



CITY OF HAVERHILL

CITY CLERK

4 SUMMER STREET, ROOM 118
HAVERHILL, MASSACHUSETTS 01830

(978) 374-2312
PHONE

Special Permit #CCSP-25-4

Proposed Use: Hertz seeks a Special Permit in order to move its existing car rental service business location from 1184 Main Street (where it has operated the business since 2006) across the street to 1187 Main Street

Applicant: Jennifer Colon for Hertz Corporation

Property Owner: M and N Realty Trust-George Lambrou, Trustee

Location: 1187 Main Street (638-5-22, 23-29)

Zoning District(s): CH Zoning District.

Relief Sought: Special Permit under Zoning Ordinance Section 255-10.4.2

Hearing Date(s): The Board deliberated on June 24, 2025

Members Present: Sullivan (President), Jordan (Vice President), Councilors Basiliere, Hobbs-Everett (online), Michitson, McGonagle (online), Rogers (online), Lewandowski, Ferreira.

Members Absent: Councilors LePage and Toohey

Vote: The Council voted 9-0 to approve the Special Permit

RECEIVED
CITY CLERK

Materials submitted: (Copies of materials are available on the city's website and video of City Council proceedings available on the HC Media website)

- Property owner permission document, May 8, 2025
- Nine-page sign design, prepared by Stratus (not dated)
- One-page plan of land prepared by: Land Surveyors, dated October 16, 2017
- Written Summary of project, prepared by Jennifer Colon, Director of Real Estate, Hertz Corporation, no date
- Building Inspector review/zoning verification for business certificate, dated May 2, 2025
- Hertz Parking Diagram concept plan, no date
- Abutter Mailing labels
- Public Hearing Notice
- City Department reviews including Conservation Department, Fire 1 Department, Health Department, Police Department, School Department, Storm Water, Water Supply

PROJECT INFORMATION:

Hertz is losing its lease for 1184 Main Street, where it has operated for nearly 20 years (since 2006). Hertz located a space immediately across the street and seeks to move its furniture and other property items to the new location and operate its business there. Hertz is also applying for a sign

permit. No construction work or land disturbance is planned. The land use at the new location (across the street) would be the same as the existing car rental use, servicing the local community.

SPECIAL PERMIT CRITERIA:

Under Zoning Ordinance 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:

- 1.Community needs served by the proposal;
- 2.Traffic and pedestrian flow and safety, including parking and loading;
- 3.Adequacy of utilities and other public services;
- 4.Neighborhood character and social structures;
- 5.Impacts on the natural environment; and
- 6.Potential fiscal impact, including impact on City services, tax base, and employment.”

FINDINGS

The individual findings of Councilors are included in the Council’s Administrative Record and are also reflected in the minutes. The Findings of the Council as a whole are stated herein:

General Findings

- The applicant’s plans were circulated to the various City Departments enumerated above and are thus deemed to comply with the submittal requirements of Zoning Ordinance Section.
- Councilors found that the project met the requirements of the local ordinance.

Specific Findings Under Zoning Ordinance Section 10.4.2

- Community needs served by the proposal: The facility will provide residents with temporary replacement vehicles or visitors arriving via nearby transit. This is a valuable service to the community.
- Traffic and pedestrian flow and safety, including parking and loading: Rental car facilities typically generate low traffic volume, and in any event, this use is proposed directly across the street from the business’s existing location where it has operated since 2006.
- Adequacy of utilities and other public services: The site is within serviced by existing infrastructure.
- Neighborhood character and social structures: This Hertz rental car facility is relocating from across street. The use has operated without known negative impacts on surrounding residents or businesses since 2006.
- Impacts on the natural environment: There will be no land disturbance and no major construction, and therefore, the natural environment will not be impacted.

- Potential fiscal impact, including impact on City services, tax base, and employment: The facility supports existing jobs, and therefore, has a positive fiscal impact upon the city

DECISION

On June 24, 2025, the Haverhill City Council roll call voted 9-0 (Council consists of 11 members) to approve a Special Permit to allow Hertz to move from their current location at 1184 Main Street across the street to 1187 Main Street. Councilors in favor were Sullivan (President), Jordan (Vice President), Basiliere, Hobbs-Everett (online), Michitson, McGonagle (online), Lewandowski, Ferreira, and Rogers (online). Councilors opposed were: None. Councilors Absent were: LePage and Toohey.

The approval is subject to the following conditions:

General Conditions:

1. The Project shall be constructed in strict conformance with the plans presented during the Council's Hearing.
2. No work on the Project, as approved hereunder, may commence until it has received Development Review and approval. Any and all construction of the Project shall adhere to the City's rules and requirements, including any inspectional or code requirements.
3. In the event that the Council or the City is compelled to utilize any peer review in the planning, construction or maintenance of this Project, the Applicant shall bear the expense of such peer review in accordance with G.L. c. 44, §53G.
4. In accordance with Section 10.4.6 (Special Permit) of the Haverhill Zoning Ordinance, Special Permit Approval shall lapse after two (2) years from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Approval may, for good cause, be extended in writing by the Council upon written request from the Applicant.
5. Any appeal of this decision of the Board shall be made in accordance with M.G.L. Ch. 40A, Section 17, to a court of competent jurisdiction.
6. This Approval shall not be effective until it is recorded at the Southern Essex District Registry of Deeds with evidence of such recording to be provided to the Council and Inspectional Services Department.



Thomas J. Sullivan, President
Haverhill City Council

8/4/25

Dated

Failure to comply with the special permit conditions, or failure to otherwise remain in compliance with future requirements applicable to this permit are subject to penalties under Section 10.1.8 of the Haverhill Zoning Ordinance.¹ In addition, said failure shall be cause to recall the special permit and require a new public hearing which may result in the imposition of additional conditions or the rescission of this special permit.

I hereby certify that no appeal has been filed on this Decision within the required 20-day appeal period.

City Clerk

¹ Haverhill Zoning Ordinance Section 10.1.8 provides: "Any owner or person who violates or refuses to comply with any of the provisions of this chapter may, upon conviction, be fined a sum of up to \$300 per day, for each offense. Each day, or portion of a day, that any violation is allowed to continue shall constitute a separate offense."

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Catherine P. Rogers
Shaun P. Toohey
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Devan Ferreira
Ralph T. Basiliere



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HAVERHILL, MASSACHUSETTS 01830-5843

APPLICATION FOR SPECIAL PERMIT
DOCUMENT 80, CCSP-25-4
FOR APPLICANT Jennifer Colon for Hertz Corporation
1187 Main Street
June 24, 2025

DOC. 80 – SUMMARY MINUTES OF SPECIAL PERMIT IN PERSON AND HYBRID HEARING HELD ON JUNE 24, 2025, FOR PETITION FROM JENNIFER COLON FOR HERTZ CORP. APPLICANT – 1187 MAIN STREET FOR SPECIAL PERMIT CCSP-25-4 REQUESTING TO MOVE THEIR EXISTING COMMERCIAL CAR RENTAL BUSINESS FROM 1184 MAIN STREET, ACROSS THE STREET TO 1187 MAIN STREET – MAP 638, BLOCK 5, LOT 22 & 23-29 (PROPERTY IS IN THE CH ZONE-COMMERCIAL HIGHWAY)

SUBJECT: DOCUMENT 80; CCSP-25-4: Petition from Jennifer Colon for Hertz Corp. applicant for property located at 1187 Main Street

Present: President Thomas Sullivan, Councilors Timothy Jordan, Ralph Basiliere, Devan Ferreira, Melissa Lewandowski and John Michitson

Remote: Councilors Catherine Rogers, Katrina Hobbs Everett, Michael McGonagle

Members Absent: Councilors Colin Lepage and Shaun Toohey

City Clerk Wright: CCSP 25-4; Special Permit Application from Jennifer Colon for Hertz Corp requesting to move their existing commercial car rental business from 1184 Main st, across the street to 1187 Main st – Map 638, Block 5, Lot 22 & Lots 23-29 (property is in the CH Zone, Commercial Highway)

President Sullivan opened the hearing.

Jennifer Colon for Hertz Corporation, 8501 Williams Road, Estero, FL addressed the council. She noted the Hertz team was present this evening for any questions. We have been in the city since 2006. We have provided amenities to the community. We have employed people from the community. Unfortunately we have lost our lease. The space that we are in currently is being redeveloped. We had this great opportunity to move across the street and I understand that we have to go through this permit process. There will be no land disturbance, no major construction. We are primarily doing just FF and Es (fixtures, furniture and equipment). We have a pending application for a signage permit. We have not

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submitted that yet, pending the outcome of this hearing. There is a copy of the signage in the packet. It's just a continuation of what we have been doing in the community the last 20 years.

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

MOTION BY VICE PRESIDENT JORDAN, SECOND BY COUNCILOR MICHITSON

YEAS 9, NAYS 0, ABSENT 2 (LEPAGE AND TOOHEY)

President Sullivan stated that PASSES.

Respectfully submitted,

Date: August 4, 2025

Lori A. Robertson

Lori A. Robertson
Administrative Assistant