 10:27 pm

Matt, will you be submitting a civil site plan in advance of your special permit hearing?

@Kaitlin Wright Esposito

Kaitlin Wright Esposito Internal August 19, 2026 at 8:56 am

@Robert Moore have your requests been satisfied? Or are you still awaiting these updates from the applicant?

Matt Silva July 22, 2026 at 10:52 pm

Will do! I will update the plans. Thanks

Robert Moore July 21, 2026 at 6:54 pm

Hi Matt

Could you please provide a civil plan demonstrating compliance with the design standards found under C. 255, s. 6.3.3. I particularly review for compliance with 6.3.3.3, .4, and .5.

thank you

City of Haverhill, MA

September 8, 2026

Water/Wastewater Review

Record No.**CCSP-26-7**

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito August 19, 2026 at 8:55 am

Please review, this is coming before Council on September 15th.

City of Haverhill, MA

September 8, 2026

Water Supply Review

Record No.**CCSP-26-7**

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

August 19, 2026 at 8:56 am

Please review, this is coming before Council on September 15th.

City of Haverhill, MA

September 8, 2026

Building Inspector Review

Record No.**CCSP-26-7**

Status Completed

Type Approval

Assignee Tom Bridgewater

Became Active July 21, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Tom Bridgewater Internal

August 1, 2026 at 10:44 am

Meets zoning requirements , table of use 3 family requires a Special Permit

City of Haverhill, MA

September 8, 2026

First Ad Placement

Record No.**CCSP-26-7**

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active July 21, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito July 21, 2026 at 10:39 am

Advertise: August 27 and September 3, 2026

Haverhill Gazette

City of Haverhill, MA

September 8, 2026

Placed on Agenda

Record No.**CCSP-26-7**

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active Unknown

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito August 18, 2026 at 1:32 pm

The meeting is on Tuesday September 15th.

Matt Silva August 17, 2026 at 10:12 am

Will the meeting be on September 15th or 16th? I noticed on the town website is says the 16th.

Kaitlin Wright Esposito July 21, 2026 at 10:40 am

Announced on July 28th, hearing for September 15th.

City of Haverhill, MA

September 8, 2026

Abutter Notification

Record No.**CCSP-26-7**

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Natalia Hernandez

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito July 21, 2026 at 10:40 am

@Natalia Hernandez please mail abutters on August 24th.

City of Haverhill, MA

September 8, 2026

Second Ad Placement

Record No.**CCSP-26-7**

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active July 21, 2026

Due Date None

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA 02420

Applicant

Matt Silva
617-599-4588
matt@silvabuilds.co
371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito July 21, 2026 at 10:39 am

Advertise: August 27 and September 3, 2026

Haverhill Gazette

Haverhill

City Clerk's Office, Room 118
Phone: 978-374-2312 Fax: 978-373-8490
cityclerk@haverhillma.gov

August 24, 2026

PUBLIC HEARING
City Council Chambers, City Hall, Room 202, 4 Summer st

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday September 15, 2026 at 7:00 PM on a request from Matt Silva of Sterling Commonwealth Builders for approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units at 27 Marshland St on a single parcel in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage.

(Residents who are interested in commenting on this item can either (1) Attend in person (Council Chambers, Room 202) or (2) Attend remotely using the link provided on the public meeting calendar on the City's website.)

Description of area, maps and plans are on file in the City Clerk's Office.

Advertise: August 27 and September 3, 2026
Haverhill Gazette

Kaitlin M. Wright Esposito, CMC
City Clerk

	A	B	C	D	E	F	G	H	I	J	K
1	ParcelID	StreetNum	AltStreetNum	StreetName	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
2	621-536-1	43		COLUMBIA PARK	HAVERHILL		GOMEZ RHADAMES	43 COLUMBIA PARK	HAVERHILL	MA	01830
3	621-536-2	35		COLUMBIA PARK	HAVERHILL		CHARLESWORTH MARION H LIFE EST	35 COLUMBIA PK	HAVERHILL	MA	01830
4	621-536-3	29		COLUMBIA PARK	HAVERHILL		BLANC ROBERT H	29 COLUMBIA PARK	HAVERHILL	MA	01830
5	621-536-4	25		COLUMBIA PARK	HAVERHILL		JULIANO HENRY-ETUX	25 COLUMBIA PK	HAVERHILL	MA	01830
6	621-536-5	21		COLUMBIA PARK	HAVERHILL		THE KATYDID FOUNDATION, INC	7 JULIA ST	NEWBURYPORT	MA	01950
7	621-536-6	17		COLUMBIA PARK	HAVERHILL		MACHAIEK ALEX J ETUX	17 COLUMBIA PARK	HAVERHILL	MA	01830
8	622-535-10	51		COLUMBIA PARK	HAVERHILL		COMEAU RICHARD	51 COLUMBIA PK	HAVERHILL	MA	01830
9	622-535-11	45		COLUMBIA PARK	HAVERHILL		KUEMKONG HAROLD JAMES-ETUX	45 COLUMBIA PARK	HAVERHILL	MA	01830
10	623-540-1	46		COLUMBIA PARK	HAVERHILL		WHITE LINDA J	46 COLUMBIA PK	HAVERHILL	MA	01830
11	623-540-11	1		MARSHLAND ST	HAVERHILL		THE KEITH FAMILY TRUST	1 MARSHLAND ST	HAVERHILL	MA	01830
12	623-540-12	7		MARSHLAND ST	HAVERHILL		KUHN ELIZABETH JANE	7 MARSHLAND ST	HAVERHILL	MA	01830
13	623-540-14	19		MARSHLAND ST	HAVERHILL		WHITLOCK TANYA	19 MARSHLAND STREET	HAVERHILL	MA	01830
14	623-540-15	27		MARSHLAND ST	HAVERHILL		27 MARSHLAND LLC	477 LOWELL ST	LEXINGTON	MA	02420
15	623-540-16	33		MARSHLAND ST	HAVERHILL		TORIBIO LAURIE D	33 MARSHLAND	HAVERHILL	MA	01830
16	623-540-17	37		MARSHLAND ST	HAVERHILL		HAMILTON JACK	37 MARSHLAND ST	HAVERHILL	MA	01830
17	623-540-2	38		COLUMBIA PARK	HAVERHILL		McKENZIE MATTHEW-ETUX	38 COLUMBIA PK	HAVERHILL	MA	01830
18	623-540-3	34		COLUMBIA PARK	HAVERHILL		NELSON NICOL-SOND L.	61 PHILLIPS ST	LAWRENCE	MA	01843
19	623-540-4	28	30	COLUMBIA PARK	HAVERHILL		BORENSTEIN SCHNEUR Z-ETUX	28-30 COLUMBIA PARK	HAVERHILL	MA	01830
20	623-540-5	26		COLUMBIA PARK	HAVERHILL		VEKOS CAROL M-ETUX	26 COLUMBIA PK	HAVERHILL	MA	01830
21	623-540-6	22		COLUMBIA PARK	HAVERHILL		SMIDA ROBERT	22 COLUMBIA PARK	HAVERHILL	MA	01830
22	623-540-7	18	20	COLUMBIA PARK	HAVERHILL		RASTAUSKAS CHARLES	18 COLUMBIA PARK	HAVERHILL	MA	01830
23	623-540-8	14		COLUMBIA PARK	HAVERHILL		MARY L MOTTOLO FAMILY TRUST	14 COLUMBIA PARK	HAVERHILL	MA	01830
24	623-540-9	10		COLUMBIA PARK	HAVERHILL		THOMAS FORESST E-ETUX	10 COLUMBIA PK	HAVERHILL	MA	01830
25	623-541-1	471		MAIN ST	HAVERHILL		GRACE UNITED METHODIST CHURCH	471 MAIN ST	HAVERHILL	MA	01830
26	623-541-1A-15	15		HAMILTON AVE	HAVERHILL		ALPER AUTUMN L	15 HAMILTON AVE	HAVERHILL	MA	01830
27	623-541-1A-17	17		HAMILTON AVE	HAVERHILL		MARTINS AMAURY D-ETUX	17 HAMILTON AVE	HAVERHILL	MA	01830
28	623-541-2	23		HAMILTON AVE	HAVERHILL		TAVAREZ FRANKLI	23 HAMILTON AV	HAVERHILL	MA	01830
29	623-541-20	20		MARSHLAND ST	HAVERHILL	1	PELLOT MAUREEN E	20 MARSHLAND ST	HAVERHILL	MA	01830
30	623-541-22	22		MARSHLAND ST	HAVERHILL	2	O`NEIL RYAN JOHN-ETAL	22 MARSHLAND ST	HAVERHILL	MA	01830
31	623-541-3-25	25		HAMILTON AVE	HAVERHILL		WILLIAMS REALTY TRUST	1423 EAST HILLSBORO BLVD #122	DEERFIELD BEACH	FL	33441
32	623-541-3-27	27		HAMILTON AVE	HAVERHILL		THE LISA A WILLSON REVOCABLE TRUST	27 HAMILTON AV	HAVERHILL	MA	01830
33	623-541-4	31		HAMILTON AVE	HAVERHILL		KENNY JAMES B ETUX	31 HAMILTON AVE	HAVERHILL	MA	01830
34	623-541-5	33		HAMILTON AVE	HAVERHILL		ANZIANI GEORGE DE LEON	33 HAMILTON AVE	HAVERHILL	MA	01830
35	623-541-6	44		MARSHLAND ST	HAVERHILL		TOURE DJOUBA-ETUX	44 MARSHLAND ST	HAVERHILL	MA	01830
36	623-541-7	40		MARSHLAND ST	HAVERHILL		DURGIN DAVID P JR-ETUX	40 MARSHLAND ST	HAVERHILL	MA	01830
37	623-541-8	32		MARSHLAND ST	HAVERHILL		FLANAGAN STEVEN C ETUX	32 MARSHLAND ST	HAVERHILL	MA	01830
38	623-541-9	30		MARSHLAND ST	HAVERHILL		MSA REALTY TRUST	30 RIVERCREST DR	WEST NEWBURY	MA	01985
39	623-542-4	26		HAMILTON AVE	HAVERHILL		BROWN TROY	3 EVERGREEN AVE #2	SOMERVILLE	MA	02145
40	623-542-5	22		HAMILTON AVE	HAVERHILL		FACKERT MATTHEW E ETUX	22 HAMILTON AVE	HAVERHILL	MA	01830
41	623-542-6	18		HAMILTON AVE	HAVERHILL		ACOSTA CARLOS-ETUX	18 HAMILTON AV	HAVERHILL	MA	01830
42	624-546-10	43		HAMILTON AVE	HAVERHILL		McCRACKEN ROARY M	43 HAMILTON AVE	HAVERHILL	MA	01830
43	624-546-8	52		MARSHLAND ST	HAVERHILL		52 MARSHALL STREET REALTY TR	52 MARSHLAND ST	HAVERHILL	MA	01830
44	624-546-9	48		MARSHLAND ST	HAVERHILL		RAJCZYK ADAM ETUX	48 MARSHLAND AVE	HAVERHILL	MA	01830
45	624-547-10	54		COLUMBIA PARK	HAVERHILL		GLASS-MCNULTY FAMILY TRUST	54 COLUMBIA PK	HAVERHILL	MA	01830
46	624-547-11	48		COLUMBIA PARK	HAVERHILL		NORTH END REALTY TRUST	48 COLUMBIA PARK	HAVERHILL	MA	01830
47	624-547-12	43		MARSHLAND ST	HAVERHILL		CANVIN ROBERT G-ETAL	43 MARSHLAND ST	HAVERHILL	MA	01830
48	624-547-12A	45		MARSHLAND ST	HAVERHILL		STERRITT CHRISTOPHER J ETUX	45 MARSHLAND ST	HAVERHILL	MA	01830
49	624-547-13	49		MARSHLAND ST	HAVERHILL		ALEMAN MARIA	49 MARSHLAND ST	HAVERHILL	MA	01830
50	624-547-14	51	53	MARSHLAND ST	HAVERHILL		DUROCHER FAMILY IRREVOCABLE TR	321 CENTER ST	GROVELAND	MA	01834

Marshland Townhouse
27 Marshland Street, Haverhill, MA

PROJECT TYPE: New Construction

PROJECT TYPE: New Construction

PAG.

A.01 - COVER PAGE
A.04 - RENDERING
A.02 - PROJECT DETAILS
A.03 - PROJECT NARRATIVE
A.04 - FOUNDATION FOOT PRINT / LAYOUT
A.05 - EXTERIOR ELEVATION
A.06 - EXTERIOR ELEVATION
A.07 - PROPOSED 1ST FLOOR
A.08 - PROPOSED 2ND FLOOR

MELO DESIGN

APPROVED:

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC LAYOUT - BASEMENT LAYOUT	04.23.26
2	4 UNIT LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26

MELO DESIGN

DRAWN BY:

MOISES MENDES

SHEET TITLE

COVER

SHEET NUMBER:

A 01



MELO DESIGN

APPROVED:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC LAYOUT - REMODEL LAYOUT	04.23.26
2	4 UNIT LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26

MELO DESIGN

DRAWN BY:

MOISES MENDES

SHEET TITLE

Reader

SHEET NUMBER:

A.03

SITE PLAN NOTES

SOIL: 2,500 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FORM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE GOOD.

FROST DEPTH: 4'-0"
SEISMIC ZONE: B
WIND: 127 MPH
EXPOSURE B
NO TREES SHALL BE REMOVED.

DRAWING NOTES: FRAMING

Refer to architectural plans for elevations and floor layouts. Notify the engineer if conditions differ from those shown on these plans. Consult the general structural notes (Sheet S1) for further details and specifications.

TIMBER FRAMING MATERIALS:

All timber framing members shown in this plan have been designed to meet standard framing specifications, as noted in the general structural notes on Sheet S1 of this plan set.
Timber framing specifications, in general, will be abbreviated on these structural plans, unless specified otherwise. All timber framing materials must meet the following standards:

CONVENTIONAL LUMBER:

Boards & Beams:
Interior (Untreated): Spruce-Pine-Fir (SPF), Grade #2
Exterior (Treated): Southern Yellow Pine (SYP), pressure treated (PT), Grade #2
Posts:
Interior (Untreated): Species as noted on the drawing
Douglas-Fir-Larch (DFL), Grade #2
Exterior (Treated): Southern Yellow Pine (SYP), pressure treated (PT), Grade #2

ENGINEERED LUMBER:

I-Joists:
Refer to engineering plans for joist type and grade specifications. Follow manufacturer instructions (as well as structural plans and calculations) for I-joist bracing, stiffeners, and/or connectors.
Joist hangers must be metal and rated to carry design loads. The type/style of hanger is at the contractor's discretion. Follow manufacturer requirements for proper hanger capacity, including fasteners and stiffeners.

Boards & Beams:
Interior (Untreated): Laminated Veneer Lumber (LVL), Southern Pine (SP), Grade 2.1E 3100 SP
Exterior (Treated): Parallel Strand Lumber (PSL) with preservative treatment. Beam size as noted on structural framing plans. Exterior PSL horizontal members must be TrusJoist® 2.0E Parallam® plus PSL SL2, moisture-rated, or an engineer-approved equivalent.

Posts:
Interior (Untreated): Laminated Veneer Lumber (LVL), Southern Pine (SP), Grade 1.8E 2650
Exterior (Treated): Parallel Strand Lumber (PSL) with preservative treatment. Post size as noted on the plan. Exterior PSL horizontal members must be TrusJoist® 2.0E Parallam® plus PSL SL2, moisture-rated, or an engineer-approved equivalent.

ROOF NOTES:

30 YEAR ASPHALT SHINGLES ON #30 BUILDING PAPER AT ALL NEW ROOF BLEND TO EXISTING.
ALL ROOF SHEATHING SHALL BE 5/8" TONGUE AND GROOVE CDX PLYWOOD.
3'-0" WIDE ICE & WATER SHIELD AT ALL ROOF/WALL JUNCTIONS.
GENERAL CONTRACTOR TO PROVIDE FLASHING PER MANUFACTURER'S INSTALLATION REQUIREMENTS AT ALL ROOF/WALL JUNCTIONS.
CONTINUOUS ROOF VENT TYPICAL.
ALUMINUM DRIP EDGE.
ALUMINUM GUTTERS & DOWNSPOUTS.
1x8 FASCIA & SOFFIT WITH 2" CONTINUOUS VENT. 2x SUB FASCIA. 1X2 TRIM
USE SIMPSON HURRICANE CLIPS AS REQUIRED BY MASSACHUSETTS STATE BUILDING CODE.
GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND/OR SNOW.
VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM.
WOOD ROOF TRUSSES SHALL BE METAL PLATE CONNECTED TO WOOD CHORDS AND WOOD WEBS.
TRUSS LAYOUT IS FOR REPRESENTATION PURPOSES ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN OF ALL TRUSSES AND PROVIDE STAMPED TRUSS PROFILES TO CUSTOMER.

EXISTING LIFE SAFETY AND EMERGENCY SYSTEMS NOTES

1. IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY EXISTING COMPONENTS AND ASSEMBLIES WITHIN THE BUILDING THAT ARE CONSTRUCTED AS FIRE RATED ASSEMBLIES AND TO DETERMINE THEIR HOURLY RATING. WHEN THE EXECUTION OF NEW WORK REQUIRES THAT THESE ASSEMBLIES BE DISTURBED, THE CONTRACTOR SHALL UNDERTAKE TO REPAIRE THE EXISTING WORK SO THAT THE REQUIRED FIRE RATING IS MAINTAINED. EXISTING LIFE SAFETY AND EMERGENCY SYSTEMS MY NOT BE SHOWN ON THE DRAWINGS IN THEIR ENTIRETY.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATION AND EXTENT OF THESE SYSTEMS (INCLUDING, BUT NOT LIMITED TO, FIRE SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS AND EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY NEW WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING THESE SYSTEMS WHEN AFFECTED BY NEW WORK SO THAT ALL APPLICABLE CODE REQUIREMENTS ARE SATISFIED.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH RESCHECK AND/OR REQUIREMENTS OF LOCAL CODES.

PORCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

IF THERE IS THERE IS A CRAWLSPACE, VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, UNO.

INSULATE FOUNDATION SLAB PER PLAN.

MINIMUM INSULATION:
ATTIC/CEILING R-60
WALLS R-30

ENERGY EFFICIENCY

Energy Conservation

References: MRC §11, IECC, 780 CMR Appendix AA
Code Requirement: Follow 2021 Stretch Energy Code (225 CMR)

Code Application:
The 225 CMR §22 (Stretch Energy Code: 2021 IECC) applies to all new work.

HERS Rating:
Per 22 §101.4.3, the Stretch Energy Code applies to new work. When a new roof membrane is installed, the assembly must have a minimum HERS rating of 52 (225 CMR R406.5).

Mechanical Ventilation:
Mechanical ventilation shall be installed as per 225 CMR R403.6.

Insulation Requirements:
Per AA §401.5, "Envelope insulation shall meet or exceed new construction energy code requirements." Wall cavity insulation: R-20 batt in 2x6 cavities, R-26 in 2x8 cavities.

Electric Vehicle Charging:
A 50-amp branch circuit shall be provided per unit to support Level II electric vehicle charging.

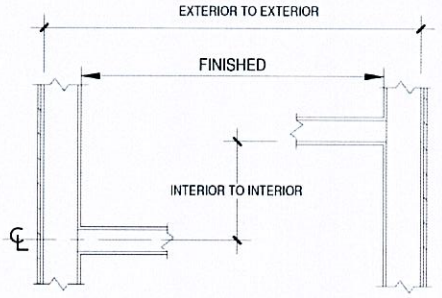
Exterior Doors and Windows:
Per 2021 IECC R402, all new exterior doors per §401.3 must have the following U-values:
Opaque doors: U ≤ 0.21
Doors with ½-lite: U ≤ 0.27
Doors with > ½-lite: U ≤ 0.32
Solar Heat Gain Coefficient (SHGC) for doors: ≤ 0.30

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

COORDINATION AND CONSTRUCTION:

1. FIELD VERIFY EXISTING DIMENSIONS AND ELEVATIONS WHICH AFFECT FABRICATION PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND FABRICATION.
2. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL, EMBEDDED ITEMS, SLEEVES, FLOOR PITCHES, FILLS, AND DEPRESSIONS.
3. STRUCTURAL FRAMING PLANS ARE TYPICALLY DRAWN AS REFLECTED PLANS SHOWING BEAMS, WALLS, AND COLUMNS ON THE UNDERSIDE OF THE LEVEL SHOWN.
4. BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
5. DO NOT BACKFILL FOUNDATION WALLS SPANNING BETWEEN BASEMENT SLABS AND STRUCTURAL FLOORS UNTIL SUPPORTING SLABS ARE IN PLACE.
6. VERIFY EXACT SIZE AND LOCATION OF ALL WALL, FLOOR, AND ROOF OPENINGS PRIOR TO SUBMISSION OF SHOP DRAWINGS. SHOW ALL OPENINGS ON SHOP DRAWINGS.
8. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS.
9. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OF CONTRACTORS SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.



FIRE PROTECTION LEGEND

S/D	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
S/C	COMBO (SMOKE + CO DETECTOR)
H	HEAT DETECTOR

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC LADDER - REMOVED LADDER	04.23.26
2	4 UNIT LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26

MELO DESIGN

DRAWN BY:

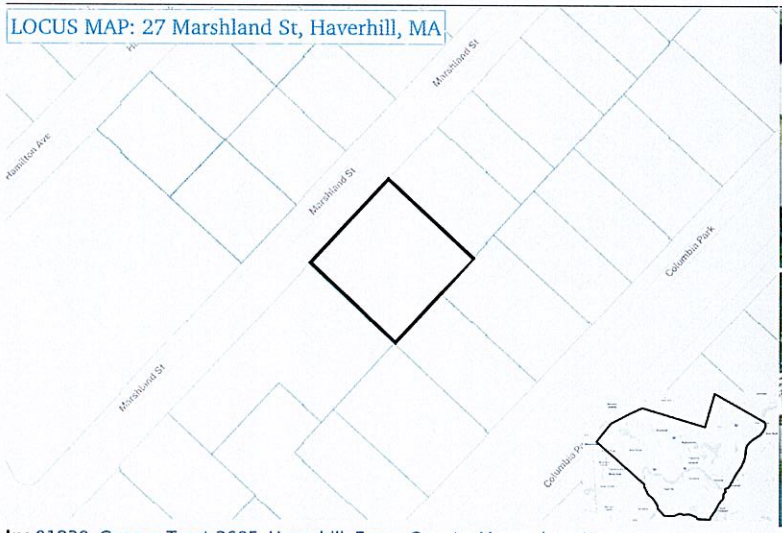
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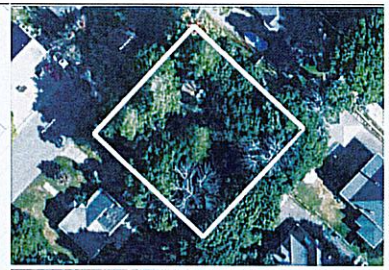
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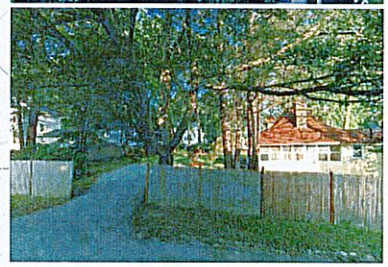
Project Details

SHEET NUMBER:

A-02







In: 01830, Census Tract 2605, Haverhill, Essex County, Massachusetts

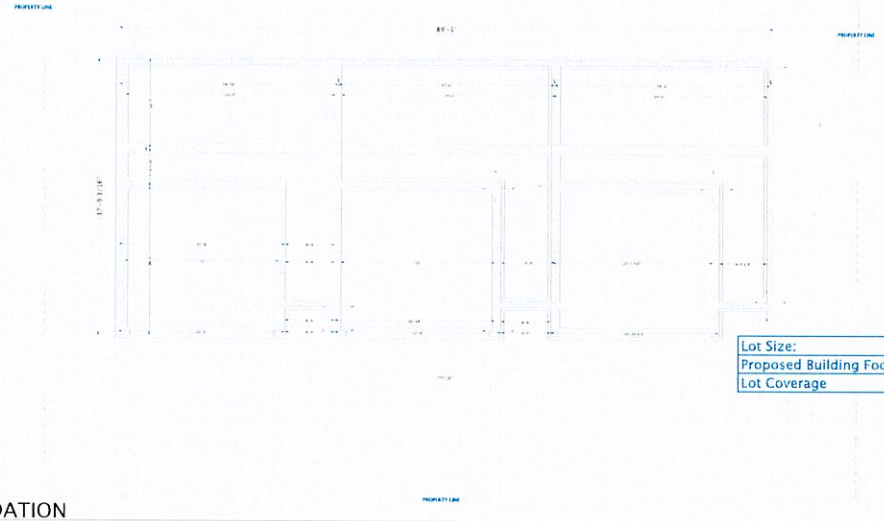
Lat/Long: 42.7875, -71.07916

Intent of Work
The proposed project consists of the construction of a new three-unit townhouse building. Each unit will be designed as a vertically organized two-story residence, positioned above a ground-level slab foundation incorporating a two-car garage. Each dwelling unit will include three bedrooms and two and a half bathrooms, with layouts optimized for functionality, comfort, and efficient use of space. The design will reflect a cohesive architectural approach, ensuring consistency across all units while maximizing livability and long-term value. The project will be developed in accordance with applicable zoning regulations, building codes, and site conditions.

ZONING REQUIREMENTS TABLE
Project Address
27 Marshland Street, Haverhill, MA

Requirement	Required
Front Setback	20 ft
Rear Setback	30 ft
Side Setbacks	10 ft (each side)

Category	Item	Unit 01	Unit 02	Unit 03	Total / Notes
General Info	Unit Name	Townhouse 1	Townhouse 2	Townhouse 3	3 Units
General Info	Estimated Buildable Envelope	~89' x 37' (Total)	~ 89' x 37' (Total)	~89' x 37' (Total)	~3300
General Info	Numbers of Floors/Levels	2	2	2	
General Info	Numbers of rooms	20	20	20	
General Info	Approx. First Floor Area (SF)	700	700	700	2
General Info	Approx. Second Floor Area (SF)	1000	1000	1000	3
General Info	Approx. Total Area (SF)	1,700	1,700	1,700	5
General Info	Garage Capacity	2 Car	2 Car	2 Car	6 Cars
General Info	Garage Area (SF)	558	558	558	1



Lot Size:	12,919.76 sqft
Proposed Building Foot print	3,281.26
Lot Coverage	25.0%

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH RESCHECK AND/OR REQUIREMENTS OF LOCAL CODES.

PORCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

IF THERE IS THERE IS A CRAWLSPACE, VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO.

INSULATE FOUNDATION SLAB PER PLAN

MINIMUM INSULATION:
ATTIC/CEILING R-60
WALLS R-30

FOUNDATION

1/8 IN = 1 FT

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PROJECT IDENTIFICATION
27 Marshland St., Haverhill MA

PROJECT TYPE
RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC SHOT - BASEMENT SHOT	04.23.26
2	4 UNIT LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26

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SHEET TITLE
Project Details

SHEET NUMBER
A-02

Marshland Townhouse
27 Marshland Street, Haverhill, MA

PROJECT TYPE: New Construction

PROJECT TYPE: New Construction

PAG.

A.01 - COVER PAGE
R.01 - RENDERING
A.03 - PROJECT DETAILS
A.04 - PROJECT NARRATIVE
A.05 - PROJECT SITE PLAN
A.06 - FOUNDATION FOOT PRINT / LAYOUT
A.07 - EXTERIOR ELEVATION
A.08 - EXTERIOR ELEVATION
A.09 - PROPOSED 1ST FLOOR
A.10 - PROPOSED 2ND FLOOR

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC LAYOUT / BASEMENT LAYOUT	04.23.26
2	UNIT LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26
4	New plan	07.06.26

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SHEET TITLE

COVER

SHEET NUMBER:

A.01



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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	[illegible]	04/24/26
2	[illegible]	05/06/26
3	[illegible]	06/01/26
4	[illegible]	07/06/26

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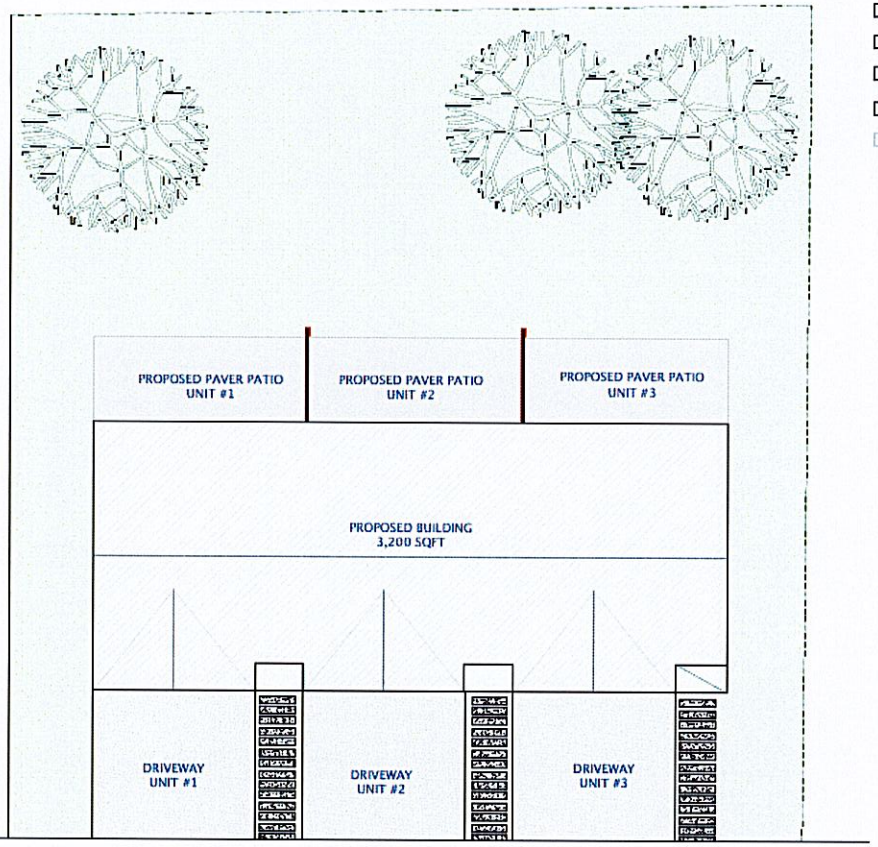
SHEET TITLE

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SHEET NUMBER:

R.01

LOCUS MAP: 27 Marshland St, Haverhill, MA



PLOT PLAN VIEW

1/6 IN = 1 FT

- Lot area - 12,919.76 sq ft
- GRASS AREA - 8,296.73 sq ft PERMEABLE AREA
- BUILDING DRIVEWAY- 3,281.26 sq ft
- BUILDING DRIVEWAY- 1,430.79 sq ft
- Backyard - 1,057 sq ft



Intent of Work
The proposed project consists of the construction of a new three-unit townhouse building. Each unit will be designed as a vertically organized two-story residence, positioned above a ground-level slab foundation incorporating a two-car garage. Each dwelling unit will include three bedrooms and two and a half bathrooms, with layouts optimized for functionality, comfort, and efficient use of space. The design will reflect a cohesive architectural approach, ensuring consistency across all units while maximizing livability and long-term value. The project will be developed in accordance with applicable zoning regulations, building codes, and site conditions.

ZONING REQUIREMENTS TABLE
Project Address
27 Marshland Street, Haverhill, MA

Requirement	Required
Front Setback	20 ft
Rear Setback	30 ft
Side Setbacks	10 ft (each side)

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	[illegible]	04/22/26
2	[illegible]	05/06/26
3	[illegible]	06/03/26
4	[illegible]	07/06/26

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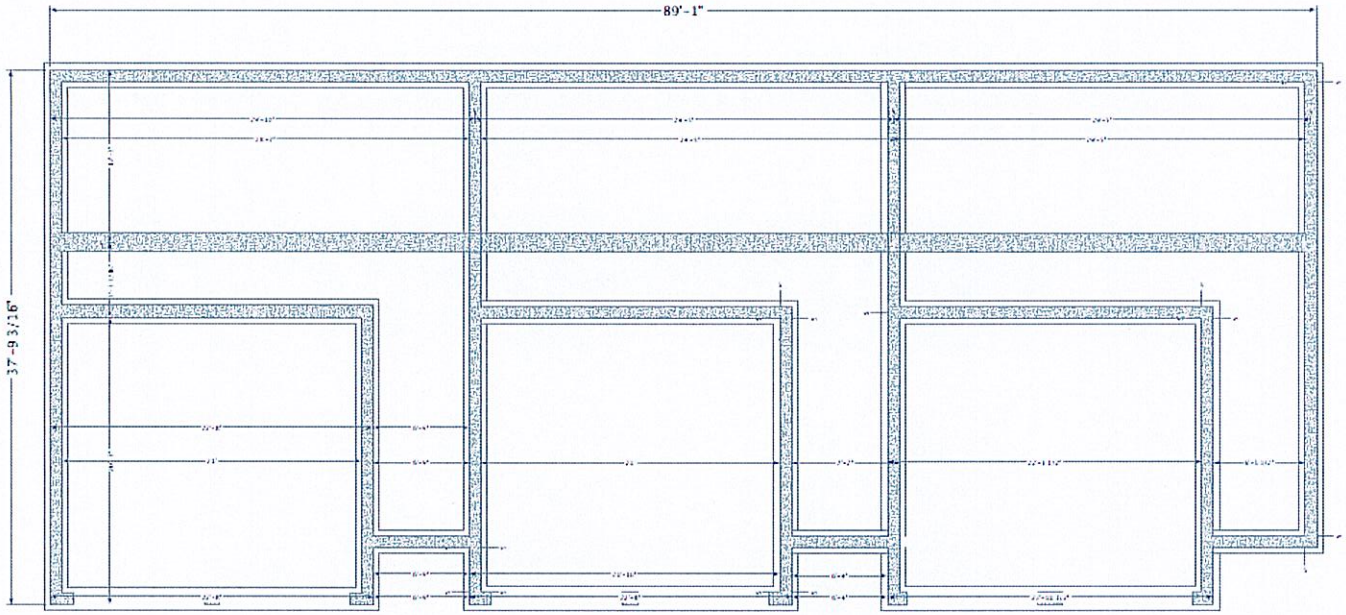
SHEET TITLE:

Proposed Site Plan

SHEET NUMBER:

A.01

PROPERTY LINE



PROPERTY LINE

FOUNDATION

1/4 IN = 1 FT

Lot Size:	12,919.76 sqft
Proposed Building Foot print	3,281.26
Lot Coverage	25.0%

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	[illegible]	04/24/26
2	[illegible]	05/06/26
3	[illegible]	05/07/26
4	[illegible]	05/06/26

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SHEET TITLE:

Foundation layout

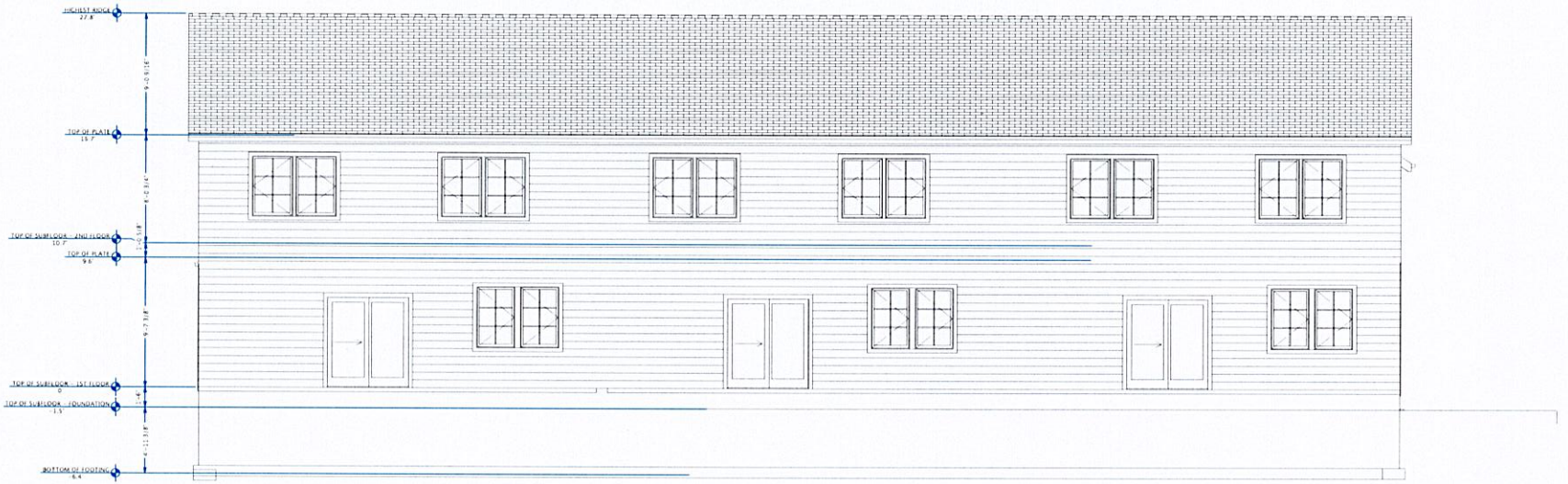
SHEET NUMBER:

A.06



FRONT ELEVATION – STREET VIEW

1/4 IN = 1 FT



BACK ELEVATION

1/4 IN = 1 FT

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	*ATTIC LADDER - BASEMENT LADDER*	*04.23.26*
2	*4 UNIT LAYOUT*	*05.05.26*
3	*BUILDING FOOTPRINT*	*06.01.26*

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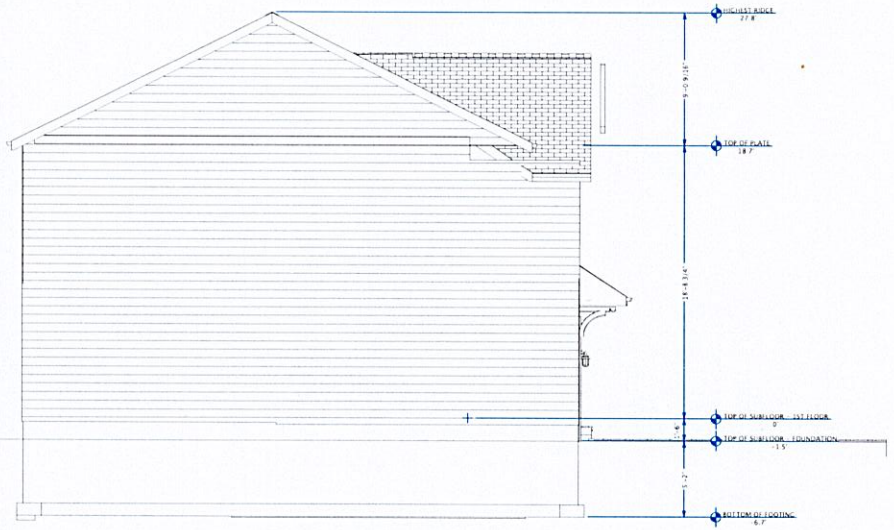
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SHEET TITLE

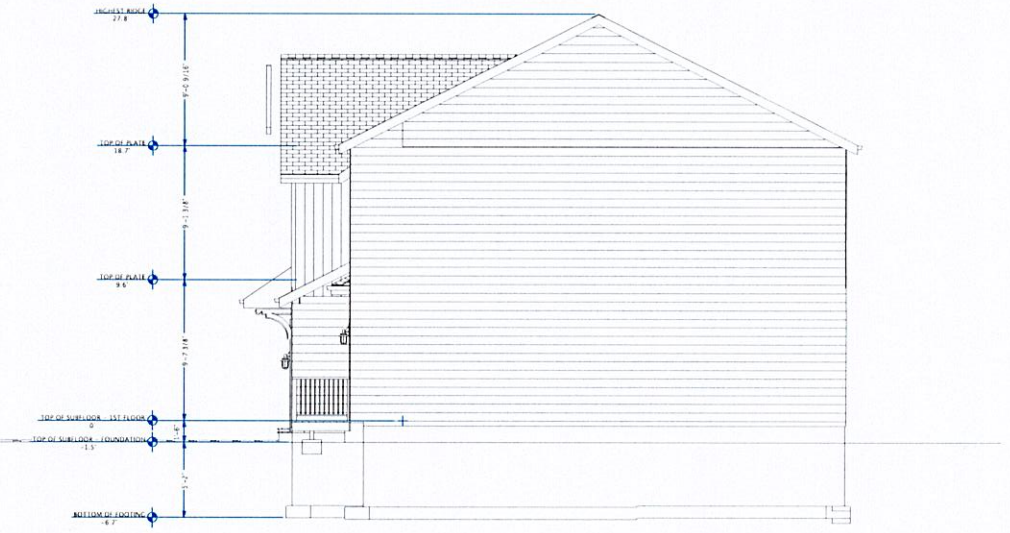
Elevation

SHEET NUMBER:

A.06



LEFT SIDE VIEW ELEVATION
1/4 IN = 1 FT



RIGHT SIDE VIEW ELEVATION
1/4 IN = 1 FT

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC 3 MOCE - BASEMENT 3 MOCE	04.23.26
2	4 UNIT LAYOUT	05.05.26
3	BUILDING FOOTPRINT	06.01.26

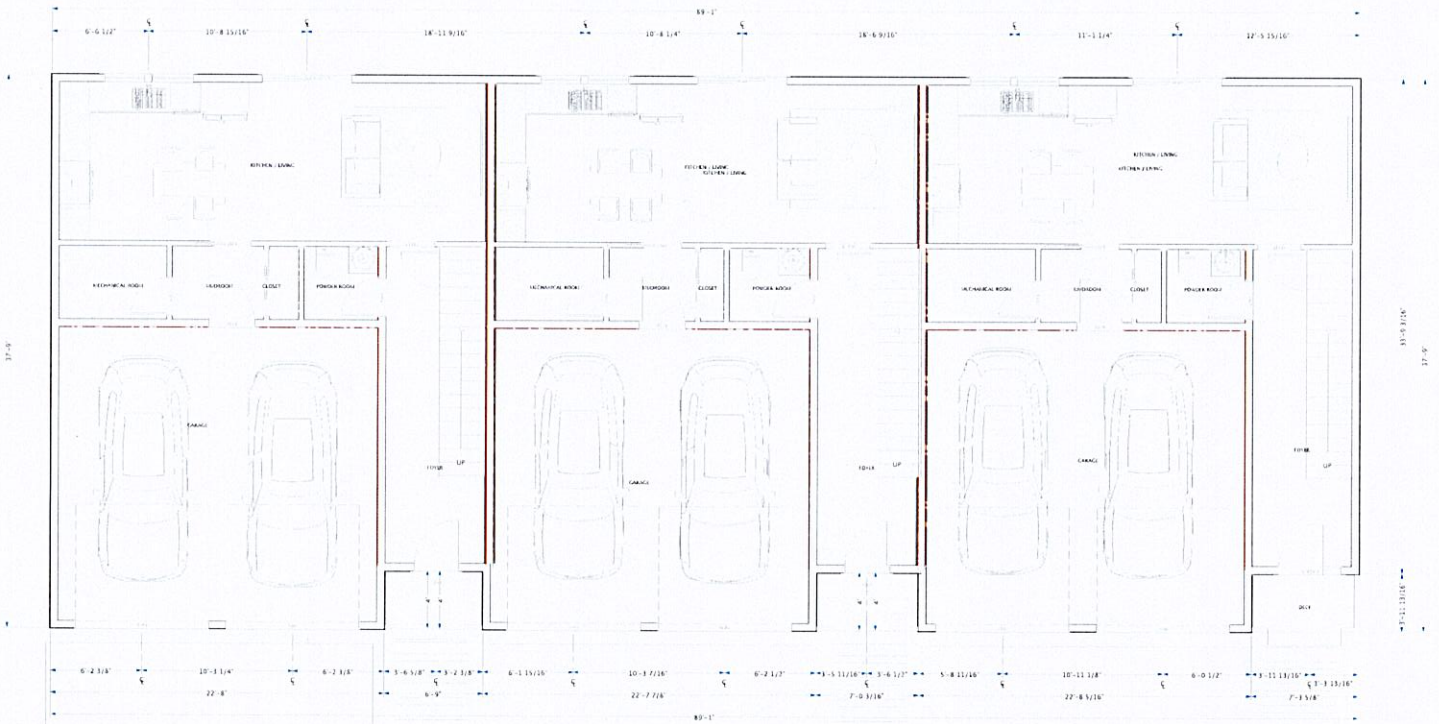
MELO DESIGN

DRAWN BY:

MOISES MENDES

SHEET TITLE
Elevation

SHEET NUMBER
A.07



PROPOSED 1ST FLOOR
1/4 IN = 1 FT

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATTIC/3 UNIT - BASEMENT/3 UNIT	04.23.26
2	4 UNIT LAYOUT	05.06.26
3	BUILDING FOOTPRINT	06.01.26

MELO DESIGN

DRAWN BY:

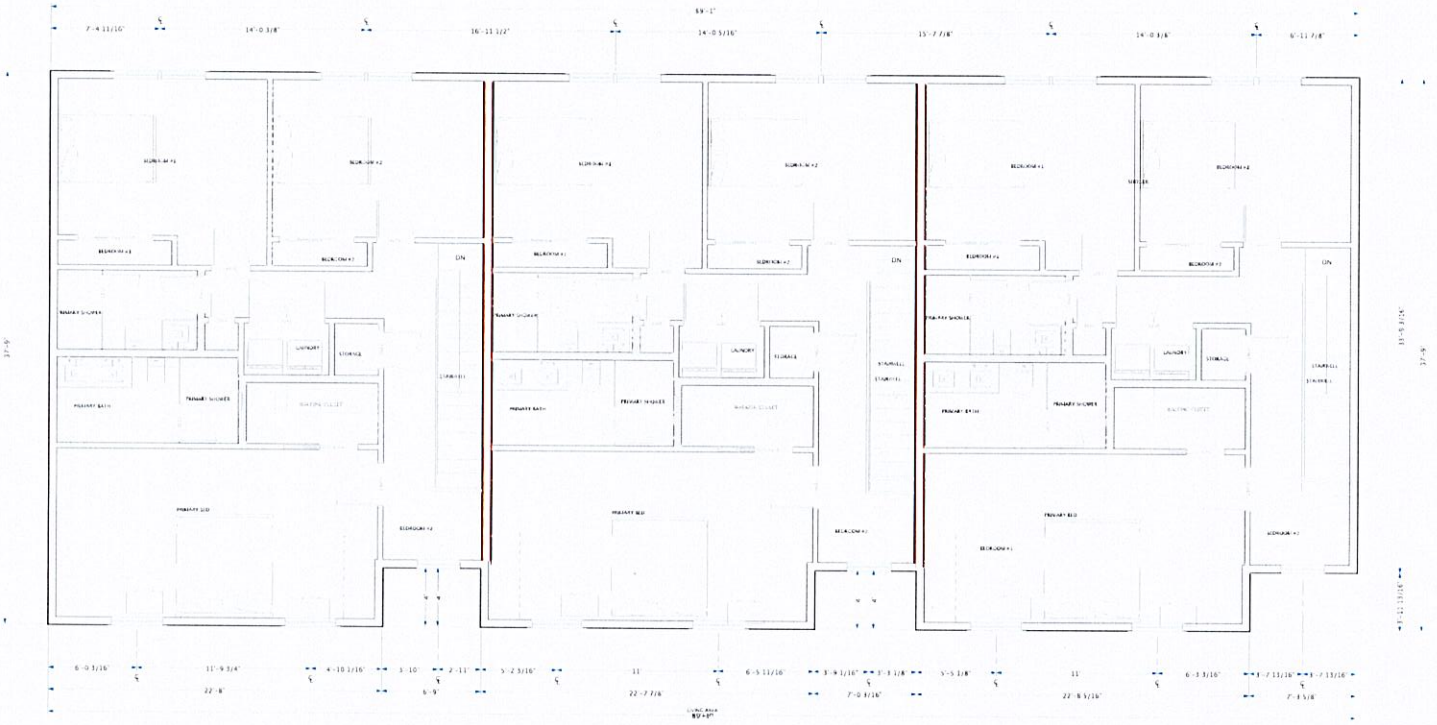
MOISES MENDES

SHEET TITLE

Floor plan - first floor layout

SHEET NUMBER:

A.04



PROPOSED 2ND FLOOR

1/4 IN = 1 FT

MELO DESIGN

APPROVED:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 03/24/26

REVISION TABLE

NUMBER	LABEL	DATE
1	ATHEUHOUSE - ASSESSOR LAYOUT	04.23.26
2	CLIENT LAYOUT	05.05.26
3	BUILDING FOOTPRINT	06.01.26

MELO DESIGN

DRAWN BY:

MOISES MENDES

SHEET TITLE

Floor plan - Second floor layout

SHEET NUMBER

A-05

0 20 40
10 30
SCALE: 1" = 20'

N

ZONE: RH

	REQUIRE	EXISTING	PROPOSED
FRONT	20	24.5	22.7
SIDE	10	10.9	10.8
SIDE	10	62.3	10.0
REAR	30	61.3	56.4
MAX BUILDING COV%	25%	10.1	25.0%

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: STEPHEN R LEVINE

TITLE REFERENCE: BK 19523 PG 573

PLAN REFERENCE: 498 OF 1952

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

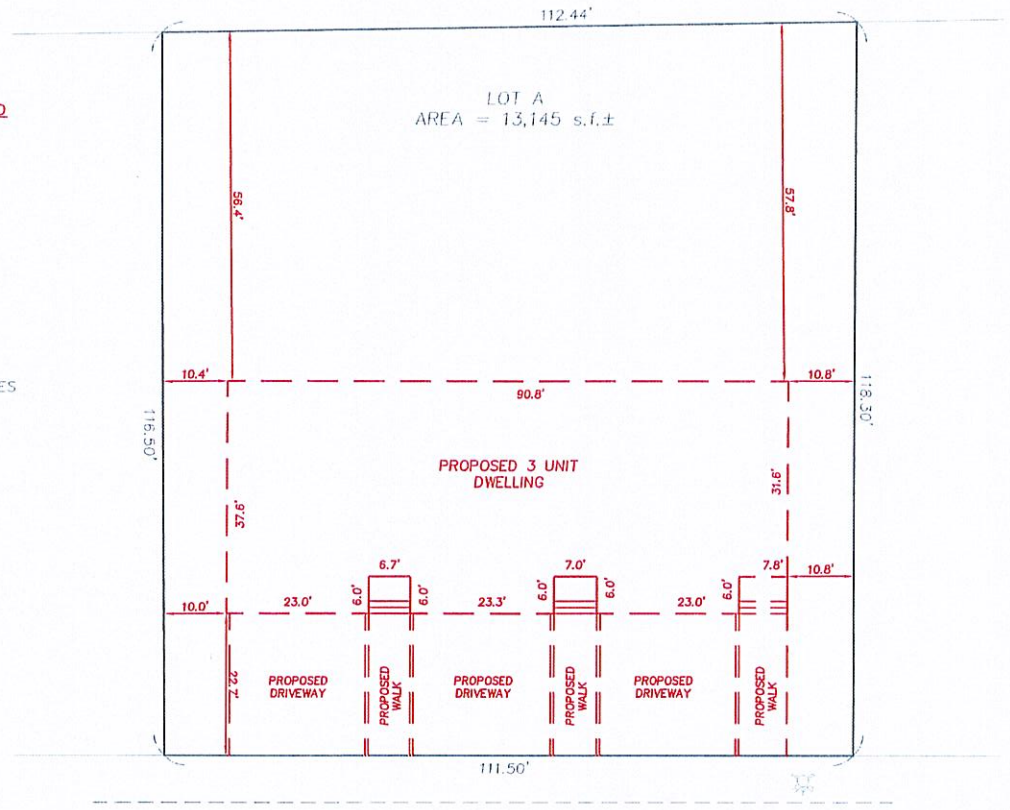
TO: SHLOMI GEVA

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 18, 2026
DATE OF PLAN: MARCH 21, 2026
DATE OF PLAN: MAY 27, 2026 (NEW PROPOSED)

05/27/2026
RICHARD J. MEDE, JR. P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR



MARSHLAND STREET

PROPOSED PLOT PLAN
27 MARSHLAND STREET
HAVERHILL, MA
(MIDDLESEX COUNTY)

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax 781-396-8052

PREPARED FOR:
SHLOMI GEVA

DRAWN	CHECKED	FILE No.
CAV	RJM	22958

CERTIFIED PLOT PLAN
27 MARSHLAND STREET
HAVERHILL, MA
(MIDDLESEX COUNTY)

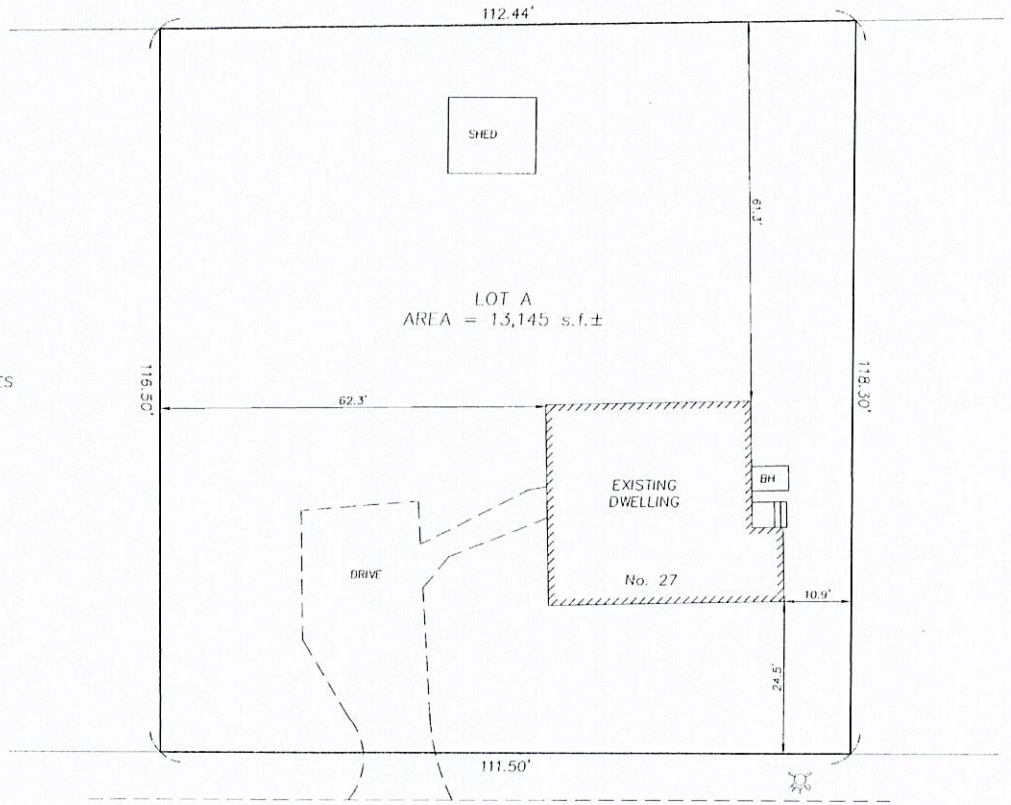
0 10 20 30 40

SCALE: 1" = 20'

N

ZONE: RH

	REQUIRE	EXISTING
FRONT	20	24.5
SIDE	10	10.9
SIDE	10	62.3
REAR	30	61.3
MAX BUILDING COV%	25%	10.1



MARSHLAND STREET

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: STEPHEN R LEVINE

TITLE REFERENCE: BK 19523 PG 573

PLAN REFERENCE: 498 OF 1952

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: SHLOMI GEVA

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 18, 2026
DATE OF PLAN: MARCH 21, 2026

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

03/21/2026
RICHARD J. MEDE, JR. P.L.S. DATE:

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax 781-396-8052

PREPARED FOR:

SHLOMI GEVA

DRAWN	CHECKED	FILE No.
CAV	RJM	22958

PROJECT SUMMARY - 27 Marshland St

The property located at 27 Marshland Street, Haverhill, Massachusetts, consists of an approximately 13,145 square foot parcel located within the RH Zoning District. The site is currently improved with an existing single-family residence proposed to be demolished and redeveloped.

The proposed project consists of the construction of three attached townhouse condominium units on a single lot. Each unit will contain approximately 1,700 square feet of living area, three bedrooms, two and one-half bathrooms, and an attached two-car garage. The proposed building footprint is approximately 3,281 square feet with a total living area of approximately 5,100 square feet.

SITE DATA

- Lot Area: 13,145 SF
- Proposed Building Footprint: 3,281 SF
- Proposed Total Living Area: 5,100 SF
- Lot Coverage: 25.0%
- Building Dimensions: Approximately 89'-1" x 37'-9"
- Number of Units: 3
- Bedrooms: 3 per unit (9 total)
- Bathrooms: 2.5 per unit

PARKING SUMMARY

- Unit 1: Two-car garage plus two driveway parking spaces = 4 spaces
- Unit 2: Two-car garage plus two driveway parking spaces = 4 spaces
- Unit 3: Two-car garage plus two driveway parking spaces = 4 spaces

Total Parking Provided: 12 spaces

COVERAGE SUMMARY

Description	Existing	Proposed
Lot Area	13,145 SF	13,145 SF
Principal Structure	Existing Single-Family Residence	Three Attached Townhouse Units
Building Footprint	Approx. Existing Residential Footprint	3,281 SF
Lot Coverage	Existing Condition	25.0%

Based upon the applicant's review of the Haverhill Zoning Ordinance, the proposed development complies with the applicable dimensional requirements of the RH Zoning District, including lot area, frontage, setbacks, building height, lot coverage, and parking requirements. The project is intended to be developed as a three-unit residential condominium development with condominium ownership established upon completion.

Water, sewer, drainage, stormwater management, and utility infrastructure improvements will be designed and submitted under separate civil engineering plans following zoning review and confirmation of the applicable approval process. The project will be developed in accordance with all applicable local and state regulations.

ZONING COMPLIANCE STATEMENT

Property Address: 27 Marshland Street, Haverhill, MA

Map 623, Block 540, Lot 15

The subject property is located within the RH (Residential High Density) Zoning District of the City of Haverhill.

The proposed project consists of the demolition of the existing single-family residence and construction of three attached townhouse condominium units on a single parcel. Each unit is proposed to contain three bedrooms, two and one-half bathrooms, and an attached two-car garage.

Based upon the applicant's review of the Haverhill Zoning Ordinance, the proposed development complies with the applicable dimensional and zoning requirements of the RH Zoning District, including:

- Permitted residential use
- Minimum lot area
- Required frontage
- Front setback requirements
- Side setback requirements
- Rear setback requirements
- Building height limitations
- Lot coverage limitations
- Parking requirements

The proposed development contains approximately 3,281 square feet of building footprint area on a 13,145 square foot lot, resulting in approximately 25% lot coverage. A total of 12 off-street parking spaces are provided through attached garages and driveway parking.

At this time, the applicant is not aware of any zoning variances, dimensional waivers, or other zoning relief required for the proposed development. The applicant respectfully requests review of the enclosed materials and confirmation of the applicable permitting and approval process, including whether any Planning Board, Zoning Board of Appeals, Site Plan Review, Special Permit, or other local approvals are required prior to building permit application.

Water, sewer, drainage, stormwater management, and utility infrastructure design will be prepared and submitted under separate civil engineering plans as required by the City.

ROBERT D. HARB

ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

TEL: (978) 373-5611
FAX: (978) 373-7441
EMAIL: bobharb@aol.com

February 4, 2025

City Council
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Special Permit Application-76 Summer Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal.
3. Traffic and pedestrian flow and safety, including parking and loading.
4. Adequacy of utilities and other public services
5. Neighborhood character and social structures
6. Impacts on the natural environment, and
7. Potential fiscal impact, including impact on City services, tax base, and employment.

Specific Findings Under Zoning Ordinance Section 10.4.2

- 8: Community needs served by the proposal.
- 9: Department of Mental Health has reviewed the need for the expansion project, which is proposing to add (24) beds to an existing (71)-bed facility for a total of 95 beds and has provided provisional approval based on assessed need. See attached letter from DMH. In 2024, Haverhill Pavilion deflected 1,354 geriatric referrals. Our current geriatric unit operated at a 97.1% occupancy rate in 2024.
- 10: Traffic and pedestrian flow and Safety, including parking and loading.
- 11: Careful attention has been given to traffic flow and pedestrian safety in this development plan. As part of the expansion, the design will update the facility to meet the latest ADA standards for parking and include an additional van-accessible handicap parking space. The main parking lot will

remain functional and largely unaffected by the project scope. Similarly, the rear asphalt area, primarily used for ambulance drop-offs and deliveries, will see minimal changes, with the addition of a new ambulance drop-off area incorporated into the expansion. These details are outlined in the provided site plan filed with this Application (see Sheet C5.0)

- 12: Adequacy of utilities and other public services.
- 13: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.
- 14: Neighborhood character and social structures.
- 15: The proposed addition is consonant with neighborhood character and social structures, as it will match the existing facility in materials and massing and represents no substantive change in the use or operation of the existing facility. The new addition will marginally increase the percentage of open space on the site and the replacement of asphalt with grass and landscaping will improve sightlines of existing parking. Unsightly elements such as dumpsters and a trash compactor will be shielded to the interior of the site, and the new emergency generator will be shielded on all sites by a concrete masonry unit enclosure finished with materials to match the existing building exterior. Applicant has met with the neighbors and reviewed this Application with them prior to submission. Property used to contain a 122 bed rehabilitation hospital.
- 16: Impact on natural environment.
- 17: There are no expected impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.
- *18: Potential fiscal impact, including impact on City services, tax base, and employment.*
- *19: This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools.* Haverhill Pavilion will increase its staffing to operate the additional beds. This will create employment opportunities for both clinical and non-clinical staff.

Specific Findings Under Zoning Ordinance Section 6.3.3

- Lighting: The proposed lighting for this project will comply with city standard 6.3.3(1). The existing lot lighting will remain largely unchanged, with the addition of wall packs on the new building. These wall packs will be mounted at a maximum height of 15 feet and designed as full-cutoff fixtures to ensure no light is directed outward, minimizing glare and maintaining a focused, compliant lighting environment where required on site.

- Noise: The project will comply with city standard 6.3.3(2) as it pertains to noise. Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Code and 310 CMR 7.10 of the Department of Environmental Protection's regulations. The project's new emergency generator has been placed away from the lot line and has a built-in muffler to mitigate noise. This generator will be shielded on all sites by a concrete masonry unit enclosure to further mitigate noise. An existing

dumpster located on the periphery of the site will be moved to a courtyard shielded on three sides by building, which will reduce noise at times of refuse collection.

- Landscaping: 6.3.3 (3) Screening and buffer area in I or C Districts. A screening and buffer area shall be required in any I or C District which adjoins or abut an R or S District at the side or rear of the property. This screening must consist of any one of, or some combination of, the following:
(1) A solid fence or wall not less than six feet in height. A fence presently exists along the west side of the building. Additional screening was provided in the northeast corner based on request from neighboring property owners at a neighborhood review meeting.

- Stormwater Management: The proposed stormwater plan will comply with city standard 6.3.3(4), as detailed in the provided site plan. The design ensures that post-construction peak flow rates will match pre-construction conditions, supported by preliminary calculation tables. Additionally, the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration. The existing on-site storm line will be expanded to accommodate the new building while maintaining its current outfall to the city sewer beneath Sumer Street. All necessary Erosion Prevention and Sediment Control (EPSC) measures will be implemented during construction to minimize sediment displacement, protect nearby waterways, and maintain compliance with city regulations.

- Site development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the building addition, ensuring the new footprint aligns seamlessly with the existing hospital facility. This thoughtful approach preserves the functionality of the site while reducing disturbance and maintaining accessibility for patients, staff, and visitors. Furthermore, new landscaping will be introduced to enhance the hospital grounds that also support improved stormwater management, soil stability, and sustainability, while adhering to city standards for healthcare facilities.

- Pedestrian and Vehicular Access/Traffic Management: As stated careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). The facility has operated in this capacity for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will continue to be located at the front, while ambulances and deliveries will be directed to the rear, maintaining separation of these traffic elements. The site currently has an excess of approximately 100 parking spaces, so the removal of the upper parking lot will not impact on the availability of parking for staff and patients, remaining within code requirements. Detailed parking requirements are outlined in the "Site Data Table" on sheet C0.0. Haverhill Pavilion plans on hiring an estimated (30) new staff members to facilitate the operations of the new unit. This increase in staff numbers does not trigger the need of a traffic study. Parking lot is within code for the proposed bed increase.

- Aesthetics: The proposed design of the building addition complies with the neighborhood compatibility requirement outlined in Section 6.3.3(7). The building addition will closely match the front façade of the existing facility in materials and massing, and will shield older and less-harmonious elements of the facility.

- Utilities/Security/Emergency Systems:The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The

proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City development services have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

- Other General Standards: The proposed expansion will cause no substantive change in the current facility's compliance with Section 6.3.3(9). The expansion will not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution; electrical or other disturbance; glare; liquid or solid, refuse or wastes; conditions conducive to the breeding of insects, rodents or other substance, conditions or element in an amount as to affect adversely the surrounding environment. All operations shall be conducted in such a manner so as to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

Based upon all of the above as well as all the plans and other documents filed with this Application, Applicant believes this Petition meets all the following requirements under Chapter 255 Section 10.4.2 for a Special Permit:

A. The proposed addition will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site. The Lot currently exists. The Site has an existing structure/use, and the additional will not be detrimental to the neighborhood. No objections to this project were received during Pre-development Review.

B. Community needs for additional psychiatric beds is served by this proposal. The increased beds have already been approved by the Department of Mental Health. See the letter attached.

C. Traffic and pedestrian flow and safety have been addressed and required parking for a 95 bed facility is being provided. See Site Plan filed with this Application.

D. Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.

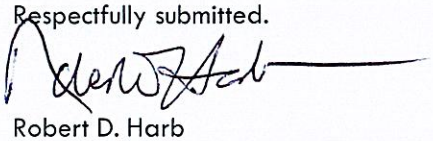
E. The neighborhood character and structures have been addressed in the architectural designs of this project. The addition fits this lot and will fit in the neighborhood.

F. There will be no impact to natural environment.

G. The project will increase the city's tax base, supplies greatly needed psychiatric beds, and has no adverse impact on City services or City Schools.

Wherefore, the Petitioner would request that the Council approve this Special Permit.

Respectfully submitted.



Robert D. Harb
Attorney For Applicant

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Mental Health
25 Staniford Street
Boston, Massachusetts 02114-2575

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

BROOKE DOYLE
Commissioner

(617) 626-8000
www.mass.gov/dmh

March 4, 2024

Felicia Risick
Division President Acadia
Haverhill Pavilion
76 Summer Street
Haverhill, MA 01830

Ms. Risick:

The Department of Mental Health (DMH) has reviewed and is providing provisional approval for a twenty-four (24) bed expansion to the current Haverhill Pavilion Behavioral Health located at 76 Summer Street, Haverhill.

The proposed expansion is to construct a new twenty-four (24) bed geriatric unit. The current twenty-one (21) geriatric unit will be converted to an adult unit once the newly constructed twenty-four (24) bed geriatric unit is completed and opened. Upon completion of the proposed twenty-four (24) bed geriatric unit, Haverhill Pavilion Behavioral Health will have a total of ninety-five (95) beds. Seventy-one (71) general adult beds and twenty-four (24) geriatric beds.

Please feel free to share this with interested parties and do not hesitate to email or call if you have questions on this or related matters.

Please ensure that there is ongoing communication with DMH on the progress of your construction project and any changes that may need to be made to the conceptual design drawing that was submitted and discussed with the Licensing team on February 22, 2024.

Once the expansion project is completed it will be necessary for Haverhill Pavilion to submit an application for licensing of the new twenty-four (24) geriatric beds.

Sincerely,

Martha M. Ryan, JD, MSN, RN
Assistant Commissioner for Clinical and Professional Service/ Director of Licensing

cc: Jeff Lenar, Chief Executive Officer, Haverhill Pavilion Behavioral Health

Document 92-B

CITY OF HAVERHILL

In Municipal Council October 1 2024

92-B

Ordered:

CITY COUNCIL

RULES AND REGULATIONS FOR SPECIAL PERMITS

HAV CITY CLK SEP27'24 AM 8:22

AMENDMENT AND REPLACEMENT OF RULES AND REGULATIONS FOR WHEN THE CITY COUNCIL SITS AS A SPECIAL PERMIT GRANTING AUTHORITY

BE IT ORDERED by the City Council of the City of Haverhill that following Rules and Regulations amend and replace the Rules and Regulations for Special Permits for instances when the City Council sits as a Special Permit Granting Authority that were accepted by the City Council on September 17, 2024.

City of Haverhill, MA
CITY COUNCIL
Rules and Regulations for Special Permits

Section 1: Purpose and Scope

1. **Purpose**: The purpose of these regulations is to establish a consistent process for the application, review, and approval of special permits within the City of Haverhill, ensuring that developments meet community standards and are in harmony with the public interest.

2. **Scope**: These regulations apply to all special permits required under the Zoning Ordinance or any other applicable city ordinance.

Section 2: Definitions

1. **Special Permit**: A discretionary approval granted by the designated permitting authority that allows a specific use or activity on a property, which is not allowed by right under the zoning ordinance but may be permitted under certain conditions.

2. **Special Permit Granting Authority: (CITY COUNCIL)**: The board designated by the city's zoning ordinance to issue special permits,

Section 3: Application Process

1. **Pre-Application Conference**: Applicants are encouraged to meet with the SPGA and city planning staff before submitting a formal application to discuss the proposal, review applicable regulations, and identify potential issues.

2. **Application Submission**:

    - Applications must be submitted to the SPGA on forms provided by the city on its website cityofhaverhill.com.

- A complete application includes a narrative description of the proposed use, site plans, traffic studies (if applicable), environmental impact assessments, and any other required documentation as set forth on the application page.
- The application must address, specifically, each of the general Special Permit criteria under section 10.4.2 of the Ordinance as well as the specific special permit criteria of the section for which the permit is being applied (See section 4 below).
- The application must specifically cite to the section of the Ordinance under which the Special Permit is being applied.
- All applications must include the following:

1. The application must be accompanied by a filing fee, as established by the City Council.

2. The perimeter dimensions of the lot; Assessor's Map, lot and block numbers

3. All existing and proposed buildings, structures, building setbacks, parking spaces, driveway openings, distance between buildings, plan view exterior measurements of individual buildings, driveways and service areas and open areas.

4 Internal roads, sidewalks, and parking areas (width dimensions of paving and indication of number of parking spaces).

5 All facilities for sewage, refuse, and other waste disposal and for surface water drainage.

6 All proposed landscaping features, such as fences, walls, planting areas and walks on the lot and tract.

7 Existing major natural features including streams, wetlands and all trees six inches or larger in caliper (caliper is girth of the tree at approximately waist height).

8 Zoning, scale and North arrow (minimum scale of one inch equals 100 feet).

9 Total site area in square footage and acres to area to be set aside as public open space, if appropriate.

10 Percentage of lot coverage (including the percentage of lot covered by buildings) and percentage of open space, if appropriate.

11 The proposed residential density in terms of dwelling units per acre and types of proposed commercial uses in terms of respective floor area, and recreation areas, and number of units proposed by type: number of one-bedroom units, two-bedroom unit, etc., if appropriate.

12 Location sketch map (indicate surrounding streets to properties and any additional abutting lands owned by the applicant).

13 Developer's (or his representative's) name, address and phone number.

14 Any other information which include traffic, school, utilities and impact studies deemed necessary the City Council as special permit granting authority (SPGA) in order to adequately evaluate the scope and potential impacts of the proposed project.

- The SPGA retains the right to reject any application which is incomplete.

3. **Public Notice**:
    - Upon receiving a complete application, the SPGA will schedule a public hearing and provide notice to abutters within 300 feet of the property, as well as publish the notice in a local newspaper at least 14 days prior to the hearing.
    - The notice must include a brief description of the proposal, the location, and the time and place of the hearing.

Section 4: Review Criteria

The SPGA retains the right to reject as incomplete, any application which does not address the applicable Review Criteria.

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal;
3. Traffic and pedestrian flow and safety, including parking and loading;
4. Adequacy of utilities and other public services;
5. Neighborhood character and social structures;
6. Impacts on the natural environment; and
7. Potential fiscal impact, including impact on City services, tax base, and employment."

Specific Findings Under Zoning Ordinance Section 10.4.2

8. - Community needs served by the proposal
9. [*Describe how community needs are/are not served by the proposed project, identifying specific information or documents which is/are included or missing from the materials submitted by the applicant*]
10. - Traffic and pedestrian flow and safety, including parking and loading
11. [*Describe how traffic and pedestrian flow and safety are/are not accounted for in the proposal, identifying specific information or documents which is/are included or missing from the materials submitted by the applicant, as well as expert reports, peer review, or reports from one or more departments*]
12. - Adequacy of utilities and other public services
13. [*Describe how the proposal provides/fails to provide adequate utilities and public services, identifying specific information or documents which is/are included or missing from the materials submitted by the applicant, as well as expert reports, peer review, or reports from one or more city departments*]
14. - Neighborhood character and social structures
15. [*Describe how the proposal is/is not consonant with neighborhood character and social structures*]
16. - Impacts on the natural environment

17. [*Describe the project's impact on the natural environment*]
18. - Potential fiscal impact, including impact on City services, tax base, and employment
19. [*Describe the project's fiscal impacts*]

Specific Criteria: Specific Findings Under Zoning Ordinance Section 6.3.3

20. [*These standards apply to special permit applications for development review under*

21. *Section 10.1.4 for multifamily, nonresidential or mixed use – **omit this section if not applicable***]

22. Zoning Ordinance Section 6.3.4 provides exemptions for the following: (a) emergency responses performed by a private entity or a public agency and fire or burglar alarms; (b) municipal uses and structures, including schools; and (c) parades, fairs, or outdoor entertainment between the hours of 7:00 a.m. and 11:00 p.m. so long as the City Council has granted a permit for not more than 10 days. Here, the proposed use [***is/is not***] exempt for the following reasons:

[***If the use is exempt, omit the remaining analysis***]

23. The City Council makes the following findings with respect to the standards set forth in Zoning Ordinance Section 6.3.3 regarding lighting, noise, landscaping, stormwater management, site development standards, pedestrian and vehicular access, traffic management, aesthetics, utilities, and the City's general standards:

24. Lighting. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(1)*]

25. Noise. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(2)*]

26. Landscaping. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(3)*]

27. Stormwater Management. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(4)*]

28. Site Development Standards. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(5)*]

29. Pedestrian and Vehicular Access/Traffic Management. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(6)*]

30. Aesthetics. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(7)*]

31. Utilities/Security/Emergency Systems. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(8)*]

32. Other General Standards. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(9)*]

Section 5: Public Hearing and Decision

1. **Public Hearing**:
    - The SPGA will hold a public hearing on the application, allowing the applicant, city officials, and the public to present evidence and testimony.
    - The hearing may be continued to future dates as needed to gather additional information or allow for revisions to the proposal.
2. **Decision**:
    - The SPGA must issue a written decision within 90 days of the close of the public hearing.
    - The decision shall include findings of fact, conditions of approval (if any), and the rationale for the decision.
    - The SPGA may impose conditions to mitigate any potential adverse impacts, ensure compliance with applicable regulations, or require performance bonds or other financial guarantees.
3. **Appeals**:
    - Any party aggrieved by the decision of the SPGA may appeal to the Massachusetts Land Court or Superior Court within 20 days of the decision being filed with the City Clerk.

Section 6: Permit Expiration and Modification

1. **Expiration**:
    - Special permits shall expire two years from the date of issuance unless substantial use or construction has commenced, or an extension is granted by the SPGA.
    - Applicants may request an extension in writing, stating the reasons for the delay and the status of the project.

2. **Modification**:
    - Any modification to a project granted a special permit requires review and approval by the SPGA. Minor modifications may be approved administratively, while significant changes require a new public hearing. If the administrative staff is unable to determine if a modification is minor or major, the SPGA retains the authority to so decide.

Section 7: Enforcement

1. **Enforcement**:
    - The City's Building Inspector or other designated enforcement officer shall monitor compliance with the terms and conditions of the special permit.
    - Violations may result in fines, orders to cease operations, or other enforcement actions as provided by law.
2. **Cease and Desist**:
    - The SPGA may request the Building Inspector issue a cease and desist in order for the SPGA to determine what actions might be required to enforce the permit including possible ongoing cessation of work or issuance of fines in accordance with the Ordinance, following notice to the permit holder and a public hearing, if the permit holder fails to comply with the conditions of approval or engages in activities not authorized by the permit.

Section 8: Fees

1. **Application Fee**:
    - Fees for special permit applications shall be set by the City Council and may vary based on the complexity and scale of the proposed use.
2. **Consultant Fees**:
    - The SPGA may require the applicant to cover the cost of independent consultants needed to review technical aspects of the application (e.g., traffic, environmental impact) and shall require payment all in accordance with G.L. c. 44 sec 53G.

Section 9: Severability

1. **Severability**:
    - If any section, clause, or provision of these regulations is found to be invalid or unenforceable by a court of law, such decision shall not affect the validity of the remaining portions of these regulations.

Final Notes

These rules and regulations are designed to provide a structured and transparent process for considering special permits in Haverhill, ensuring that all development meets the city's standards and supports the community's well-being.

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July, 8 2026

City Council
City of Haverhill
4 Summer St
Haverhill, MA 01830

Special Permit Application-27 Marshland Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

SPECIAL PERMIT PROJECT NARRATIVE

I. INTRODUCTION

This Project Narrative is submitted on behalf of the Applicant in support of a Special Permit application for the redevelopment of the property located at **27 Marshland Street, Haverhill, Massachusetts** (the "Property"). The Property is located within the **RH (High Density Residential) Zoning District** and is proposed to be redeveloped with a new **three-unit attached townhouse development** designed to provide high-quality owner-occupied residential housing while remaining compatible with the surrounding neighborhood. The application has been prepared in accordance with the requirements of the City of Haverhill Zoning Ordinance, including the Special Permit provisions contained in **Section 10.4**, the multifamily residential provisions applicable to the RH District, the dimensional regulations contained in **Section 4.0** and Appendix B, and the applicable performance standards contained in **Section 6.3**.

The Applicant respectfully requests approval of the proposed development based upon the plans and supporting documents submitted with this application, including the architectural drawings, certified survey, site development plans, drainage and utility information, and landscape plan. Together, these documents demonstrate that the proposed redevelopment satisfies the applicable zoning requirements while providing a substantial improvement to the Property and the surrounding neighborhood.

II. PROJECT OVERVIEW

The proposed development consists of the demolition of the existing single family improvements and construction of a **three-unit attached townhouse building** on a parcel containing approximately **13,000 square feet** located within the RH Zoning District. Each dwelling unit has been designed as an individual ownership residence consisting of approximately two stories above an attached two-car garage and includes three bedrooms, two and one-half bathrooms, private outdoor patio space, and independent utility services.

The overall development has been designed to maximize the efficient use of an infill residential parcel while preserving compatibility with adjacent residential properties. Architectural elevations utilize traditional residential building forms, pitched rooflines, quality exterior materials, and proportional façade articulation intended to complement the existing neighborhood character while providing an updated residential design consistent with modern construction standards.

The project provides:

- Three (3) attached townhouse dwelling units;
- Six (6) enclosed off-street parking spaces located within individual garages;
- Individual residential entrances for each dwelling;
- Private outdoor patio areas;
- Landscaped front, side, and rear yard areas;
- New municipal water and sewer connections;
- Stormwater management improvements;
- Code-compliant pedestrian and vehicular circulation; and
- Modern energy-efficient residential construction meeting current Massachusetts building and energy code requirements.

The proposed site layout has been developed to respect existing neighborhood development patterns while providing appropriate setbacks, landscaping, parking, access, and open space. The submitted plans demonstrate compliance with the applicable dimensional regulations governing the RH District, including lot coverage, setbacks, building height, and other site development standards.

III. PURPOSE OF THE APPLICATION

The purpose of this application is to obtain a Special Permit from the Haverhill Planning Board authorizing the proposed residential redevelopment in accordance with the provisions of the Haverhill Zoning Ordinance. The Applicant respectfully submits that the proposed development satisfies the standards established for Special Permit approval because the project:

- Is consistent with the intent and purpose of the RH Residential District;
- Promotes high-quality residential redevelopment within an existing developed neighborhood;
- Provides safe and adequate vehicular and pedestrian access;
- Utilizes existing municipal infrastructure, including public water and sewer;
- Provides adequate off-street parking in accordance with the Ordinance;
- Incorporates professionally designed landscaping and site improvements;
- Meets applicable dimensional requirements and development standards; and
- Will not create adverse impacts upon adjoining properties or the surrounding neighborhood beyond those normally associated with residential development.

The Applicant further submits that the redevelopment advances the general purposes of the Haverhill Zoning Ordinance by encouraging the appropriate use of land, promoting residential investment, improving neighborhood appearance, and increasing the City's housing inventory while maintaining compatibility with surrounding land uses.

IV. COMPLIANCE WITH THE SPECIAL PERMIT CRITERIA

Haverhill Zoning Ordinance – Section 10.4.2

Section 10.4 of the Haverhill Zoning Ordinance authorizes the Special Permit Granting Authority ("SPGA") to issue Special Permits where the applicant demonstrates compliance with the applicable requirements of the Ordinance and where the Planning Board determines that the proposed development is consistent with the intent and purposes of the Zoning Ordinance and will not adversely affect the surrounding neighborhood. The Applicant respectfully submits that the proposed redevelopment satisfies these standards and supports the issuance of the requested Special Permit.

The following findings are respectfully submitted for the Planning Board's consideration.

A. Consistency with the Intent and Purpose of the Haverhill Zoning Ordinance

The stated purpose of the Haverhill Zoning Ordinance is to promote the public health, safety, convenience and general welfare of the City; encourage the most appropriate use of land; lessen congestion in the streets; conserve the value of land and buildings; and promote orderly growth consistent with the public interest.

The proposed redevelopment directly advances these objectives by replacing an aging single-family residence with a thoughtfully designed three-unit townhouse development that efficiently utilizes existing municipal infrastructure while remaining compatible with the established residential character of Marshland Street.

Rather than introducing a new commercial or incompatible use, the proposal continues the long-standing residential character of the neighborhood while improving the quality of the built environment through new construction meeting current Massachusetts Building Code, Energy Code and accessibility requirements.

Accordingly, the proposed development is consistent with both the intent and purpose of the Haverhill Zoning Ordinance.

B. Compatibility with the Existing Neighborhood

One of the principal considerations of the Planning Board is whether the proposed development is compatible with surrounding properties and whether it will preserve the established character of the neighborhood.

The surrounding area is developed primarily with residential uses consisting of one-family, two-family and multifamily dwellings of varying ages and architectural styles. The proposed townhouse development represents a continuation of residential land use rather than an expansion into a different or more intensive land use category.

The proposed building has been designed with residential-scale architecture including:

- pitched roof forms;
- articulated building facades;
- individual dwelling entrances;
- attached garages;
- private outdoor living space;
- professionally designed landscaping; and
- materials commonly found in contemporary New England residential construction.

The overall massing of the building has been intentionally organized to reduce visual impacts while maintaining an attractive streetscape. The building height remains below the maximum height permitted within the RH District, and the submitted elevations demonstrate a residential appearance that is consistent with surrounding development.

For these reasons, the Applicant respectfully submits that the project is compatible with the surrounding neighborhood and will enhance the overall appearance of Marshland Street.

C. Protection of Public Health, Safety and Welfare

The proposed redevelopment has been designed to protect the public health, safety and general welfare through compliance with applicable zoning, building, fire protection and utility requirements.

The project will utilize existing municipal water and sanitary sewer systems and will be constructed in accordance with the Massachusetts State Building Code, Massachusetts Fire Code and applicable municipal engineering standards.

Emergency vehicle access has been maintained through direct driveway access and adequate site circulation.

Each dwelling unit includes enclosed parking, code-compliant means of egress and independent utility services.

The redevelopment eliminates an older residential structure and replaces it with modern energy-efficient construction designed in accordance with the current Massachusetts Stretch Energy Code, thereby improving both life safety and long-term building performance.

Accordingly, the proposed development promotes public health, safety and welfare.

D. Traffic, Access and Circulation

The proposed development is not anticipated to generate traffic volumes beyond those reasonably associated with residential townhouse development.

Vehicular access has been designed to provide safe ingress and egress while minimizing conflicts with pedestrian circulation.

Each dwelling unit is provided with an individual driveway and attached two-car garage, resulting in a total of six enclosed off-street parking spaces.

The parking layout complies with the intent of the City's off-street parking regulations and substantially reduces the likelihood of on-street parking impacts upon neighboring properties. Parking is provided on-site in accordance with Section 6.1 of the Haverhill Zoning Ordinance.

Because all required parking is accommodated on-site, the development is not expected to create adverse traffic conditions or parking deficiencies within the neighborhood.

E. Municipal Services and Utilities

The Property is served by existing municipal infrastructure including public water, sanitary sewer, electric and other public utilities.

The proposed redevelopment does not require expansion of municipal utility systems beyond ordinary service connections associated with residential development.

By utilizing existing public infrastructure, the project represents an efficient use of municipal resources while avoiding unnecessary extension of public facilities.

The Applicant has coordinated utility connections through the submitted engineering and site development plans, and all work will be completed in accordance with applicable City standards.

F. Compliance with Dimensional Regulations

The submitted site plans and certified survey demonstrate that the proposed redevelopment has been designed in accordance with the applicable dimensional regulations governing development within the RH Zoning District.

The proposed building footprint, setbacks, lot coverage and overall building configuration have been carefully coordinated to satisfy the dimensional requirements established within Appendix B of the Haverhill Zoning Ordinance.

The proposed building footprint is approximately **3,281 square feet**, representing approximately **25 percent lot coverage**, consistent with the dimensional standards applicable to the RH District. Building height remains below the maximum height permitted by the Ordinance.

Accordingly, the Applicant submits that the project satisfies the applicable dimensional requirements and promotes orderly site development consistent with the Ordinance.

V. COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Haverhill Zoning Ordinance – Section 6.3

Although the proposed development is a residential project, the Applicant has designed the site in accordance with the applicable development standards contained within the Haverhill Zoning Ordinance. The project has been planned to ensure compatibility with surrounding residential properties while minimizing impacts upon adjoining landowners and public infrastructure. The submitted architectural, site, landscape and survey plans demonstrate that the development has been designed in accordance with accepted planning and engineering practices.

A. Site Planning and Building Layout

The proposed townhouse building has been carefully positioned on the Property to provide an efficient and orderly site layout while maintaining the required building setbacks, appropriate separation from adjoining properties, and functional vehicular circulation.

Unlike many infill developments that maximize building footprint at the expense of open space, this proposal intentionally preserves substantial landscaped and permeable areas surrounding the building. The placement of the structure also creates clearly defined front, side and rear yard areas while maintaining a residential streetscape consistent with surrounding development.

The site layout provides logical pedestrian access from Marshland Street to each dwelling unit and maintains independent vehicular access to each garage through individual driveway entrances.

The proposed building orientation, massing and setbacks have been selected to minimize visual impacts upon adjoining residential properties while preserving privacy and maintaining appropriate spatial relationships throughout the neighborhood.

B. Landscaping and Open Space

The Applicant has prepared and submitted a comprehensive Landscape Plan as part of this application. The proposed landscaping substantially enhances the Property through new lawn areas, foundation plantings and landscape improvements that contribute to the overall visual character of the development.

The Landscape Plan has been prepared to soften the visual appearance of the building, improve the streetscape, define outdoor spaces and provide an attractive transition between the proposed development and neighboring residential properties.

The redevelopment significantly increases the quality of the site by replacing an aging residential structure with professionally designed landscaping integrated into the overall site design.

In addition to improving aesthetics, the landscaped areas contribute to stormwater infiltration, reduction of impervious surface impacts and enhancement of neighborhood appearance.

The Applicant respectfully submits that the proposed landscaping satisfies the intent of the City's landscaping standards and provides a substantial public benefit beyond the existing site conditions.

C. Stormwater Management

Stormwater management has been incorporated into the design of the project through the site grading and drainage improvements shown on the submitted plans.

The proposed redevelopment replaces an older developed parcel with a professionally engineered drainage system designed to manage runoff in accordance with applicable engineering practices and municipal requirements.

The combination of landscaped open space, controlled site grading and engineered drainage improvements minimizes the potential for adverse impacts upon neighboring properties while improving the long-term functionality of the Property.

All drainage improvements will be constructed in accordance with applicable City requirements and any conditions imposed by the Planning Board or City Engineer during the permitting process.

Accordingly, the Applicant submits that the proposed redevelopment satisfies the intent of the City's stormwater management standards.

D. Pedestrian and Vehicular Circulation

Safe pedestrian and vehicular circulation has been a primary consideration in the design of the proposed development.

Each townhouse unit is served by an individual driveway leading directly to an enclosed two-car garage, thereby eliminating the need for large shared parking fields or complicated internal circulation patterns.

Pedestrian access has been designed to provide safe and convenient access from the public sidewalk to each dwelling entrance without conflict with vehicular movement.

The proposed circulation pattern minimizes unnecessary vehicle maneuvering and provides efficient access for residents, visitors and emergency responders.

Because all required parking is accommodated on-site, the project is not expected to create parking overflow or circulation issues on Marshland Street.

The Applicant therefore submits that the proposed circulation system promotes public safety while satisfying the intent of the City's access and circulation standards.

E. Architectural Design and Neighborhood Character

The architectural design has been developed with the objective of creating an attractive residential building that complements the surrounding neighborhood while incorporating contemporary construction techniques and materials.

Rather than introducing a commercial or institutional building form, the proposed development utilizes residential rooflines, articulated façades, individual unit entrances, attached garages and proportional architectural elements that reflect the scale and character of nearby residential development.

The building elevations incorporate varied façade treatments and architectural detailing that reduce the apparent mass of the structure and create the appearance of individual townhouse residences rather than a single monolithic building.

The proposed design represents a substantial visual improvement over the existing conditions and contributes positively to the continued revitalization of the surrounding neighborhood.

F. Utilities and Municipal Infrastructure

The Property is served by existing municipal water, sanitary sewer and public utility infrastructure.

The proposed development has been designed to utilize these existing public services without requiring expansion of municipal infrastructure beyond customary service connections.

Utility improvements associated with the project will be completed in accordance with City standards and coordinated with the appropriate municipal departments and utility providers.

Because the redevelopment occurs within an established residential neighborhood already served by municipal infrastructure, the project represents an efficient use of existing public facilities while avoiding unnecessary public expenditures.

Accordingly, the Applicant submits that the proposed development is consistent with the utility and infrastructure objectives of the Haverhill Zoning Ordinance.

G. Environmental and Community Benefits

The proposed redevelopment provides numerous long-term benefits to both the immediate neighborhood and the City of Haverhill.

These benefits include:

- Replacement of an aging residential structure with high-quality new construction;
- Increased investment in an established residential neighborhood;
- Improved landscaping and site appearance;
- Modern energy-efficient construction;
- Enhanced stormwater management;
- Efficient use of existing municipal infrastructure;
- Additional homeownership opportunities within the RH Zoning District; and
- Increased property tax value through reinvestment in the Property.

The Applicant respectfully submits that these improvements further the public purposes of the Haverhill Zoning Ordinance by promoting appropriate residential development while preserving neighborhood character and protecting the public health, safety and welfare.

VI. PROPOSED FINDINGS OF FACT AND BASIS FOR APPROVAL

The Applicant respectfully submits that the record, including the plans, reports, and supporting materials submitted with this application, provides a sufficient factual basis for the Planning Board to make the findings required for issuance of the requested Special Permit pursuant to the Haverhill Zoning Ordinance.

Based upon the materials submitted, the Applicant respectfully requests that the Planning Board find as follows:

Finding No. 1 – Consistency with the Purpose of the Zoning Ordinance

The proposed redevelopment is consistent with the purposes of the Haverhill Zoning Ordinance by promoting the appropriate use of land, encouraging reinvestment within an established residential neighborhood, protecting the public health and safety, and improving the quality of the built environment through well-designed residential development.

Finding No. 2 – Appropriate Residential Development

The proposed three-unit townhouse development represents an appropriate residential use of the Property within the RH Zoning District and is compatible with surrounding residential land uses.

The proposal continues the residential character of the neighborhood while replacing an aging structure with new construction designed in accordance with current building, life safety and energy code requirements.

Finding No. 3 – Compliance with Applicable Zoning Requirements

The submitted plans demonstrate compliance with the applicable dimensional standards, parking requirements, site design criteria and development standards governing the proposed use.

The Applicant has submitted architectural plans, certified survey information, site development plans and landscape plans demonstrating that the proposed development has been designed in accordance with the Haverhill Zoning Ordinance and applicable municipal requirements.

Finding No. 4 – Adequate Access and Parking

Safe vehicular and pedestrian access has been incorporated into the proposed development.

Each dwelling unit is served by an individual driveway and attached two-car garage providing six enclosed off-street parking spaces. The proposed circulation system minimizes conflicts between pedestrians and vehicles while reducing the demand for on-street parking within the surrounding neighborhood.

The Planning Board may therefore reasonably conclude that the proposed development provides adequate parking and circulation consistent with the objectives of the Ordinance.

Finding No. 5 – Municipal Services

The Property is served by existing municipal water, sanitary sewer and other public utilities.

No extraordinary demand upon municipal infrastructure is anticipated as a result of the proposed residential redevelopment.

The proposed project therefore represents an efficient use of existing public infrastructure while supporting continued investment within an established residential area.

Finding No. 6 – Landscaping and Site Improvements

The Applicant has submitted a professional Landscape Plan providing foundation plantings, lawn areas and site improvements intended to enhance the appearance of the Property and improve compatibility with adjoining residential properties.

The proposed landscaping contributes positively to neighborhood character while assisting with stormwater management and the overall visual quality of the development.

Finding No. 7 – Neighborhood Character

The scale, massing, architectural design and residential character of the proposed townhouse development are compatible with surrounding residential properties.

The building has been designed to function as an attractive residential development that complements existing neighborhood development patterns while modernizing the Property and increasing the quality of housing available within the City.

The Planning Board may reasonably conclude that the proposed development will not create adverse visual impacts upon the surrounding neighborhood.

Finding No. 8 – Public Benefit

The proposed redevelopment provides substantial public benefits including:

- Elimination of an aging residential structure.
- Construction of three high-quality residential ownership units.
- Increased investment within an established neighborhood.
- Improved landscaping and site aesthetics.
- Modern energy-efficient construction.
- Efficient use of existing municipal infrastructure.
- Increased local property tax value.
- Expansion of Haverhill's owner-occupied housing opportunities.

Collectively, these improvements advance the planning objectives of the City while providing long-term benefits to both the neighborhood and the community as a whole.

VII. CONCLUSION

For the reasons set forth herein, and based upon the submitted architectural plans, site plans, certified survey, landscape plans, supporting reports and other application materials, the Applicant respectfully submits that the proposed redevelopment satisfies the applicable standards for issuance of a Special Permit under the Haverhill Zoning Ordinance.

The proposed three-unit townhouse development represents an appropriate and thoughtful reinvestment in an established residential neighborhood. The project has been designed to comply with the applicable dimensional requirements, parking standards, site development requirements and performance standards of the Ordinance while preserving neighborhood character, promoting high-quality residential development and protecting the public health, safety and welfare.

The Applicant respectfully requests that the Planning Board determine that the application satisfies the requirements of the Haverhill Zoning Ordinance, approve the requested Special Permit, and authorize the proposed redevelopment subject to such reasonable conditions as the Planning Board deems appropriate.

Respectfully submitted,

Applicant:
Matt Silva



Item	Proposed
Zoning District	RH
Lot Area	13,145 SF (or final survey value)
Proposed Use	Three Attached Townhouses
Building Footprint	3,281 SF
Building Coverage	25.0%
Stories	2
Building Height	27.8 FT
Bedrooms	3 per unit (9 total)
Bathrooms	2.5 per unit
Parking	6 enclosed garage spaces
Water	Municipal
Sewer	Municipal
Landscape Plan	Submitted
Survey	Certified Survey Submitted

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February 4, 2025

City Council
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Special Permit Application-76 Summer Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal.
3. Traffic and pedestrian flow and safety, including parking and loading.
4. Adequacy of utilities and other public services
5. Neighborhood character and social structures
6. Impacts on the natural environment, and
7. Potential fiscal impact, including impact on City services, tax base, and employment.

Specific Findings Under Zoning Ordinance Section 10.4.2

- 8: Community needs served by the proposal.
- 9: Department of Mental Health has reviewed the need for the expansion project, which is proposing to add (24) beds to an existing (71)-bed facility for a total of 95 beds and has provided provisional approval based on assessed need. See attached letter from DMH. In 2024, Haverhill Pavilion deflected 1,354 geriatric referrals. Our current geriatric unit operated at a 97.1% occupancy rate in 2024.
- 10: Traffic and pedestrian flow and Safety, including parking and loading.
- 11: Careful attention has been given to traffic flow and pedestrian safety in this development plan. As part of the expansion, the design will update the facility to meet the latest ADA standards for parking and include an additional van-accessible handicap parking space. The main parking lot will

remain functional and largely unaffected by the project scope. Similarly, the rear asphalt area, primarily used for ambulance drop-offs and deliveries, will see minimal changes, with the addition of a new ambulance drop-off area incorporated into the expansion. These details are outlined in the provided site plan filed with this Application (see Sheet C5.0)

- 12: Adequacy of utilities and other public services.
- 13: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.
- 14: Neighborhood character and social structures.
- 15: The proposed addition is consonant with neighborhood character and social structures, as it will match the existing facility in materials and massing and represents no substantive change in the use or operation of the existing facility. The new addition will marginally increase the percentage of open space on the site and the replacement of asphalt with grass and landscaping will improve sightlines of existing parking. Unsightly elements such as dumpsters and a trash compactor will be shielded to the interior of the site, and the new emergency generator will be shielded on all sites by a concrete masonry unit enclosure finished with materials to match the existing building exterior. Applicant has met with the neighbors and reviewed this Application with them prior to submission. Property used to contain a 122 bed rehabilitation hospital.
- 16: Impact on natural environment.
- 17: There are no expected impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.
- *18: Potential fiscal impact, including impact on City services, tax base, and employment.*
- *19: This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools.* Haverhill Pavilion will increase its staffing to operate the additional beds. This will create employment opportunities for both clinical and non-clinical staff.

Specific Findings Under Zoning Ordinance Section 6.3.3

- Lighting: The proposed lighting for this project will comply with city standard 6.3.3(1). The existing lot lighting will remain largely unchanged, with the addition of wall packs on the new building. These wall packs will be mounted at a maximum height of 15 feet and designed as full-cutoff fixtures to ensure no light is directed outward, minimizing glare and maintaining a focused, compliant lighting environment where required on site.

- Noise: The project will comply with city standard 6.3.3(2) as it pertains to noise. Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Code and 310 CMR 7.10 of the Department of Environmental Protection's regulations. The project's new emergency generator has been placed away from the lot line and has a built-in muffler to mitigate noise. This generator will be shielded on all sites by a concrete masonry unit enclosure to further mitigate noise. An existing

dumpster located on the periphery of the site will be moved to a courtyard shielded on three sides by building, which will reduce noise at times of refuse collection.

- Landscaping: 6.3.3 (3) Screening and buffer area in I or C Districts. A screening and buffer area shall be required in any I or C District which adjoins or abut an R or S District at the side or rear of the property. This screening must consist of any one of, or some combination of, the following: (1) A solid fence or wall not less than six feet in height. A fence presently exists along the west side of the building. Additional screening was provided in the northeast corner based on request from neighboring property owners at a neighborhood review meeting.

- Stormwater Management: The proposed stormwater plan will comply with city standard 6.3.3(4), as detailed in the provided site plan. The design ensures that post-construction peak flow rates will match pre-construction conditions, supported by preliminary calculation tables. Additionally, the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration. The existing on-site storm line will be expanded to accommodate the new building while maintaining its current outfall to the city sewer beneath Sumer Street. All necessary Erosion Prevention and Sediment Control (EPSC) measures will be implemented during construction to minimize sediment displacement, protect nearby waterways, and maintain compliance with city regulations.

- Site development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the building addition, ensuring the new footprint aligns seamlessly with the existing hospital facility. This thoughtful approach preserves the functionality of the site while reducing disturbance and maintaining accessibility for patients, staff, and visitors. Furthermore, new landscaping will be introduced to enhance the hospital grounds that also support improved stormwater management, soil stability, and sustainability, while adhering to city standards for healthcare facilities.

- Pedestrian and Vehicular Access/Traffic Management: As stated careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). The facility has operated in this capacity for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will continue to be located at the front, while ambulances and deliveries will be directed to the rear, maintaining separation of these traffic elements. The site currently has an excess of approximately 100 parking spaces, so the removal of the upper parking lot will not impact on the availability of parking for staff and patients, remaining within code requirements. Detailed parking requirements are outlined in the "Site Data Table" on sheet C0.0. Haverhill Pavilion plans on hiring an estimated (30) new staff members to facilitate the operations of the new unit. This increase in staff numbers does not trigger the need of a traffic study. Parking lot is within code for the proposed bed increase.

- Aesthetics: The proposed design of the building addition complies with the neighborhood compatibility requirement outlined in Section 6.3.3(7). The building addition will closely match the front façade of the existing facility in materials and massing, and will shield older and less-harmonious elements of the facility.

- Utilities/Security/Emergency Systems:The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The

proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City development services have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

- Other General Standards: The proposed expansion will cause no substantive change in the current facility's compliance with Section 6.3.3(9). The expansion will not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution; electrical or other disturbance; glare; liquid or solid, refuse or wastes; conditions conducive to the breeding of insects, rodents or other substance, conditions or element in an amount as to affect adversely the surrounding environment. All operations shall be conducted in such a manner so as to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

Based upon all of the above as well as all the plans and other documents filed with this Application, Applicant believes this Petition meets all the following requirements under Chapter 255 Section 10.4.2 for a Special Permit:

A. The proposed addition will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site. The Lot currently exists. The Site has an existing structure/use, and the additional will not be detrimental to the neighborhood. No objections to this project were received during Pre-development Review.

B. Community needs for additional psychiatric beds is served by this proposal. The increased beds have already been approved by the Department of Mental Health. See the letter attached.

C. Traffic and pedestrian flow and safety have been addressed and required parking for a 95 bed facility is being provided. See Site Plan filed with this Application.

D. Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.

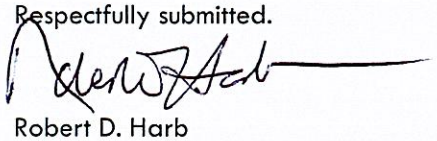
E. The neighborhood character and structures have been addressed in the architectural designs of this project. The addition fits this lot and will fit in the neighborhood.

F. There will be no impact to natural environment.

G. The project will increase the city's tax base, supplies greatly needed psychiatric beds, and has no adverse impact on City services or City Schools.

Wherefore, the Petitioner would request that the Council approve this Special Permit.

Respectfully submitted.



Robert D. Harb
Attorney For Applicant

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Mental Health
25 Staniford Street
Boston, Massachusetts 02114-2575

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

BROOKE DOYLE
Commissioner

(617) 626-8000
www.mass.gov/dmh

March 4, 2024

Felicia Risick
Division President Acadia
Haverhill Pavilion
76 Summer Street
Haverhill, MA 01830

Ms. Risick:

The Department of Mental Health (DMH) has reviewed and is providing provisional approval for a twenty-four (24) bed expansion to the current Haverhill Pavilion Behavioral Health located at 76 Summer Street, Haverhill.

The proposed expansion is to construct a new twenty-four (24) bed geriatric unit. The current twenty-one (21) geriatric unit will be converted to an adult unit once the newly constructed twenty-four (24) bed geriatric unit is completed and opened. Upon completion of the proposed twenty-four (24) bed geriatric unit, Haverhill Pavilion Behavioral Health will have a total of ninety-five (95) beds. Seventy-one (71) general adult beds and twenty-four (24) geriatric beds.

Please feel free to share this with interested parties and do not hesitate to email or call if you have questions on this or related matters.

Please ensure that there is ongoing communication with DMH on the progress of your construction project and any changes that may need to be made to the conceptual design drawing that was submitted and discussed with the Licensing team on February 22, 2024.

Once the expansion project is completed it will be necessary for Haverhill Pavilion to submit an application for licensing of the new twenty-four (24) geriatric beds.

Sincerely,

Martha M. Ryan, JD, MSN, RN
Assistant Commissioner for Clinical and Professional Service/ Director of Licensing

cc: Jeff Lenar, Chief Executive Officer, Haverhill Pavilion Behavioral Health

Haverhill

Economic Development and Planning
Jacki Byerley, Planning Director
jbyerley@haverhillma.gov
Phone: 978-374-2330

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: CCSP-26-7 – 27 Marshland Street

Date: September 11, 2026

An application has been received pursuant to the Zoning Ordinance Section 10.4 Special Permits to construct a three-unit condominium project at 27 Marshland Street within the RH Zoning District, the applicant is Sterling Commonwealth Builders. A three family is allowed by Special Permit in the RH zoning district and requires 11,700 square feet of land, 80 feet of frontage and 2 parking spaces for 3-bedroom units; the applicant's proposal has 12,919 square feet and 111 feet of frontage and 2 spaces per unit for parking.

The applicant has provided a write-up on how the project meets the special permit criteria. Departments have also provided comments regarding the proposal.

It is recommended that the City Council approve the requested Special Permit, subject to the suggested conditions, standard special permit conditions and recommendations made by the departments.

Suggested conditions:

1. The Applicant, property owner, and their successors or assigns (collectively, the "Applicant") shall construct the project substantially in accordance with the plans, architectural renderings and elevations submitted with the Special Permit application, which are incorporated herein by reference. If the Applicant determines that any modification to the approved plans is necessary, the Applicant shall submit the proposed modification in writing to the Building Commissioner and obtain the required approval prior to implementing the modification.

   The Building Commissioner shall make a determination of whether a proposed modification is minor or major. Minor changes may be approved in writing by the Building Commissioner in consultation with the Planning Director and Director of Inspectional Services. Any modification determined by the Building Commissioner to be major shall require review and approval by the City Council following a public hearing.

1. Curb Cuts: Any new driveway opening or curb cuts that have egress to the public right of way must be approved by the City Engineer or Designee in advance of construction.

2. Fire Department and Utility Compliance: The Applicant shall be responsible for designing the utility's to meet City standards and ensuring compliance with the fire codes prior to commencing work under this permit.

3. Submission of As Built Foundation Plan: A copy of the as-built foundation plan shall be provided to the Building Department upon foundation completion.

4. Site Lighting: All lighting fixtures, including but not limited to, signage, building, parking lot, site decorative, and security shall feature cut off fixtures so that the lights are pointed downward reducing light pollution and glare onto abutting properties.

5. Hours of Construction: The Applicant shall take reasonable care not to disturb surrounding properties and property owners during construction. Construction work shall be limited to the hours of 7:00 am to 7:00 pm Monday – Saturday.

6. Submission of As-Built Site Plans: A copy of the as built site plans stamped by a professional engineer shall be submitted to the Office of Planning and Development at the completion of construction.

7. Prior to the sale or conveyance of any unit, the applicant shall establish a condominium association. The condominium documents shall provide for the ownership, maintenance, repair, replacement, and management of all common areas, parking areas, driveways, landscaping, utilities, stormwater facilities, and other shared improvements. The condominium documents shall also establish an adequate reserve fund for the long-term maintenance and replacement of common facilities, to be reviewed by the City Solicitor and departments prior to recording at the Registry of Deeds.

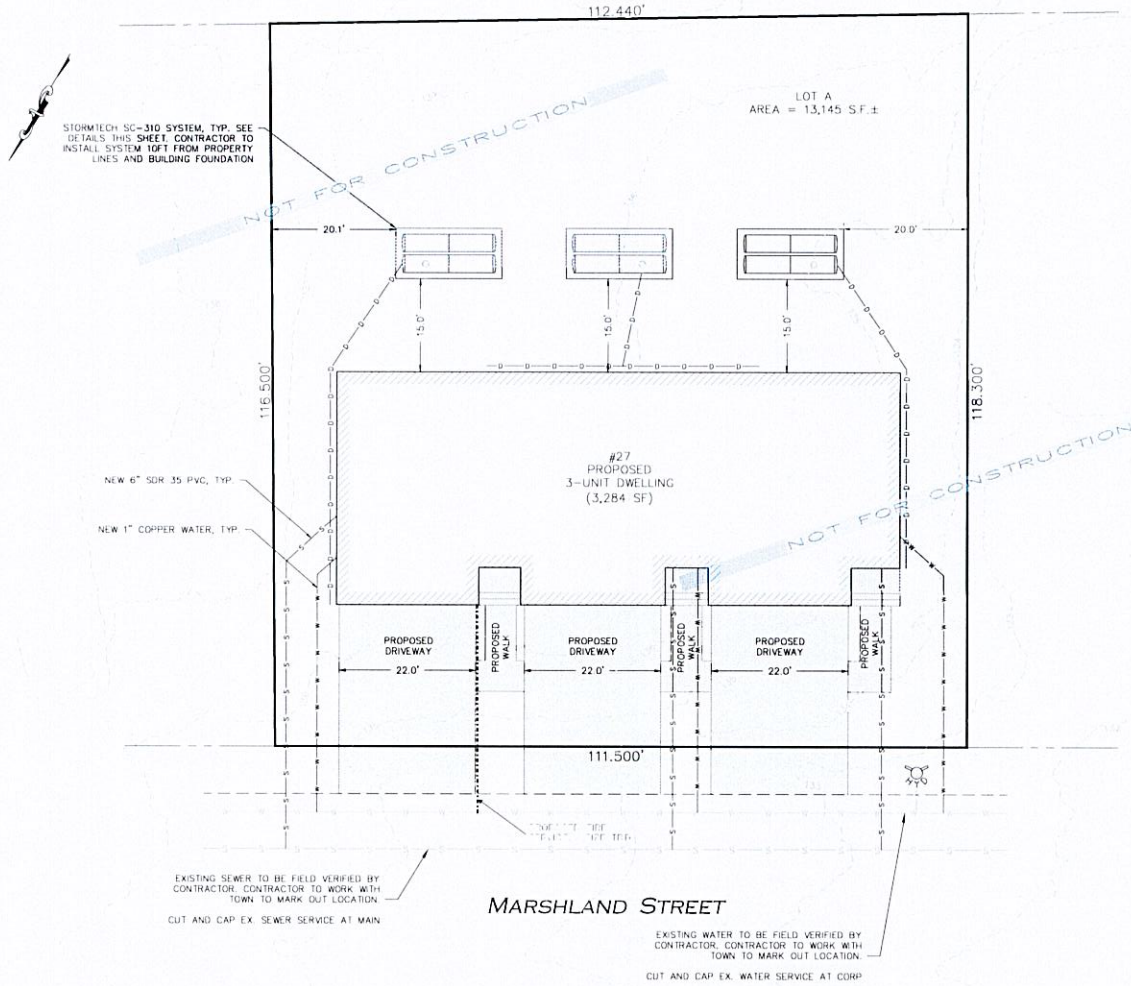
8. A landscaping plan shall be reviewed by the Planning Director prior to planting and must be planted prior to occupancy or at the next planting season. The association shall maintain the landscaping throughout the life of the project, should any of the landscaping die it shall be replaced during the next available planting season.

9. A Development Review meeting for review of the plans for compliance with City regulations and applicable state laws shall take place prior to start of construction.

SURVEYOR NOTES:

OWNER OF RECORD:
STEPHEN R. LEVINE
BOOK 19523, PAGE 573

ZONING DISTRICT
RH



GENERAL NOTES:

1. SEE GENERAL NOTES ON TITLE SHEET.
2. THIS PLAN SET IS BASED ON A SURVEY PLAN BY RICHARD J. MEDE, P.L.S. TITLED "CERTIFIED PLOT PLAN, 27 MARSHLAND STREET, HAVERFIELD, MA (MIDDLESEX COUNTY)", DATED MARCH 21, 2026. THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STAMP.
3. IF CONDITIONS DO NOT MATCH INFORMATION, IE LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES, ETC., CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE DIMENSIONS PRIOR TO CONSTRUCTION AND NOTING IF DISCREPANCIES OCCUR BETWEEN BUILDING PLANS.
5. CONTRACTOR MUST CALL ENGINEERING SOLUTIONS GROUP LLC PRIOR TO CONSTRUCTION. DRAINAGE SYSTEM SHALL BE CALLED FOR INSPECTION PRIOR TO BACKFILL AND 48-HOUR ADVANCED NOTICE PROVIDED.
6. ALL GUTTERS DRAINING TO INFILTRATION SYSTEM SHALL HAVE DEBRIS GUARDS. ALL PIPES TO SYSTEM SHALL HAVE A MINIMUM SLOPE OF 2%.
7. BED ALL SEWER PIPE IN ¾" CRUSHED STONE 6" AROUND.
8. ALL SEWER WORK WITHIN 10 FT OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH THE LOCAL AND STATE PLUMBING CODES & IN ACCORDANCE WITH LOCAL INSPECTOR/FOUNDATION DESIGNER DETAILS. 4" SCH 40 PVC AND DI SLEEVES ARE COMMONLY USED. NO PIPES SHALL BE PLACED UNDER THE FOOTING WITHOUT STEPPING THE FOOTING BELOW THE PIPE. 4X6 FERNCO TO CIVIL SCOPE.
9. CONTACT ENGINEER PRIOR TO STORMWATER SYSTEM INSTALLATION. TOWN INSPECTION AND ENGINEER INSPECTION REQUIRED AT VARIOUS PHASES: SUB GRADE, STONE, SYSTEM INSTALLATION AND POST INSTALLATION AFTER DOWNSPOUTS CONNECTED.
10. CONTRACTOR TO CONFIRM CONSISTENCY WITH BUILDING PLAN SECTION HEIGHTS AND COORDINATE WITH BUILDING DEPARTMENT TO ENSURE CONFORMANCE PRIOR TO CONSTRUCTION AND VERIFY POST CONSTRUCTION.
11. POOL, FENCING, AND WALLS SHALL BE DESIGNED BY THE CONTRACTORS PROFESSIONALS AND ARE NOT DESIGNED HEREIN.
12. CONTRACTOR TO ENSURE BUILDING DIMENSIONS FROM FINAL PLANS MATCH FOUNDATION SURVEY LAYOUT (INCLUDING IN THE FIELD) BEFORE PROCEEDING. THIS SHOULD BE CHECKED PRIOR TO POURING CONCRETE.
13. DOWNSPOUTS SHALL BE COLLECTED VIA PVC PIPE. 4" PVC PERMITTED VERTICALLY. HORIZONTAL PIPING SHALL BE 6" PVC. MINIMUM 2% SLOPE, MINIMUM 6" COVER AT STARTING POINT. NOT PERMITTED UNDER DRIVEWAY OR PATIOS. SEE DOWNSPOUT DRAIN SYSTEM DETAIL.

CATCHMENT AREA BREAKDOWN CHART		
	EXISTING (S.F.)	PROPOSED (S.F.)
DWELLING/STRUCTURES	1,357	3,284
ASPHALT DRIVEWAY, WALKWAYS, PATIOS & OTHER IMPERVIOUS	800	1,875
GRASS/ LAWN	10,988	7,986
TOTAL	13,145	13,145
INCREASED IMPERVIOUS AREA = 3,002 S.F.		

SUBSURFACE INFILTRATION SYSTEM:

(3) 1x3 STORMTECH SC-310 (TYP)
CHAMBERS SURROUNDED IN
12" CRUSHED STONE ON SIDES
12" CRUSHED STONE ON ENDS
6" CRUSHED STONE ON TOP
6" CRUSHED STONE ON BOTTOM

AVG. SURFACE EL= TBD
TOP STONE= TBD
TOP CHAMBER= TBD
6" PVC INV= TBD
BOT CHAMBER= TBD
BOT STONE= TBD

PIPE 1,001 SF OF PROPOSED ROOF TO EACH STORMTECH SYSTEM

PIPE TOTAL 3,003 SF OF PROPOSED ROOF TO STORMTECH SYSTEMS

RATE APPLIED FOR PROPOSED SYSTEM (RAWLS 1.02 IN/HR-FINE SANDY LOAM)

SHEET SIZE: 22X34

ENGINEERING SOLUTIONS GROUP LLC
MARBLEHEAD, MA 01945

#	DATE: REVISIONS	INIT.

CONCEPTUAL
CIVIL SITE PLAN

27 MARSHLAND ST.
HAVERHILL, MA

COMMONWEALTH OF MASSACHUSETTS
DANIEL EDWARD GRONE
No. 53248
REGISTERED PROFESSIONAL ENGINEER

DATE: 09/15/26
DRAWN BY: BTC
CHECKED BY: DEG

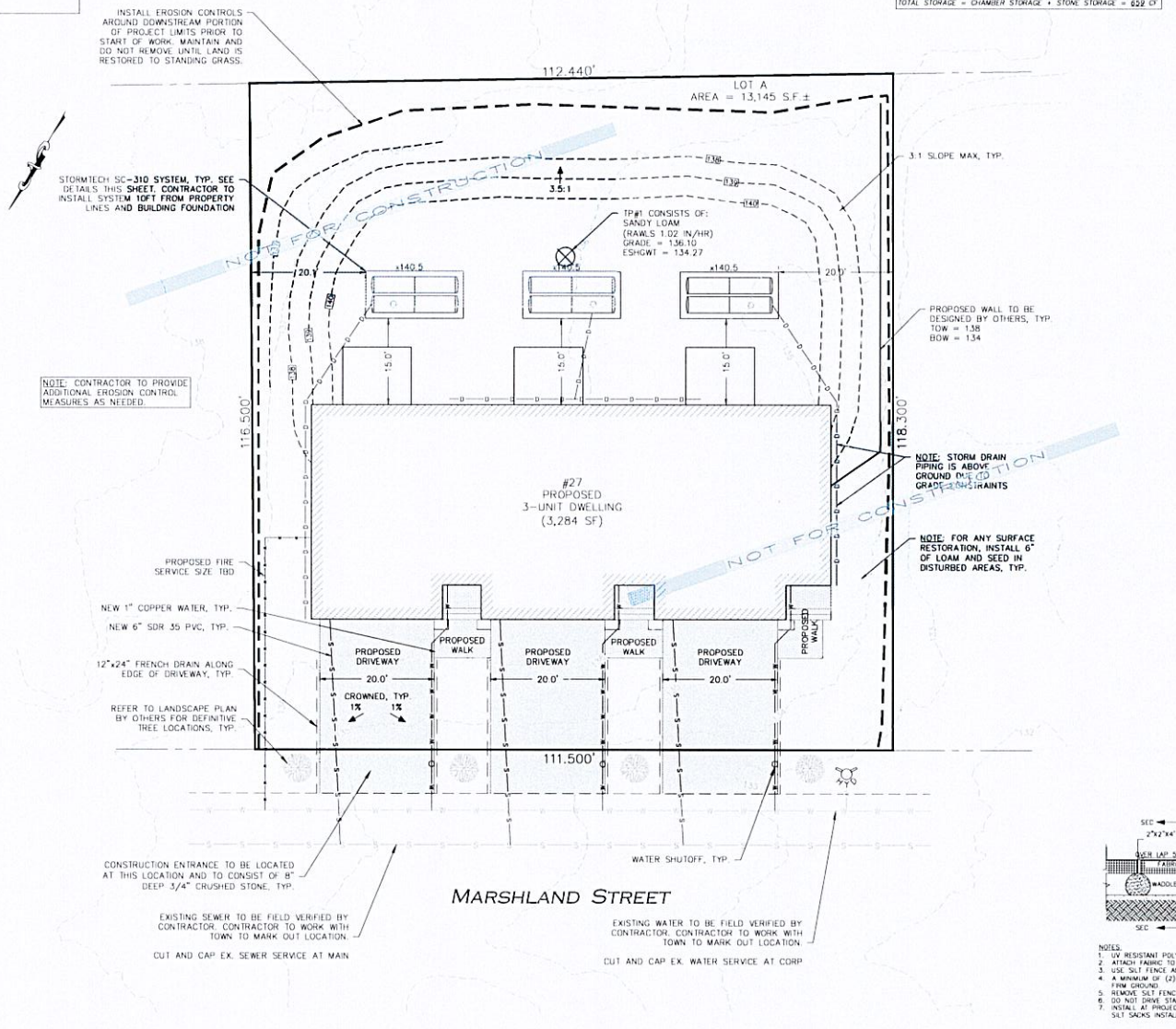
SURVEYOR NOTES:

OWNER OF RECORD:
STEPHEN R. LEVINE
BOOK 19523, PAGE 573

ZONING DISTRICT
RH

DRAINAGE CALCULATIONS:
1/2" STORM MITIGATION REQUIREMENT:
TOTAL AREA (PROPOSED CONDITIONS)= 13,145 SF
1/2" VOLUME OVER AREA:
13,145 SF X 1/2 INCH X (1 FT / 12 INCH) = 548 CF

STORMTECH SC-310 STORAGE VOLUME:
TOTAL STORAGE = CHAMBER STORAGE + STONE STORAGE = 652 CF



GENERAL NOTES:

1. SEE GENERAL NOTES ON TITLE SHEET.
2. THIS PLAN SET IS BASED ON A SURVEY PLAN BY RICHARD J. MEDE, P.L.S. TITLED "CERTIFIED PLOT PLAN, 27 MARSHLAND STREET, HAVERHILL, MA (MIDDLESEX COUNTY)", DATED MARCH 21, 2026. THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STAMP.
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7. BED ALL SEWER PIPE IN ¾" CRUSHED STONE 6" AROUND.
8. ALL SEWER WORK WITHIN 10 FT OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH THE LOCAL AND STATE PLUMBING CODES & IN ACCORDANCE WITH LOCAL INSPECTOR/FOUNDATION DESIGNER DETAILS. 4" SCH 40 PVC AND DI SLEEVES ARE COMMONLY USED. NO PIPES SHALL BE PLACED UNDER THE FOOTING WITHOUT STEPPING THE FOOTING BELOW THE PIPE. 4X6 FERNCO TO CIVIL SCOPE.
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14. UTILITY ROUTING SHOWN IS CONSIDERED PRELIMINARY AND SUBJECT TO HAVERHILL DPW REVIEW.

CATCHMENT AREA BREAKDOWN CHART

	EXISTING (S.F.)	PROPOSED (S.F.)
DWELLING/STRUCTURES	1,357	3,284
ASPHALT DRIVEWAY & OTHER IMPERVIOUS	800	1,362
PERVIOUS WALKWAY / PATIOS	0	655
GRASS/ LAWN	10,988	7,986
TOTAL	13,145	13,145
INCREASED IMPERVIOUS AREA = 2,489 S.F.		

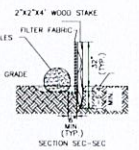
SUBSURFACE INFILTRATION SYSTEM:

(3) 2x2 STORMTECH SC-310 (TYP)
CHAMBERS SURROUNDED IN
12" CRUSHED STONE ON SIDES
12" CRUSHED STONE ON ENDS
12" CRUSHED STONE ON TOP
12" CRUSHED STONE ON BOTTOM

AVG. SURFACE EL=140.50
TOP STONE=139.6
TOP CHAMBER=138.6
6" PVC INV=137.27
BOT CHAMBER=137.27
BOT STONE=136.27
ESGHWT=134.27

PIPE ENTIRE PROPOSED ROOF TO STORMTECH SYSTEMS

RATE APPLIED FOR PROPOSED SYSTEM (RAWLS 1.02 IN/HR-FINE SANDY LOAM)



NOTES:
1. UV RESISTANT POLYPROPYLENE SILT FENCE WITH A MINIMUM WEIGHT OF 2.5 OZ./S.Y. SHALL BE USED
2. ATTACH FABRIC TO STAKES WITH APPROVED METHOD
3. USE SILT FENCE AND COMPOST FILTER TUBES WHERE INDICATED OR AS DIRECTED BY THE ENGINEER.
4. A MINIMUM OF (2) WOOD OR METAL STAKES PER FILTER TUBE. INSTALL STAKES A MINIMUM OF 12" INTO FIRM GROUND.
5. REMOVE SILT FENCE AND FILTER TUBES AT THE DIRECTION OF THE TOWN ONLY.
6. DO NOT DRIVE STAKES THROUGH WADDLES.
7. INSTALL AT PROJECT PERIMETER PRIOR TO START OF WORK. ALL NEARBY CATCH BASINS SHOULD HAVE SILT SACKS INSTALLED, INSPECTED AND CLEANED.

COMPOST WADDLE TUBES & SILT FENCE FOR EROSION CONTROL

SHEET SIZE 22X34

ENGINEERING SOLUTIONS GROUP LLC
MARBLEHEAD, MA 01945

#	DATE	REVISIONS	INIT
1			
2			
3			
4			
5			
6			

CONCEPTUAL
CIVIL SITE PLAN

27 MARSHLAND ST.
HAVERHILL, MA

DATE: 10/13/25
DRAWN BY: BTC
CHECKED BY: DED

SHEET
3
OF 5

11.1.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

OCT 16 AM11:05
HAVCITYCLERK

October 16, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Melinda E. Barrett

RE: Board of Health Appointment – Dr. Alexandra Filipakis

Dear Mr. President and Members of the Haverhill City Council:

I hereby appoint Dr. Alexandra Filipakis, 49 Marina Drive, Haverhill, to the Haverhill Board of Health. This is a confirming appointment which takes effect upon confirmation and will expire on October 31, 2027.

I recommend approval.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor
MEB/em

GREENLEAF
NEUROLOGY

Alexandra Filippakis, D.O.
2 Merrimack Street, Suite 341
Haverhill, Massachusetts 01830
Phone: 978-428-9220
Fax: 978-268-5764
www.greenleafneurology.com

October 07, 2026

The Honorable Melinda E. Barrett
Mayor, City of Haverhill
4 Summer Street Haverhill, MA 01830

Dear Mayor Barrett:

I am writing to express my interest in serving on the Haverhill Board of Health. I am a board-certified neurologist and have practiced in Haverhill since April 2025 as the owner of Greenleaf Neurology, PLLC. I would welcome the chance to put that clinical experience to work for the city's public health.

Much of what I see in the clinic begins upstream of the exam room. Stroke outcomes depend on how quickly residents recognize symptoms and reach care. Concussions in youth and school sports often go unreported. Dementia increasingly shapes how families, housing and emergency services function. Childhood lead exposure, still a concern in older housing stock, causes neurological harm that cannot be reversed. These are public health problems as much as clinical ones, and I would bring a specialist's perspective to them.

I also understand that a Board of Health's day-to-day work is largely regulatory: housing and sanitary code, food establishments, septic systems, tobacco and nicotine sales, and disease control. I am prepared to learn that work thoroughly, to read the record before each meeting, and to rely on the Health Department's professional staff. My aim would be sound, evidence-based decisions that residents can trust.

Running a small medical practice has taught me to weigh costs, read regulations closely, and make decisions that affect real people's access to care. I also serve as the President of the Greenleaf Neurological Foundation, a non-profit focused on neurological research and public education. Should any matter before the Board involve my practice or the foundation, I would disclose it and recuse myself as the state conflict-of-interest law requires.

Thank you for considering my interest. I would be glad to meet with you or to provide my CV and references.

Respectfully,



Alexandra Filippakis, D.O.

Neurologist-in-Chief

11.4.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

OCT 16 AM8:34
HAVCITYCLERK

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 15, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Melinda E. Barrett

RE: Board Of Health Resignation– Dr. Romie Mundy

Dear Mr. President and Members of the Haverhill City Council:

I would like to inform you that effective October 15, 2026, Dr. Romie Mundy has resigned from the Board of Health. His letter is attached for your review.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor

MEB/em

Effie Mayors Admin

From: Romie Mundy <rmopnotes@gmail.com>
Sent:
To: Mayor
Subject: Resignation from Board of Health

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

Dear Mayor,

Please accept this email as notice of my resignation from the Board of Health after approximately ten years of service. It has been a privilege to assist the city in this role and to contribute in a small way to the health and well-being of our community during that time.

As you know, I currently hold an active medical license and, to my knowledge, am the only member of city government in that position. In that capacity, I have been providing medical oversight for the city nurse, Mary Connelly, particularly with respect to the city's vaccine program. I would be glad to continue offering that oversight in an informal advisory capacity, if helpful, until another member with an active medical license is appointed.

Recognizing that the Board consists of only three members and that it may take some time to identify a replacement, I am also willing to continue serving for a transitional period of approximately three to six months to allow for a smooth transition if that would be helpful.

Thank you again for the opportunity to serve the city in this capacity.

Sincerely,
Romie Mundy

12.1 announce 10/20 hearing 12/1

nationalgrid

August 27, 2026

HAV CITY CLRK OCT 8'26 16:00

To the City of Haverhill, Massachusetts

To Whom It May Concern:

Enclosed please find a petition for NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

If you have any questions regarding this permit, please contact:

Veasna Eang 978-995-4819 or Veasna.eang@nationalgrid.com

Please notify National Grid's Jennifer Iannalfo of the hearing date / time to Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to each of the above-named Companies.

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845.

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

Questions contact - Veasna Eang – 978-995-4819 or Veasna.eang@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

North Broadway - National Grid to install 1 JO pole on North Broadway beginning at a point approximately 749 feet Northwest of the centerline of the intersection of St. Onge Terrace and continuing approximately 15 feet in a West direction. National Grid will install pole 48-84 and anchor and guy in public way on North Broadway. The new pole 48-84 to be located approximately 58' Southwest of existing pole 48. New pole 48-84 to provide utilities to new customers at 416 North Broadway, Haverhill, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – North Broadway - Haverhill, Massachusetts.

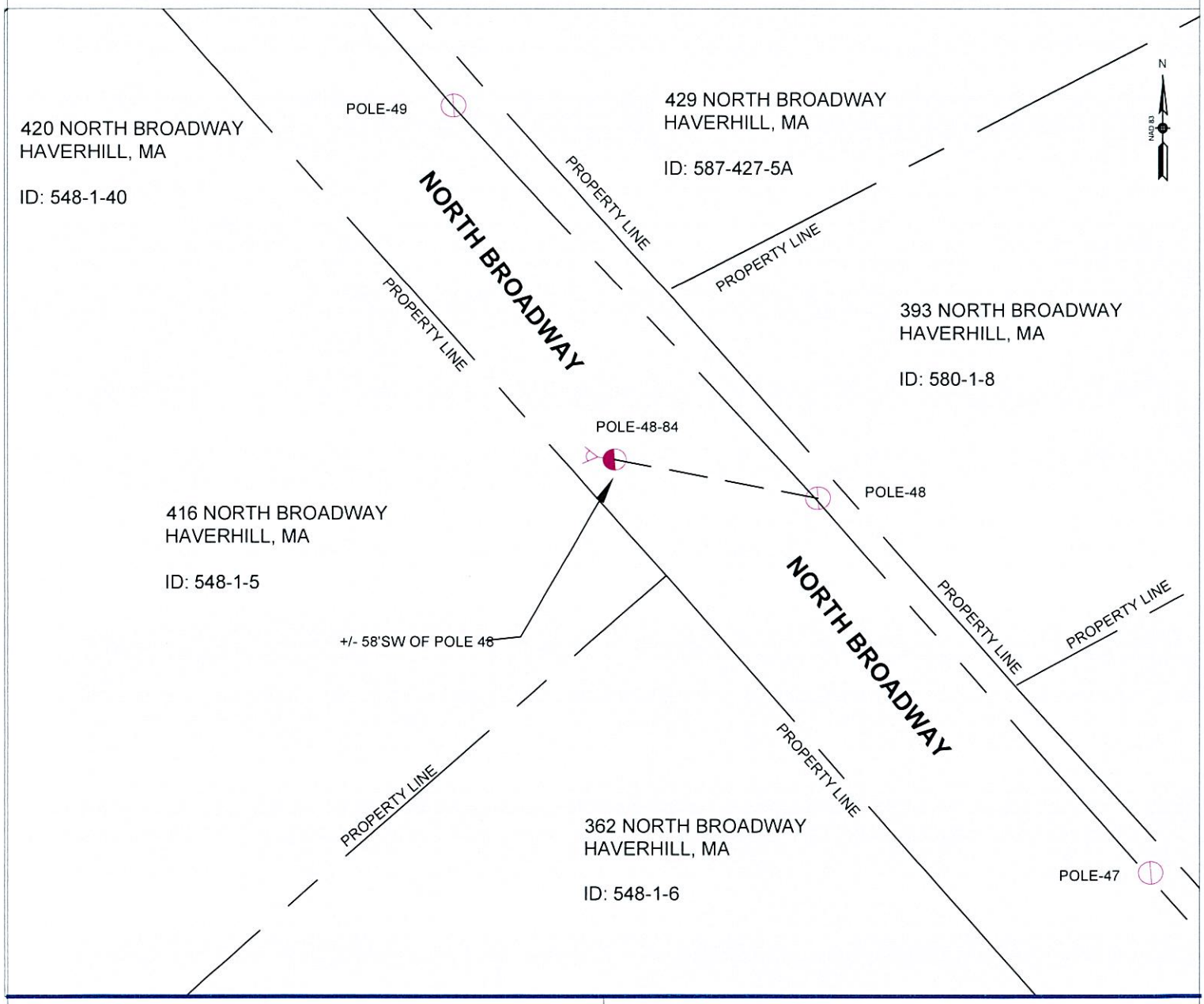
No.# 31355845

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID Dave Johnson
BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY _____
Manager / Right of Way



JOINT OWNED POLE PETITION

——— — — ———	**Existing OH utilities**
⊱	**Proposed Anchor and Anchor guy Location**
◐	**Proposed J.O. Pole Locations**
◑	**Existing J.O. Pole Locations**
——— ——— ——— ———	**Proposed OH utilituies**

Nationalgrid to install Pole 48-84 and anchor/guy in the public way on North Broadway, new pole 48-84 to be located appoximately +/-58' SW of existing pole 48. New pole 48-84 to provide utilities to new customer at 416 N. Broadway.

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

Date: 8/26.2026

Work Request Number: 31355845

To Accompany Petition Dated:

To The: City Of Haverhill

For Proposed: J.O Pole: 48-84 Location: North Broadway

August 27, 2026

Veasna Eang – 978-995-4819 or Veasna.eang@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council Of Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 26th day of August, 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – North Broadway - Haverhill, Massachusetts.

No.# 31355845

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

North Broadway - National Grid to install 1 JO pole on North Broadway beginning at a point approximately 749 feet Northwest of the centerline of the intersection of St. Onge Terrace and continuing approximately 15 feet in a West direction. National Grid will install pole 48-84 and anchor and guy in public way on North Broadway. The new pole 48-84 to be located approximately 58' Southwest of existing pole 48. New pole 48-84 to provide utilities to new customers at 416 North Broadway, Haverhill, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.
I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of ,Massachusetts held on the day of 20 .

City/Town Clerk.

Massachusetts 20 .

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

City/Town Clerk

I hereby certify that on 20 , at o'clock, M

At a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND, INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....

.....

.....

.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the of the City of Massachusetts, on the day of 20 and recorded with the records of location orders of the said City, Book , and Page . This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City/Town Clerk

	A	B	C	D	E	F	G	H	I
1	ParcelID	StreetNum	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
2	548-1-40	420	NORTH BROADWAY	HAVERHILL	O`MAHONEY WILLIAM F JR	420 NORTH BROADWAY	HAVERHILL	MA	01832
3	548-1-40-2	416	NORTH BROADWAY	HAVERHILL	REAL D LLC	10 RAINBOW DR	HAVERHILL	MA	01835
4	548-1-6	362	NORTH BROADWAY	HAVERHILL	362 NORTH BROADWAY IRREVOCABLE	362 NORTH BROADWAY	HAVERHILL	MA	01832
5	580-1-1A	385	NORTH BROADWAY	HAVERHILL	RAYMOND ADAMS G	385 NORTH BROADWAY	HAVERHILL	MA	01832
6	580-1-8	393	NORTH BROADWAY	HAVERHILL	McCARTHY SARAH J-ETUX	393 NORTH BROADWAY	HAVERHILL	MA	01832
7	587-427-5A	429	NORTH BROADWAY	HAVERHILL	THE CATHOLIC CEMETERY ASSOC.	175 BROADWAY	MALDEN	MA	02148

2026 OCT 9 PM2:30
HAV ASSESSOR

BOARD OF ASSESSORS
CITY OF HAVERHILL
4 SUMMER STREET • RM 115
HAVERHILL, MA 01830-5843

548-1-40
O`MAHONEY WILLIAM F JR
420 NORTH BROADWAY
HAVERHILL, MA 01832

548-1-40-2
REAL D LLC
10 RAINBOW DR
HAVERHILL, MA 01835

548-1-6
362 NORTH BROADWAY IRREVOCABLE
362 NORTH BROADWAY
HAVERHILL, MA 01832

580-1-1A
RAYMOND ADAMS G
385 NORTH BROADWAY
HAVERHILL, MA 01832

580-1-8
McCARTHY SARAH J-ETUX
393 NORTH BROADWAY
HAVERHILL, MA 01832

587-427-5A
THE CATHOLIC CEMETERY ASSOC.
175 BROADWAY
MALDEN, MA 02148

City of Haverhill
Rm 118
Haverhill, MA 01832

City of Haverhill
4 Summer St
Rm 118
Haverhill, MA 01830

12.3.1

City of Haverhill, MA

October 9, 2026

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
@ jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

OCT 9 PM2:18
HAVCITYCLERK

Organization Information

Organization*

Creative Haverhill(Winter Haverhill Farmers Market))

Organization Phone*

617-699-2644

Organization Address*

351 South main Street

Organization City*

Haverhill

Organization State*

Ma

Organization Zip*

01835

Is the Organization Tax Exempt?*

Yes

Is the Organization Non-Profit?*

Yes

Is the Organization a House of Worship?*

No

Contact Information

Contact Name*

Jeff Grassie

Contact Title*

Haverhill Farmers Market Manager

Contact Phone*

978-872-7535

Contact Email*

jeffgrassie1966@gmail.com

Contact Address*

1153 West Lowell Ave

Contact City*

Haverhill

Contact State*

Ma

Contact Zip*

01832

Property Owner Information

Property Owner Name*

Historic New England

Property Owner Phone*

617994-6656

Property Owner Address*

143 Essex Street

Property Owner City*

Haverhill

Property Owner State*

Ma

Property Owner Zip*

01832

Is the Applicant the Property Owner?

–

Event Information

Description of event*

Winter Haverhill Farmers Market

Type of Event*

Other

IF OTHER, Please Specify*

Winter Farmers Market

Event Date*

11/21/2026

Event Location*

Historic New England

is the Event on Bradford Common?*

No

Is the Event on City Property?*

No

Event Venue*

Indoor

Number of Anticipated Attendees*

200

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

Event Start Time*

10am

Event End Time*

1pm

Will Food Be Served/Sold at the Event?*

Yes

IF YES TO FOOD, By What Means?*

Vendors

IF YES To FOOD, How Will it be Cooked?*

Prepared Off-site

Are you planning to serve alcohol?*

No

Any Helpful Comments about Food

All food will be prepared in vendors certified kitchens and then just kept warm in food warmers

Special Considerations (i.e. fireworks)*

Every third Sat in Nov 11/21/26, Dec 12/19/26, Jan 01/16/27, Feb 02/20/27

Parking Information

Number of Parking Spaces Onsite*

100

Have Off-site Parking Arrangements Been Made?*

Yes

IF YES, Please Provide Details of Offsite Arrangements*

Plenty of parking at two parking lots owned by Historic New England.

Are There Charges/Fees for Parking?*

No

Sanitation Information

Number of Public Restrooms Available*

6

Type of Toilets*

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling*

We are using the bathrooms inside Historic New England

General Release & Indemnity Agreement

Yes*

☑

Terms of Understanding

Yes*

☑

City Clerk Approval

Record No.**EVNT-26-28**

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active September 1, 2026

Due Date None

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

Messages

Nicholas Flynn 🔒 Internal September 28, 2026 at 8:44 am

@Kaitlin Wright Esposito Confirmed with Jeff that he meant to write 2/**20**/27, 19th is a Friday.

Kaitlin Wright Esposito September 15, 2026 at 8:36 pm

Hi Jeff, just a reminder – please add the City of Haverhill as additionally insured on the COI as a certificate holder.

Kaitlin Wright Esposito September 9, 2026 at 2:11 pm

Following up – Please add the City of Haverhill as additionally insured on the COI as a certificate holder.

Kaitlin Wright Esposito September 1, 2026 at 1:27 pm

Hi Jeff,

Please add the City of Haverhill as additionally insured on the COI as a certificate holder.

City of Haverhill, MA October 9, 2026

Building Inspector Approval

Record No.**EVNT-26-28**

Status Completed

Type Approval

Assignee Tom Bridgewater

Became Active September 1, 2026

Due Date None

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

Messages

No comments yet.

Fire Inspector Approval

Record No.**EVNT-26-28**

Status Completed

Type Approval

Assignee Justin Borden

Became Active September 1, 2026

Due Date None

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

Messages

Jeff Grassie September 28, 2026 at 12:48 pm

Will do Justin and thank you very much!

Justin Borden September 28, 2026 at 10:24 am

Hi Jeff,

Not a problem at all. Thank you for the response. If at all possible, please keep the warmers that you do have plugged in off of splitters, as the electrical draw of the warmers could exceed the limit of the spitters. If extension cords must be used, please use heavy duty cords. No open flame devices (Such as Steno, grills, Etc.) will be used.

Jeff Grassie September 24, 2026 at 12:58 pm

So sorry for the delay and missing this. They will be all electric warmers and there is lots of outlets throughout the venue at Historic New England. There are only several vendors needing the electric warmers

Justin Borden 🔒 **Internal** September 23, 2026 at 8:28 am

Called applicant and left a message RE: the above question.

Justin Borden September 8, 2026 at 4:06 pm

What type of food warmers are you planning to use?

Eric Tarpy 🔒 **Internal** September 1, 2026 at 2:16 pm

@Justin Borden - they mention food warmers...may want to ask questions about that.....

City of Haverhill, MA

October 9, 2026

Police Department Approval

Record No.**EVNT-26-28**

Status Completed

Became Active September 1, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

Messages

No comments yet.

Public Works Director Approval

Record No.**EVNT-26-28**

Status Completed

Type Approval

Assignee Robert Kimball

Became Active September 1, 2026

Due Date None

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

Messages

Kaitlin Wright Esposito October 7, 2026 at 8:30 am

@Robert Kimball @Nicholas Aylward please review so I can get this to council.

Kaitlin Wright Esposito 🔒 Internal September 24, 2026 at 4:22 pm

@Robert Kimball no problem, hope you enjoyed your time off :) please review and sign off though as soon as you are able.

Robert Kimball 🔒 Internal September 24, 2026 at 10:16 am

Kaitlin, I am so sorry I was away on vacation for 2 weeks.

Kaitlin Wright Esposito September 23, 2026 at 8:43 am

@Robert Kimball please review, thank you!

City Council Approval

Record No.EVNT-26-28

Status Active

Type Approval

Assignee Kaitlin Wright Esposito

Became Active October 7, 2026

Due Date None

Record No: EVNT-26-28

Event Permit

Status: Active

Submitted On: 9/1/2026

Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, INC
ESSEX ST 143 HAVERHILL, MA 01832

Applicant

Jeff Grassie
978-872-7535
jeffgrassie@yahoo.com
1153 West Lowell Ave.
Haverhill, MA 01832-1155

Messages

Kaitlin Wright Esposito October 7, 2026 at 2:02 pm

On agenda for October 20th meeting.

Robert Kimball Internal September 25, 2026 at 11:41 am

I tried to sign off on this and I can't find where to approve.....

HISTORIC
NEW ENGLAND

Historic New England
151 Essex Street
Haverhill, MA 01832-5564

(617) 227-3956

Jeff Grassie
Team Haverhill
60 Elm Street
Haverhill, MA 01830

August 28, 2026

Dear Jeff,

Historic New England is pleased to offer Team Haverhill the use of The Historic New England Center for the Winter Farmers Market. We will provide you with access to the flexible programming area of the Center at the ground floor of 143 Essex Street on four Saturdays, November 2026 through February 2027. We request that you abide by the following terms while using the property. If these terms are agreeable to you, please sign this letter and return it to Marilyn Keith Daly at your earliest convenience.

1. Historic New England will provide access to the space to allow time for set-up and break-down in addition to the public market hours:
   -Saturday, November 21, 7:30 am-2:00 pm
   -Saturday, December 19, 7:30 am-2:00 pm
   -Saturday, January 16, 7:30 am-2:00 pm
   -Saturday, February 20, 7:30 am-2:00 pm
2. The Historic New England Center exhibitions and other content will be open to visitors during the market. Our staff will be on site to answer questions and assist with public engagement throughout your time in the Center. Our staff are available to assist with site operations, such as operating lights and security systems, supplying bathrooms, museum retail sales, and assisting attendees with questions about Historic New England and content at the center. Please engage them as needed and contact Marilyn Keith Daly if any concerns or issues arise.
3. For the protection of the exhibition collections, the large double doors between the front gallery and the flexible programming space will remain closed during the markets. Visitors to the market may use the single door between the two spaces to access the Winter Farmers Market.
4. Limited parking may be available on a first-come-first-served basis in our lots on the south side of Essex Street between Batchelder's Court and Moulton Way and between the MBTA overpass and 216 Essex Street. Additional paid parking is available on street, in the municipal lot at Essex Street and Locust Street, and in the MBTA garage at 43 Granite Street.

12.3.2

Event Permit

EVNT-26-31

Submitted On: Sep 28, 2026

Applicant

JAMES CARBONE
9173868357
@ jimmypotsandpans@gmail.com

Primary Location

10 CHURCH ST
Bradford, MA 01835

OCT 15 PM12:09
HAVCITYCLERK

Organization Information

Organization
Whittier Birthplace

Organization Phone
917386 8357

Organization Address
305 Whittier Road

Organization City
Haverhill

Organization State
MA

Organization Zip
01830

Is the Organization Tax Exempt?
Yes

Is the Organization Non-Profit?
Yes

Is the Organization a House of Worship?
No

Contact Information

Contact Name
Jimmy Carbone

Contact Title
Board of Trustees

Contact Phone
917 386 8357

Contact Email
Jimmypotsandpans@gmail.com

Contact Address
1866 Washington Square

Contact City
Haverhill

Contact State
MA

Contact Zip
01831

Property Owner Information

Property Owner Name
First Church of Christ Bradford

Property Owner Phone
9783741141

Property Owner Address
10 Church Street

Property Owner City
Bradford

Property Owner State
MA

Property Owner Zip
01835

Is the Applicant the Property Owner?
No

Event Information

Description of event

Big Dog Show- public art exhibit

Type of Event

Exhibit

Event Date

10/31/2026

Event Location

Bradford Common

is the Event on Bradford Common?

Yes

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

150

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

Event Start Time

830am

Event End Time

2pm

Will Food Be Served/Sold at the Event?

No

Are you planning to serve alcohol?

No

Any Helpful Comments about Food

Same time as the Haverhill Farmers Market.

Special Considerations (i.e. fireworks)

N/a

Parking Information

Number of Parking Spaces Onsite

0

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

Same as farmers market. Attendees are also customers of the farmers market. Nearby lits and street parking .

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

2

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

Via farmers market.

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

The First Church of Christ, Bradford
10 Church Street
Bradford, Massachusetts 01835
978-374-1141
office @fccbradford.org

April 7, 2026

Dear City Council President Thomas and members of Haverhill City Council:

Please be advised the Trustees of the First Church of Christ – Bradford, MA. grant permission to use of the Bradford Common to: Whittier Birthplace / Big Dog Show (Dale Rogers) for use from Thursday October 29th thru Tuesday November 3rd 2026. Contact: Kaleigh Pare Shaughnessey c/o Whittier Birthplace 305 Whittier Rod Haverhill, MA 01830

Our approval is contigent upon meeting all Haverhill City Council, Haverhill Police Department and our Board of Trustees requirements.

Please contact us thru the Church office (telephone number and e-mail address above) if you have any questions or concerns,

Very truly yours; *Steven R Esty*

Steven Esty, President Board of Trustees

CLIENT'S COPY

Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

▶Do not enter social security numbers on this form as it may be made public.
▶Go to *www.irs.gov/Form990PF* for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

For calendar year 2019 or tax year beginning 07/01/19 , and ending 06/30/20

Name of foundation
TRUSTEES OF THE JOHN GREENLEAF WHITTIER HOMESTEAD

A Employer identification number
04-6047193

Number and street (or P.O. box number if mail is not delivered to street address)
C/O MARCIA ROGERS, 136 NECK ROAD

Room/suite

B Telephone number (see instructions)
978-373-3979

City or town, state or province, country, and ZIP or foreign postal code
WARD HILL MA 01835

C If exemption application is pending, check here ▶ ☐

G Check all that apply: ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

D 1. Foreign organizations, check here ▶ ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

H Check type of organization: ☒ Section 501(c)(3) exempt private foundation ☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐

I Fair market value of all assets at end of year (from Part II, col. (c), line 16) ▶ $ 985,274

J Accounting method: ☐ Cash ☒ Accrual ☐ Other (specify) (Part I, column (d), must be on cash basis.)

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

Part I Analysis of Revenue and Expenses (The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)

		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)	1,561			
	2 Check ▶ ☒ if the foundation is not required to attach Sch. B				
	3 Interest on savings and temporary cash investments	630	630		
	4 Dividends and interest from securities	27,853	27,853		
	5a Gross rents	4,400	4,400		
	b Net rental income or (loss) 4,400				
	6a Net gain or (loss) from sale of assets not on line 10	51,794			
	b Gross sales price for all assets on line 6a 255,483				
	7 Capital gain net income (from Part IV, line 2)		51,794		
	8 Net short-term capital gain			0	
	9 Income modifications				
	10a Gross sales less returns and allowances 446				
	b Less: Cost of goods sold 572				
	c Gross profit or (loss) (attach schedule) STMT 1	-126		-126	
	11 Other income (attach schedule) STMT 2	7,645	7,468	177	
	12 **Total.** Add lines 1 through 11	93,757	92,145	51	
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc.	0			
	14 Other employee salaries and wages	2,441			2,4
	15 Pension plans, employee benefits	52			
	16a Legal fees (attach schedule)				
	b Accounting fees (attach schedule) STMT 3	6,077			6,0
	c Other professional fees (attach schedule) STMT 4	5,076	4,396		6
	17 Interest				
	18 Taxes (attach schedule) (see instructions) STMT 5	2,875		2,875	
	19 Depreciation (attach schedule) and depletion STMT 6	4,566		4,566	
	20 Occupancy	24,811			24,8
	21 Travel, conferences, and meetings				
	22 Printing and publications				
	23 Other expenses (att. sch.) STMT 7	12,526		7	12,5
	24 **Total operating and administrative expenses.** Add lines 13 through 23	58,424	4,396	7,448	46,5
	25 Contributions, gifts, grants paid	0			
	26 **Total expenses and disbursements.** Add lines 24 and 25	58,424	4,396	7,448	46,5
	27 Subtract line 26 from line 12:				
	a **Excess of revenue over expenses and disbursements**	35,333			
	b **Net investment income** (if negative, enter -0-)		87,749		
	c **Adjusted net income** (if negative, enter -0-)			0	

1022

Office Use Only: Fiscal Year

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

CLIENT'S COPY

NON-PROFIT ORGANIZATIONS/PUBLIC CHARITIES DIVISION
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY
ATTORNEY GENERAL

(617) 727-2200, ext. 2101
www.mass.gov/ago/charities

Form PC

Report for the Fiscal Period: 07/01/2019 to 06/30/2020

Attorney General's Account #: 009577

Federal ID #: 04-6047193

Electronic Payment Confirmation #:

When did the organization first engage in charitable work in Massachusetts? 04/19/1893

Has the organization applied for or been granted IRS tax exempt status? [X] Yes [ ] No

If yes, date of application **OR** date of determination letter: 04/19/1893

IRS Exemption under 501(c): 3

If exempt under 501(c), are contributions to the organization tax deductible as charitable contributions? [X] Yes [ ] No

Check all items attached *(if applicable)*

- [X] Filing Fee or Printout of Electronic Payment Confirmation
- [X] Copy of IRS Return
- [ ] Audited Financial Statements/Review
- [ ] Amended Articles/ By-Laws
- [X] Schedule A-1
- [X] Schedule A-2
- [ ] Schedule RO
- [ ] Schedule VCO
- [ ] Probate Account

Organization Data

Name: TRUSTEES OF THE JOHN GREENLEAF WHITTIER HOMESTEAD

Mailing Address: C/O MARCIA ROGERS, 136 NECK ROAD

City: WARD HILL State: MA Zip: 01835

Phone Number: 978-373-3979 Fax Number:

Email: NECKRD@AOL.COM Website: WWW.JOHNGREENLEAFWHITTIER.COM

In the table below, please enter the appropriate codes from the corresponding tables found in the instructions.
Enter up to 2 codes from Table 3 for your organization's main purpose(s)

Category	Code	Category	Code
County (Table 1)	5	Organization Purpose Code 1	8
Type of Organization (Table 2)	1	Organization Purpose Code 2	27

Please check box if final return prior to dissolution: [ ]

Office Use Only: Payment Received

RUTHFOO-01 PRADEEPBABU

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
NFP Property & Casualty Services, Inc.
7910 Lehigh Crossing
Victor, NY 14564

CONTACT NAME: <Miriam Hertzler>
PHONE (A/C, No, Ext): (585) 626-4947 FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hiscox Insurance Company Inc.	10200
INSURER B : U.S. Underwriters Insurance Company	35416
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Rutherford Food Resources Inc
65 East 4th Street #34
New York, NY 10003

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		P100.259.182.6	5/12/2026	5/12/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ Included
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Liquor Law Liability			LQ 3003058D	3/31/2026	3/31/2027	Aggregate	2,000,000
B	Liquor Law Liability			LQ 3003058D	3/31/2026	3/31/2027	Each Common Cause Li	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Haverhill is named Additional insured as respects to General Liability so long as a written contract or agreement to such exists with the named insured prior to a loss.

CERTIFICATE HOLDER

City of Haverhill
4 Summer Street
Haverhill, MA 01830

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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The ACORD name and logo are registered marks of ACORD

Big Dog Art Exhibit
Whittier Birthplace/
James Carbone
Event , October 31, 2026
Indemnify

The Above organization in consideration of the permit granted by the City Council as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries

Licensee is solely responsible for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible for the cost of any police or fire official(s) required by the City Council to be attendance at the event.

13.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 15, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: Order to Reallocate Funds To City Hall Improvements Account

Dear Mr. President and Members of the City Council:

I respectfully submit an Order to reallocate $14,723.90 from City Hall Exterior Repairs account to City Hall Improvements account.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor

Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

That $14,723.90 be reallocated from #3417194 City Hall Exterior Repairs to #3419190 City Hall Improvements.

Haverhill

Purchasing Office, Room 105
Phone: 978-420-3606 Fax: 978-521-4348
purchasing@haverhillma.gov

October 14, 2026

To: Melinda E. Barrett, Mayor

From: Steven Bucuzzo, Purchasing Director

Re: City Hall Capital Account Reallocation Request

Mayor,

I am requesting that the existing balance of $14,723.90 in the City Hall Exterior Repairs (#3417194) capital account be reallocated to the City Hall Improvements (#3419190) capital account, which has a current balance of $9,786.15, and will result in a combined balance of $24,510.05. This will allow more flexibility in using the funds for maintenance work either inside or outside the building when it is needed.

Please let me know if you have any questions.

Thank you.

Cc: Angel Perkins, City Auditor/CFO

13.2

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 16, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

RE: FY25 Bills

Dear Mr. President and Members of the Haverhill City Council:

Attached, please find an order to pay bills from the previous fiscal year:

Vendor	Amount	Account
T-Mobile	$50.00	Police
Sanoni Blades & Brooms	$2,780.00	Highway
Phenova	$382.69	Water
Mallory Safety & Supply	$668.51	Wastewater
Vestis	$194.98	Wastewater
Sunbelt Rentals	$2,578.00	Wastewater
Mission Communications	$3,727.80	Wastewater
LSE Enhances Holdco	$11,907.24	Wastewater
Total:	$22,289.22	

I recommend approval.

Sincerely,

Melinda E Barrett

Melinda E. Barrett
Mayor
MEB/em

Document

CITY OF HAVERHILL

In Municipal Council

OCT 15 PM 8:55
HAVCITYCLERK

Ordered:

That in accordance with General Laws, Chapter 44, Section 64, authorize the payment of bill(s) of the previous years and to further authorize the payment from current year departmental appropriations as listed below:

Vendor	Amount	Account
T-Mobile	$50.00	Police
Sanoni Blades & Brooms	$2,780.00	Highway
Phenova	$382.69	Water
Mallory Safety & Supply	$668.51	Wastewater
Vestis	$194.98	Wastewater
Sunbelt Rentals	$2,578.00	Wastewater
Mission Communications	$3,727.80	Wastewater
LSE Enhances Holdco	$11,907.24	Wastewater
	$22,289.22	

T-Mobile

T-Mobile USA, Inc.
ATTN: Legal & Emergency Response Finance
PO BOX 84445
SEATTLE, WA 98124-5745
Tax ID: 91-1983600
Questions: leainvoicing@t-mobile.com
Link to portal

Invoice Number: L2601230110
Invoice Date: 01/23/2026
Tracking ID: 2026-0017565
Legal Order Signatory Date: 01/13/2026
Legal Order Type: Search Warrant
Case Number: 2638sw8
LER Account Number: 2008905
Amount Due: $50.00

Account Number: 2008905
To: HAVERHILL POLICE DEPT - MA
ATTN: ACCOUNTS PAYABLE
40 BAILEY BLVD
HAVERHILL, MA 01830-6106

These are optional fields for the submitter of the request.

Transaction Attention To:	ACCOUNTS PAYABLE
Requesting Agent:	Joshua Boisvert
Agency Reference Number:	Agency Reference Number 1

Payment Terms: Due Upon Receipt

Line Item	Description	Target Identifier	Target Value	Start Date	End Date	Amount
1	Time Difference of Arrival (TDOA)	MSISDN	9xx.xxx.8662	12/27/2025	12/29/2025	$50.00
					TOTAL	**$50.00**

Make Checks Payable To: T-Mobile USA Inc, Legal & Emergency Response Finance, PO BOX 84445, SEATTLE, WA 98124-5745
SAM Cage Code: 4KGZ6 **Unique Entity ID:** ZVW2T2CCG7V9
To view and manage invoices in T-Mobile's online portal, LRS, request access here: Link to portal

J703415

Council — (A)

272782

SaNoNi Blades & Brooms
92 Weir Street
Taunton, MA 02780
United States

Voice: 774-501-2762
Fax: 508-386-1311

INVOICE

Invoice Number: 3003
Invoice Date: Jun 22, 2026
Page: 1
Duplicate

Bill To:
CITY OF HAVERHILL DPW 500 PRIMROSE STREET HAVERHILL, MA 01830 United States

Ship to:
CITY OF HAVERHILL DPW 500 PRIMROSE STREET HAVERHILL, MA 01830 United States

Customer ID	Customer PO	Payment Terms	
01830H	H76	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Hand Deliver		7/22/26

Quantity	Item	Description	Unit Price	Amount
2.00	E662654L	ELGIN MAIN BROOM L 30135GR	625.00	1,250.00
8.00	GBE431NH	SET OF ELGIN GUTTER BROOMS 4PCS	185.00	1,480.00
1.00	Fuel	Fuel Surcharge / Delivery	50.00	50.00

60100401 0443 5326

Stormwater

Subtotal	2,780.00
Sales Tax	
Total Invoice Amount	2,780.00
Payment/Credit Applied	
TOTAL	**2,780.00**

Check/Credit Memo No:

2703429

phenova™ | A Phenomenex Company
Certified Reference Materials

6390 Joyce Dr., #100
Golden, CO 80403

PLEASE PAY FROM THIS INVOICE

Invoice Number: 215890

Date	Sales Order #
5/13/2025	329626

PLEASE REMIT PAYMENT TO:

All Amounts in US Dollars

Phenova, Inc.
PO Box 748606
Los Angeles, CA 90074-8606

Bill To:

Haverhill Water Department Lab
ATTN: squaglietta@haverhillma.gov
131 Amesbury Road
Haverhill, MA 01830
USA

Ship To:

Haverhill Water Department Lab
ATTN: Steven Quaglietta
131 Amesbury Road
Haverhill, MA 01830
USA

P.O. Number	Terms	Customer Number	PT Account #	Ship Via	F.O.B.
254496	Net 30	1500829	HVH-100	FPFedEx Priority	Golden, CO USA

Qty	Part Number	Description	Study ID	Lot Number	Unit Price	Disc Amt	Net Amount
1	PT-MIC-WS	WS Micro Presence/Absence 1 Box FedEx Priority Overnight 5/13/2025 Trk#: 424423705160 – 4 lb Mac B 10-6-26 JAD	WSM0525	5448-02	299.00	-14.95	284.05

PLEASE REMIT PAYMENT TO:

All Amounts in US Dollars

Phenova, Inc.
PO Box 748606
Los Angeles, CA 90074-8606

NOTES:
Tracking information: 424423705160
Customs, duties, and advancement fees are the responsibility of the recipient and are not included.

Subtotal	**299.00**
Total discount	**(14.95)**
Total freight	**86.64**
Handling	**12.00**
Tax	**0.00**
Total	**382.69**

For terms and conditions of your order, please visit www.phenova.com/home/termsofsale

t: 866-942-2978 | f: 866-283-0269 | AccountsReceivable@phenova.com | www.phenova.com

MALLORY
SAFETY AND SUPPLY LLC
PO Box 2068 ▪ Longview, WA 98632
Ph: 360-636-5750 ▪ Fax: 360-577-4244

Remit To:
PO Box 2068
Longview, WA 98632
360-636-5750

INVOICE

INVOICE	
6325918	
Invoice Date	**Page**
1/5/2026	1 of 2
ORDER NUMBER	
3932452	

Bill To:
CITY OF HAVERHILL- WASTEWATER
ATTN: ACCOUNTS PAYABLE
40 SOUTH PORTER STREET
HAVERHILL, MA 01835
US

Ship To:
CITY OF HAVERHILL- WASTEWATER
40 SOUTH PORTER STREET
HAVERHILL, MA 01835-7646
US

Ordered By: Mr. SAM MARINEZ

Customer ID: 130472

Job Name:

PO Number	*Term Description*	*Net Due Date*	*Disc Due Date*	*Discount Amount*
264522	Net 30	02/04/2026	02/04/2026	0.00

Order Date	*Pick Ticket No*	*Primary Salesrep Name*	*Taker*
12/16/2025	5447524	Ted Morang	KKEO

Line No / ORD	*Quantities* Ordered	Shipped	Remaining	*UOM* Unit Size	*Disp.*	*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*	*Unit Price*	*Extended Price*

Delivery Instructions: FEDEX

Carrier: ***Tracking #:***

**********Service Item**********

0.0000	1.0000	-1.0000 EA	RSVC-BW	EA	343.50	343.50
		Serial Number: MA222-037848		1.0		
		1.0	BW TECH SERVICE			
			4 GAS MONITOR LEL/CO/H2S/O2			
		Order Line Notes:	REPLACED O2 SENSOR SN 0252269079105			
			12/29/25-SK			

**********Service Part**********

1.0000	1.0000	0.0000 EA	HONAN-SRX2V	EA		
		1.0000	SENSOR, OXYGEN	1.0000		
			CLIP XL XT MAX XT II & MICRO 5			
		Ordered As:	HONAN-SRX2V			

Total Parts Price: 221.00

**********Service Labor**********

1.0000	1.0000	0.0000 HR	CAL1	HR		
		1.0000	MONITOR CALIBRATION 1-4 SENSORS	1.0000		
0.2500	0.2500	0.0000 HR	LABOR	HR		
		1.0000	EQUIPMENT REPAIR LABOR	1.0000		

By accepting these goods and/or services, customer hereby agrees to pay any late fees, interest charges, and all subsequent costs of collection. If you would like to receive invoices electronically via email or fax please contact ar-inquiry@mallory.com or call (800) 625-5679

MALLORY
SAFETY AND SUPPLY LLC
PO Box 2068 ▪ Longview, WA 98632
Ph: 360-636-5750 ▪ Fax: 360-577-4244

Remit To:
PO Box 2068
Longview, WA 98632
360-636-5750

INVOICE

INVOICE	
6325918	
Invoice Date	**Page**
1/5/2026	2 of 2
ORDER NUMBER	
3932452	

Line No / ORD	Quantities: Ordered	Shipped	Remaining	UOM / Unit Size	Disp.	Item ID / Item Description	Pricing UOM / Unit Size	Unit Price	Extended Price
								Total Labor Price:	122.50
						**********Service Item**********			
	0.0000	1.0000	-1.0000	EA		RSVC-BW	EA	325.01	325.01
						Serial Number: KA420-1096864	1.0		
				1.0		BW TECH SERVICE			
						4 GAS MONITOR O2/LEL/H2S/CO			
						Order Line Notes: REPLACED LEL SENSOR SN 0116073375095 12/29/25-SK			
						**********Service Part**********			
	1.0000	1.0000	0.0000	EA		HONAN-SRWMP75C	EA		
				1.0000		SENSOR LEL	1.0000		
						REPLACES SENSORS IN: MAX XT II, GAS ALERT MICROSLIP XL, GAS ALERT MICROCLIP XT, AND GAS ALERT MICROCLIP X3 MODELS.			
						Ordered As: HONAN-SRWMP75C			
								Total Parts Price:	202.51
						**********Service Labor**********			
	1.0000	1.0000	0.0000	HR		CAL1	HR		
				1.0000		MONITOR CALIBRATION 1-4 SENSORS	1.0000		
	0.2500	0.2500	0.0000	HR		LABOR	HR		
				1.0000		EQUIPMENT REPAIR LABOR	1.0000		
								Total Labor Price:	122.50

Total Lines: 2

SUB-TOTAL:	668.51
TAX:	0.00
AMOUNT DUE:	**668.51**

Discount does not apply to tax, freight, or invoices paid by credit card

By accepting these goods and/or services, customer hereby agrees to pay any late fees, interest charges, and all subsequent costs of collection. If you would like to receive invoices electronically via email or fax please contact ar-inquiry@mallory.com or call (800) 625-5679

vestis

2680 Palumbo Drive
Lexington, KY 40509

Pay your bill and view invoices and statements at
http://myaccount.vestis.com

INVOICE

BILLING INQUIRIES	(866) 837-8471
CUSTOMER SERVICE	(866) 8378471

TOM GRAHAM

HAVERHILL WASTE WATER PLA
40 S PORTER ST
HAVERHILL, MA 01835-7646

CUSTOMER NUMBER	3321489
ACCOUNT NUMBER	646502
TERMS	NET 30
INVOICE NUMBER	27976390
INVOICE DATE	05/22/2026
SHIP VIA	UPS Ground 05/21/2026
PO#	JOHN DAOUST
STORE/LOC#	/
SALES ORDER	2128580531 - 05/19/2026

PAGE 1 of 1

Water

Ship
To: KEN JONES
HAVERHILL WASTE WATER PLANT
40 S PORTER ST
HAVERHILL, MA 01835-7646

ITEM	ITEM DESCRIPTION	WHS	QTY	PRICE	TOTAL
6500	Custom Embroidery	NV	2	14.00	28.00
4178NAVYXL-L	Carh Trml Zip Hood Swshrt	NV	1	119.99	119.99
2946NAVYXL-L	Weartec Fleece Vest	NV	1	46.99	46.99

	SUBTOTAL	194.98
THANK YOU FOR YOUR BUSINESS	SHIPPING AND HANDLING	0.00
	TAX	0.00
F.O.B. Shipping Point	**TOTAL CHARGES CURRENT SHIPMENT**	**$194.98**

- Thank you for your order, it is now complete.114473

To ensure proper payment application, please write your invoice number on your check, and include the attached coupon with your payment.

vestis

PAYMENT DUE	June 21, 2026
AMOUNT DUE	**$194.98**
INVOICE NUMBER	**27976390**

INVOICE DATE 05/22/2026
ACCOUNT NUMBER 646502

Bill To:

HAVERHILL WASTE WATER PLA
40 S PORTER ST
HAVERHILL, MA 01835-7646

Payable
To:
VESTIS
22512 NETWORK PLACE
CHICAGO, IL 60673-1225

1 000000103934 0000027976390 0 0000019498 0000019498 2

INVOICE

SEND ALL PAYMENTS TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

3703030

INVOICE NO.	179571782-0001
ACCOUNT NO.	4108296
INVOICE DATE	2/16/26
PAGE	1 of 1

INVOICE TO

1oz - 283 - 313
HAVERHILL WATER DEPT
125 AMESBURY RD
HAVERHILL MA 01830-2801

JOB ADDRESS
HAVERHILL WATER DEPT
40 S PORTER ST
HAVERHILL, MA 01835 7646

978-374-2382

RECEIVED BY	CONTRACT NO.
BELLVILLE, ADAM	179571782
PURCHASE ORDER NO.	
WASTE WATER	
JOB NO.	
4 - HAVERHILL WATER	
BRANCH	

NEW HAMPSHIRE POWER & HVAC
343 MAIN ST
SALEM, NH 03079 2440
603-328-3313

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	60KW ELECTRIC HEATER 480V 3PH	350.00	350.00	725.00	1550.00	1550.00
	11455904 Make: LB WHITE Model: VOLT 60-3 Ser #: 4061G23-00248					
4.00	50' #2 BANDED 5-WIRE	35.00	35.00	97.00	239.00	956.00
1.00	#2 BANDED 5-WIRE FEMALE TAIL	12.00	12.00	28.00	72.00	72.00
				Rental Sub-total:		2578.00

BILLED FOR FOUR WEEKS 1/30/26 THRU 2/26/26.

IL 9/23/26
NORM

Equipment. Service. Guaranteed.

REMIT TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

NET 30
Invoices not paid within 30 days may be subject to a 1-½% per month charge.

SUBTOTAL	2,578.00
SALES TAX	
INVOICE TOTAL	2,578.00

4 WEEK BILL

MICHELLE METZGER michelle.metzger@sunbeltrentals.com

MISSION COMMUNICATIONS

Mission Communications LLC.
3170 Reps Miller Road NW
Suite 190
Norcross GA 30071
United States
Phone: 678-969-0021

Invoice

Invoice Date
4/23/2026

Invoice Number
2021342

Bill To:

Haverhill MA, City of
40 South Porter Street
Haverhill MA 01835 United States

water

Ship To:

Haverhill MA, City of
40 South Porter Street
Haverhill MA 01835
United States

Phone: **EMail:** pjessel@haverhillwater.com

Sales Rep: Hayes Pump-V PO Number:

Terms: Net 30

Line	Part Number/Description	Quantity	Unit Price	Ext Price
1	**Contract: 116381** SP150-12R Name: Patricia Ann Drive PS SerialNumber: 21MIS33517 Service Period: 5/1/2026 for 12 Months	1.00 EA	347.40/1	347.40
2	**Contract: 116382** SP850-12R Name: South Cross Pump Station SerialNumber: 21MIS33518 Service Period: 5/1/2026 for 12 Months	1.00 EA	563.40/1	563.40
3	**Contract: 116383** SP850-12R Name: Hyatt Ave Pump Station SerialNumber: 21MIS33519 Service Period: 5/1/2026 for 12 Months	1.00 EA	563.40/1	563.40
4	**Contract: 116384** SP850-12R Name: Meadow Lane Pump Station SerialNumber: 21MIS33520 Service Period: 5/1/2026 for 12 Months	1.00 EA	563.40/1	563.40
5	**Contract: 116385** SP850-12R Name: Fondi Road Pump Station SerialNumber: 21MIS33521 Service Period: 5/1/2026 for 12 Months	1.00 EA	563.40/1	563.40
6	**Contract: 116386** SP850-12R Name: Hilldale Pump Station SerialNumber: 21MIS33522 Service Period: 5/1/2026 for 12 Months	1.00 EA	563.40/1	563.40
7	**Contract: 116387** SP850-12R Name: Lake Street Pump Station SerialNumber: 21MIS33523 Service Period: 5/1/2026 for 12 Months	1.00 EA	563.40/1	563.40

Mission provides this service according to the published provisions under Mission's customer service agreement and terms of use.

MISSION COMMUNICATIONS

Mission Communications LLC.
3170 Reps Miller Road NW
Suite 190
Norcross GA 30071
United States
Phone: 678-969-0021

Invoice

Invoice Date
4/23/2026

Invoice Number
2021342

Please make checks payable to Mission Communications, LLC For your convenience Mission accepts credit cards.

Card payments less than $3,000 received within (7) days of the invoice date may avoid the 3% credit card processing fee.

If you have any questions concerning this invoice please contact our Accounts Receivable team, 877-993-1911 option 5, ar@123mc.com.

Line(s) Subtotal:	3,727.80
Total: $	**3,727.80**

FL 9/30/26

SWIFT Code	USBKUS44IMT
ABA. Routing Number	042000013
Account Type	CHECKING
Account Number	1-301-2888-7051
Account Name	MISSION COMMUNICATIONS, LLC
DEPOSIT ACCOUNT	

Mission provides this service according to the published provisions under Mission's customer service agreement and terms of use.

LSE Enhanced Holdco 1 LLC
18 N Main St
Fl 2
West Hartford, CT 06107-1970
USA
+14133550702
accounting@lodestarenergy.com
www.lodestarenergy.com

LODESTAR ENERGY

INVOICE

Waived

BILL TO
Mr. Isaiah Lewis
City of Haverhill
40 S. Mill Street
Haverhill, MA 01835 USA

INVOICE # 0296
DATE 06/30/2026
DUE DATE 10/01/2026
TERMS Net 60

PROD. PERIOD
06.07.26-07.09.26

SOLAR FARM
6 Cook Street/780 Boston Road

ACTIVITY	DESCRIPTION	AMOUNT
20 S Mill St *****54805005 (6 Cook St)	46,731 kWh and $12,229.95 bill credits allocated @ $0.12 per kWh	5,607.72
20 S Mill St *****54805005 (780 Boston Rd)	52,496 kWh and $13,738.72 bill credits allocated @ $0.12 per kWh	6,299.52

BALANCE DUE **$11,907.24**

IL 9/22/26
POWER

Wire To: TD Bank
255 W Main Street. Avon, CT 06001
ABA#: 011103093
Credit to: LSE Enhanced Holdco 1 LLC
Account Number: 4337080115

Make check payable to:
LSE Enhanced Holdco 1 LLC
18 North Main Street 2nd Floor
West Hartford, CT 06107

13.3

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

October 15, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: Order to Reallocate Funds To 2027 Capital Account

Dear Mr. President and Members of the City Council:

I respectfully submit an Order to reallocate $74,452.12 from various capital accounts to a new capital account to fund fiscal 2027 capital items.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor

Document

CITY OF HAVERHILL

In Municipal Council

OCT 16 AM8:35
HAVCITYCLERK

Ordered:

That $74,452.12 be reallocated from the following capital accounts to a new capital account to fund fiscal 2027 capital.

Fund #	Description	Remaining Balance	
3418800	City Docks Capital	$	6,367.62
3416190	City Hall A/C	$	1,106.88
3417193	City Hall Bathrooms Fund Balance	$	9,254.29
3416120	City Hall Document Management	$	128.60
3422138	City Hall Wall Replacement Fund Balance	$	52,478.93
3416192	FY16 Retaining Wall City Hall Fund Balance	$	588.51
3440155	Info Tech Capital Project Fund Balance	$	357.07
3416510	Insp/Health Vehicle Fund Balance	$	64.30
3500012	Landfill Southern Mound Closure Fund Bal	$	2,512.35
3419424	Replace Streetlights Fund Balance	$	1,093.57
3418221	Winnekenni Undesignated Fund Balance	$	500.00
		$	**74,452.12**

14.1 File 10 days

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

October 14, 2026

MEMO TO: CITY COUNCIL PRESIDENT TIMOTHY JORDAN AND MEMBERS OF THE CITY COUNCIL

Subject: ***Washington Street #310 – HPS-26-18 - Add Handicap Parking***

As requested, attached is the subject Ordinance to add handicap parking.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Kimball, L. Mead

OCT 14 PM 1:05
HAVCITYCLERK

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:

Washington Street: **In front of #310**	**No Parking** **(except for 1 24-hour handicap parking space)**	**24 hours**

APPROVED AS TO LEGALITY

_____

City Solicitor

Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Fri 10/16/2026 9:54 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:	W0148548
Business Type:	All Other Public Notices
Notice Size:	Public Notices
Notice Estimate:	$83.89
Referral Code:	310 Washington St Parking

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01485480

Thu Oct 22, 2026
Haverhill Gazette Public *All Zones*
Notices

CITY OF HAVERHILL
In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitim;is, as amended, is hereby further amended by ADDING the following:

Washington Street: In front of#310	No Parking (except for 1 24-hour handicap parking space)	24 hours

APPROVED AS TO LEGALITY
City Sclicitor
HG - Publication Dates

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The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

This is an automated message, please do not reply to this e-mail. If you have any questions or concerns you may contact us toll-free at 800-681-6248.

File 10 days

14.2

Haverhill

Lisa DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

October 15, 2026

MEMO TO: CITY COUNCIL PRESIDENT TIMOTHY JORDAN AND MEMBERS OF THE CITY COUNCIL

Subject: ***Washington Street– No Parking Ordinance***

As requested by Traffic & Safety, attached is an Ordinance for No Parking on either side of Washington Street from Niagara Street to Pleasant View Ave due to an increase in pedestrian traffic and additional vehicular traffic. Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa DeMeo
City Engineer

C: Mayor Barrett, K. Wright, R. Ward, R. Kimball

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

OCT 15 PM2:54
HAVCITYCLERK

ORDERED:

MUNICIPAL ORDINANCE **CHAPTER 240**

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, as amended, be further amended by adding the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

Washington St: Niagara St to Pleasant View Ave	**No Parking**	**24 hrs**

APPROVED AS TO LEGALITY:

_____

City Solicitor

16.1

Document # 45-A

Order- That the City Council votes to amend Chapter 240, Article V, § 240-24 ("All-night parking") of the Code of the City of Haverhill

IN CITY COUNCIL: September 29, 2026

File 10 Days

10 YEAS, 0 NAYS, 1 ABSENT

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC
City Clerk

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

September 25, 2026

SEP 25 AM 9:50
HAVCITYCLERK

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: An Order Relating to the Amendment of the All-Night Parking Ordinance

Dear Mr. President and Members of the City Council:

I respectfully submit An Order Relating to the Amendment of the All-Night Parking Ordinance Chapter 240, Article V, §240-24 of the Code of the City of Haverhill.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor

Document

CITY OF HAVERHILL

In Municipal Council

ORDERED:

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS. CITY OF HAVERHILL

AN ORDER RELATING TO THE AMENDMENT OF THE ALL-NIGHT PARKING ORDINANCE

BE IT ORDERED by the City Council of the City of Haverhill that the City Council votes to amend Chapter 240, Article V, § 240-24 ("All-night parking") of the Code of the City of Haverhill as follows:

§ 240-24. All-night parking.

A. Except as otherwise provided in this section, no person shall allow, permit or suffer any vehicle registered in his name, other than one acting in an emergency, to be parked on any street for a period longer than one hour between the hours of 6:00 p.m. and 6:00 a.m. at any time between December 15 and March 15, or such dates as determined by the Mayor and approved by City Council in conformance with paragraph D below. [Amended 4-13-1993 by Doc. 26-C; 1-30-1996 by Doc. 18-C].

B. It shall be lawful to park any vehicle on alternate sides of all streets in those zoning districts known as RH, RL, RM and RU between the hours specified in Subsection A above as follows, unless otherwise amended by the Mayor and approved by the City Council in conformance with paragraph D below: [Amended 4-20-1981 by Doc. 11-E; 1-30-1996 by Doc. 18-C]

   (1) Beginning December 15 at 6:00 p.m., even-numbered side of the street; and

   (2) Beginning January 1 at 6:00 p.m., odd-numbered side of the street;

   (3) Beginning February 1 at 6:00 p.m., even-numbered side of the street; and

   (4) Beginning March 1 at 6:00 p.m., odd-numbered side of the street.

C. This section shall not apply to any automobiles bearing a license number plate beginning with "HP" or "V," except during snow removal or snow plowing activity.

D. In any year the Mayor may modify the start and end dates of the all-night parking ban and exceptions under Subsection B, subject to final approval by the City Council. Changes to any dates in Subsection A or Subsection B may not take effect unless they are published on the City website and through the same news and media sources used to declare a snow emergency no less than 7 days prior to November 15, and unless the first day of the parking ban is no less than 7 days after the date of initial publication.

E. Any citizen or citizens may petition the City Council for an alternate parking plan on their respective streets. Permission may be granted at the discretion of the City Council.

F. Exemptions. [Added 1-10-1984 by Doc. 26-S]

(1) The following streets shall be exempt from the above restrictions in Subsection A:

Name of Street	Side
Marble Street	North

(2) The following streets shall be exempt from the above allowances in Subsection B:

Name of Street	Side
Marble Street	South

G. Whenever the Director of Public Works and the Chief of Police determine that a special emergency involving the health and/or safety of the people and/or their property exists within the City of Haverhill as a result of higher-than-normal snowfalls, the schedule may be temporarily altered at the discretion of the Director of Public Works and the Chief of Police. [Added 2-1-2011 by Doc. 23]

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

_____
Date Approved

_____
Kaitlin M. Wright, City Clerk

_____
Melinda E. Barrett, Mayor

APPROVED AS TO LEGALITY:

_____
City Solicitor

A True Record, Attest:

BE IT ORDERED by the City Council of the City of Haverhill that the City Council votes to amend Chapter 240, Article V, § 240-24 ("All-night parking") of the Code of the City of Haverhill by adding the language denoted as emboldened as outlined in the following ordinance:

§ 240-24. All-night parking.

A. Except as otherwise provided in this section, no person shall allow, permit or suffer any vehicle registered in his name, other than one acting in an emergency, to be parked on any street for a period longer than one hour between the hours of 6:00 p.m. and 6:00 a.m. at any time between **December** ~~November~~ 15 and **March 15** ~~April 1~~**, or such dates as determined by the Mayor and approved by City Council in conformance with paragraph D below..** [Amended 4-13-1993 by Doc. 26-C; 1-30-1996 by Doc. 18-C].

B. It shall be lawful to park any vehicle on alternate sides of all streets in those zoning districts known as RH, RL, RM and RU between the hours specified in Subsection A above as follows**, unless otherwise amended by the Mayor and approved by the City Council in conformance with paragraph D below**: [Amended 4-20-1981 by Doc. 11-E; 1-30-1996 by Doc. 18-C]

   (1) Beginning **December** ~~November~~ 15 at 6:00 p.m., even-numbered side of the street; and

   (2) Beginning January 1 at 6:00 p.m., odd-numbered side of the street;

   (3) Beginning February 1 at 6:00 p.m., even-numbered side of the street; and

   (4) Beginning March 1 at 6:00 p.m., odd-numbered side of the street.

C. This section shall not apply to any automobiles bearing a license number plate beginning with "HP" or "V," except during snow removal or snow plowing activity.

D. **In any year the Mayor may modify the start and end dates of the all-night parking ban and exceptions under Subsection B, subject to final approval by the City Council. Changes to any dates in Subsection A or Subsection B may not take effect unless they are published on the City website and through the same news and media sources used to declare a snow emergency no less than 7 days prior to November 15, and unless the first day of the parking ban is no less than 7 days after the date of initial publication.**

E. Any citizen or citizens may petition the City Council for an alternate parking plan on their respective streets. Permission may be granted at the discretion of the City Council.

F. Exemptions. [Added 1-10-1984 by Doc. 26-S]

   (1) The following streets shall be exempt from the above restrictions in Subsection A:

Name of Street	Side
Marble Street	North

(2) The following streets shall be exempt from the above allowances in Subsection B:

Name of Street	Side
Marble Street	South

G. Whenever the Director of Public Works and the Chief of Police determine that a special emergency involving the health and/or safety of the people and/or their property exists within the City of Haverhill as a result of higher-than-normal snowfalls, the schedule may be temporarily altered at the discretion of the Director of Public Works and the Chief of Police. [Added 2-1-2011 by Doc. 23]

Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Mon 9/28/2026 9:44 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number: W0147981
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: $51.92
Referral Code: All-Night Parking Ord.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01479810

Thu Oct 1, 2026
Haverhill Gazette Public *All Zones*
Notices

CITY OF HAVERHILL
In Municipal Council
ORDERED:
Municipal Ordinance Chapter
An Ordinance Relating to the Amendment of the All- Night Parking Ordinance
Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.
PLACED ON FILE for at least 10 days
Attest:
Kaitlin M. Wright Esposito, CMC, City Clerk
HG - Publication Dates

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